

001_NCO_DudleyMBC_P20_1867_200820

20th August 2020

Dudley Council
Council House
Priory Road
Dudley
DY1 1HL

Sent via email to: blackcountryplan@dudley.gov.uk

Dear Sir/Madam

Call for Sites Consultation - Land at Pedmore Lane & Pedmore Hall Lane, Stourbridge

Pegasus Group is instructed on behalf of Bassi Capital to make submissions in relation to the current Black Country Core Strategy 'Call for Sites' exercise. The sites are located within the administrative area of Dudley Metropolitan Borough Council (MBC), one of the four authorities currently formulating a new Core Strategy to identify appropriate growth targets and a spatial strategy for distributing this growth across the Black Country.

This letter provides information about the sites in terms of their context, suitability and deliverability. I attach with this letter a red line plan outlining the location of the two parcels in addition to a completed 'Call for Sites' form, Site Location Plan, Development Framework Plan and Initial Heritage Appraisal.

Background

The four Black Country Authorities (Dudley, Sandwell, Walsall and Wolverhampton) are inviting landowners, developers and other bodies to put forward sites to be considered for development as part of the Black Country Core Strategy Review.

This land was previously submitted through the 2017 'Call for Sites' process of behalf of Richborough Estates. The site is now being promoted by Bassi Capital (landowner) and it should be noted that the red line boundary has been revised accordingly (please see accompanying Site Location Plan). It is submitted that Land at Pedmore Lane & Land at Pedmore Hall Lane constitute sustainable and deliverable sites, which will serve to contribute towards meeting housing needs arising within the Black Country.

It is submitted that the sites have the capacity to deliver approximately 95 dwellings, subject to the release of land from the Green Belt.

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Site Description

The sites comprise 2 parcels of land: one to the south of Pedmore Lane, totalling approximately 9.3 hectares; and the second to the south of Pedmore Hall Lane extending to approximately 2.97 hectares. Both parcels are currently in agricultural use, and both provide opportunities for site access via the existing public highway.

The parcels of land are subdivided by existing tree/hedgerow boundaries associated with the agricultural use of the land. The site is identified as part Grade 3, part Grade 4, quality agricultural land on the Provisional ALC map, however these maps aren't suitable for establishing the quality of individual sites. Further survey work can be undertaken as necessary in due course.

The sites are located within the West Midlands Green Belt. As such, development of these sites would be subject to Green Belt release. The sites are located within Flood Zone 1, the area at least risk from flooding.

Sustainability

The sites are sustainably located immediately adjacent to the major built up area of Stourbridge. In terms of services, Pedmore C of E Primary School is located approximately 300m to the west of the sites, whilst Pedmore Technology College and Community School is located approximately 1.2km to the north of the sites. A local shopping parade exists on Queensway, approximately 800m north-east of the sites, which includes convenience stores, a butcher, a greengrocer and a barbershop. A number of other shopping opportunities existing in the centre of Stourbridge, located approximately 2.5km north of the sites.

The sites are therefore sustainably located in terms of access to local facilities and services.

In terms of public transport, the number 276 bus service runs along Pedmore Lane (with stops immediately opposite the site) connecting Dudley with Wynnall. These services begin at approximately 6:00 and end at 23:00 in both directions, running at 30 minute intervals throughout the day. Regarding rail services, the site is located approximately 1km away from Stourbridge Junction Station, with services running between Birmingham, Kidderminster, Solihull, Stratford-on-Avon and Dorridge at regular intervals.

The site therefore benefits from significant and genuine opportunities to utilise transport modes other than the private car.

Development Constraints

The sites are located in Flood Zone 1, the area at least risk from flooding.

A scheduled monument (Wychbury Ring Hillfort) is located approximately 380m south and east of the sites, whilst Hagley Hall registered park and garden, is located immediately beyond, some 600m from the sites. Several listed buildings also exist in the vicinity of the site, including the Parish Church of St Peter (Grade II Listed), which is located approximately 200m to the west of the sites. An Initial Heritage Appraisal has

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been prepared (and attached) to inform the site boundary and proposed yield to ensure development is set back to the areas of the lower slopes which have been identified as making a lesser contribution to significance of the hillfort.

Monach's Way passes through the parcel to the south of Pedmore Lane. A Development Framework Plan has been prepared to demonstrate how this link can be protected.

None of the constraints identified to-date would preclude the development of the sites, which would be designed to reflect these considerations.

Demonstrating Deliverability

Paragraph 67 of the NPPF states that strategic policy-making authorities should 'identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.' The paragraphs below demonstrate how the site is suitable, available and achievable to accommodate residential development.

Availability:

The landowner has demonstrated, through the submission of this the Call for Sites process, that they are supportive of the development of the site to deliver much needed new homes.

As such, this call for sites submission confirms that there is nothing to prevent this site from being delivered immediately upon its removal from the Green Belt and the receipt of the necessary consents. The site can therefore be considered to be available.

Suitability:

The sites benefit from a sustainable location immediately adjacent to the Black Country conurbation and is therefore well placed to meet the current and future development needs of the Black Country area.

As identified above, the sites are well served by public transport and a number of local services and facilities can be accessed within a short distance. The sites would therefore be well placed to ensure that future residents would have sustainable access to a diverse range of services and facilities, representing an opportunity to deliver a cohesive, sustainable community that acts as a natural urban extension to Stourbridge and the wider Black Country.

Whilst the sites are located within the Green Belt, their development would not result in encroachment towards Hagley beyond the established edge of the Stourbridge conurbation (as defined by Bromwich Lane to the south-east). Given the above it is respectfully suggested that the sites be considered suitable for development.

Achievability:

The sites are located within Flood Zone 1, the area at lowest risk from flooding. A scheduled monument, a registered park and garden and several listed buildings are located in the vicinity of the sites. However, the presence of these features would be carefully considered when drawing up proposals for the sites and have informed the

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preparation of the attached Development Framework Plan. The presence of these features does not preclude development of these sites.

In terms of access, opportunities exist from the existing public highway network at Pedmore Lane and Pedmore Hall Lane. These opportunities can be subject to further highways assessments.

The sites are therefore not subject to any major physical constraints which would prevent development from being achieved. Further technical work can be undertaken as necessary to inform the plan-making process.

Conclusion

To conclude, Land at Pedmore Lane and Land at Pedmore Hall Lane represent greenfield sites located in a highly sustainable location adjacent to the existing settlement of Stourbridge, within Dudley Metropolitan Borough. These sites have the potential to contribute towards meeting the prevailing housing need arising from within the Black Country. It has been demonstrated that the sites are available, suitable and deliverable, subject to release from the Green Belt.

If you have any queries regarding the site or attached information, please do not hesitate to contact me. Additionally, if any further information is necessary or could be submitted to provide more detail of the proposals for this site or to assist in its assessment then again please do not hesitate to contact me.

Yours Faithfully



Neil Cox
Senior Director
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Enc.

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