# Black Country Core Strategy Review - Call For Sites Form

Site at Oxley Park Golf Club between 12th Tee and Oxley Links Road,

submitted by Oxley Park Golf Club.

Please provide your up-to-date contact details. If you are acting on behalf of someone else you will be asked to provide their details later in the questionnaire. Fields marked \*will not be shared with anyone outside the Core Strategy review process. The contact details you provide will be held securely but we are required to publish your name and / or organisation alongside your submission.

1. Title

Mr

1. First Name

Philip

1. Last Name

Walker

1. Organisation/Company Name (where relevant)

Oxley Park Golf Club

1. Address Line 1\*

Stafford Road

1. Address Line 2\*

Bushbury

1. Address Line 3\*

Wolverhampton

1. Post Code\*

WV10 6DE

1. Email Address\*

philipwalker3@blueyonder.co.uk

1. Phone Number\*

01902 773989 (Club) 01902 772519 (home)

1. Are you acting on behalf of someone else? Tick one only.

[x]  No

[ ]  Yes - on behalf of someone else (you must provide details in Q36)

**The following questions ask about the ownership of the site and vehicle access**

1. What is your / your client’s interest in this site? If you are an agent please answer on behalf of your client only. Please select all that apply.

[x]  Sole owner

[ ]  Part owner

[ ]  Potential Purchaser

[ ]  Developer - you intend to construct the development yourself if the site is allocated and planning permission is subsequently obtained.

[ ]  Operator - you intend to operate the development yourself, e.g. manufacturer, hotel, mineral extraction.

[ ]  Public Body or Utility Company

[ ]  Amenity / Community Group

[ ]  Local Resident

 [ ]  Other - Please specify

If other, please specify.

1. Please provide details of the other owner(s) if known.
2. Does the other owner(s) support your proposals for the site? Tick one only.

[ ]  Yes [ ]  No [ ]  Don't know

1. Is there direct vehicle access to the site i.e. from a public road? Tick one only.

[x]  Yes [ ]  No [ ]  Don't know

1. Please provide information about the ownership (if known) of any land that would be needed to provide vehicle access.

The following questions ask about the location of the site. You are required to map the location of the site using a link on the consultation website once you have completed this questionnaire.

1. Site Name

 Site at Oxley Park Golf Club between 12th Tee and Oxley Links Road

1. Site Address

 Oxley Links Road, Wolverhampton

1. Postcode

 WV10 6TJ

1. Site Area in Hectares

 0.15

1. Site Area in Hectares of land suitable for development, if different to above
2. Please provide a brief summary of the current use(s) of this site or last known lawful use(s)

 Unused

The following questions ask what you think the site could potentially be used for, what services are available and any related constraints on the site.

1. What use or mix of uses do you propose for this site? Please tick all that apply.

[x]  Private Market Housing

[ ]  Affordable Housing

[ ]  Industry or Storage (Use Classes B1b/c, B2 or B8)

[ ]  Offices (Use Class B1a)

[ ]  Gypsy and Traveller/ Travelling Showpeople Site

[ ]  Waste Management

[ ]  Mineral Extraction

[ ]  Retail

[ ]  Open Space or Sports Pitches [ ]  Community Facilities (including health or education)

[ ]  Sports / Leisure

[ ]  Any other use

(please specify below)

Any other use or a more specific proposed use for the site e.g. type of employment or type of open space please specify

1. If housing or employment is proposed, please specify how many homes or how many hectares of employment land you think could be accommodated on the site.

 4 houses (low density), subject to local plan priorities

1. What services are currently available at this site? Tick all that apply

[x]  Mains water

[x]  Mains sewage [x]  Electricity

[x]  Gas

[ ]  Oil

[x]  Broadband

[ ]  None

[ ]  Not Known

1. What constraints, if any, affect this site? Please provide details below for each constraint.

[ ]  Land in other ownership must be acquired to develop the site

[x]  Restrictive covenants - what land uses do these prevent or require?

[ ]  Current use needs to be relocated

[ ]  Rights of way (public or otherwise) across the site

[ ]  Contamination known or suspected

[ ]  Previous mining activity known or suspected

[ ]  Public Open Space

[ ]  Flood risk / drainage problems

[ ]  Ground instability (not linked to mining)

[ ]  Watercourse / culvert / other water body

[x]  Area of mature woodland / tree preservation order

[ ]  Undulating or steeply sloping ground

[ ]  Underground services

[ ]  Pylons crossing the site / sub – station

[ ]  Constraints on adjoining land e.g. railway line, noisy industry

[ ]  Protected species / habitats

[ ]  Historic building / landscapes

[ ]  None of these

Please provide supporting details for each constraint identified above.

There is a restrictive covenant in place which would require the assent of Wolverhampton Council should the land be used for purposes other than in connection with a golf course.

Woodland on fringe of golf course – no known TPOs.

1. **Is the site agricultural land? If so, then what is the agricultural land classification? Please provide survey results, including mapping.**

No.

1. If there is a current use of the site that needs to be relocated what arrangements are required to achieve this relocation? e.g. manufacturer currently on the site needs to move to a building of xx square meters with good access to the motorway.

n/a

1. What new infrastructure do you think will be required to support the development of the site?

[ ]  Major Roads

[ ]  Flood mitigation system

[ ]  Primary School

[ ]  Secondary School

[ ]  Local shops

[ ]  A new local centre

[ ]  A new park / open space

[ ]  Footpaths and cycleways

[ ]  Other

Please provide supporting details for the above.

None

1. Are there any existing or historic planning permissions on the site? If yes please include any details e.g. application reference number.

 [ ]  Yes [x]  No [ ]  Don't know

Not to our knowledge.

1. Is the land available immediately for development (subject to obtaining any necessary planning permissions)? Tick one only.

 [x]  Yes [ ]  No [ ]  Don't know

If no, please explain why not and give an estimated timescale for when it will become available.

1. Is there any current market interest in the site, other than from you / your client? Tick all that apply.

[ ]  Owned by developer

[ ]  Under option to developer

[ ]  Enquiries received from prospective purchasers / developers

[ ]  Site being marketed

[ ]  None

[x]  Not known

Please provide further details of the market interest in this site.

The site has yet to be marketed. It is expected that the site will be highly marketable given its proximity to a golf course.

1. Once started how many years do you think it would take to develop the site?

 2

1. Do you think it is likely that there will be viability issues with developing the site that will require the use of external funding?

 No

1. Have you previously contacted a Black Country or neighbouring authority about this site? Tick one only.

[x]  Yes [ ]  No

If yes, please provide brief details e.g. who you contacted and when and the current position of discussions.

Discussions with Michele Ross and Phillip Walker of Wolverhampton City Council

1. Please provide any additional comments you may have that are relevant to the site you are putting forward.

The site consists of about 0.4% of the golf course and adjoining land in ownership of the club. The purpose of releasing this land for development is to generate a capital sum to help secure the long term financial position of the club and so safeguard the remaining 99% of that green belt land for continuing use as a golf club as now.

The current designation of the site as green belt land would need to be changed.

The site would be used for relatively low density housing. The accompanying site map shows a layout of housing that could be adopted, maintaining wide gaps between houses so as to minimize the visual impact on the green belt and also allow retention of several of the trees on the site.

1. Each site will need to be visited to enable an assessment of the site. By completing this form you consent to Council employees (or their representatives) visiting the site. Visits will be conducted unaccompanied wherever possible. Where there are reasons why an unaccompanied site visit would not be practical please indicate below so that alternative arrangements can be made.

Although there is no problem with an unaccompanied visit, for reasons of security, the Club would wish to be notified prior to the visit taking place.

# If acting on behalf of someone else please provide details here

Please provide the details of the individual or organisation you are representing. Please ensure you have consent from the individual or organisation prior to providing their details. Fields marked \*will not be shared with anyone outside the Core Strategy review process.

1. Title
2. First Name
3. Last Name
4. Organisation / Company Name
5. Address Line 1\*
6. Address Line 2\*
7. Address Line 3\*
8. Post Code\*
9. Email Address\*
10. Phone Number\*
11. Has the landowner been informed of this Call for Sites submission? Tick one only.

[ ]  Yes [ ]  No

# Site Boundary

The boundary of your site must be mapped and provided on an OS based map at a scale that shows field, property and adjacent road boundaries.

All of the site boundaries and Call for Site forms will be reviewed by the four authorities for accuracy. Following this all mapped sites will be visible to the public.

If you would like us to consider other documents, such as draft layout plans, masterplans or design statements, please attach these to your site submission.

Thank you for submitting your site details. If you wish to submit details for further sites please complete a new form.