

Greenway that connects the Wyrley and Essington canal north of Bentley Lane with the M6 crossing at Churchill Road (see the UDP Proposals Map). This would provide large scale benefits to connect the north-western part of the Borough with the more central areas by sustainable transport means, as well as the site itself and add to the quality of life for residents.


(7) The layout needs to build a high quality business environment, and reduce the dominance of car parking and access roads. It is appreciated that the layout is indicative at this time, and that further assessment needs to be undertaken, however I would express the view that the proposals would not appear to be of appropriate quality in terms of the need for co-ordinated landscaping, ecological and urban design quality. I would recommend strongly that a more thorough assessment of site constraints and opportunities be progressed.

As suggested above the delivery of the site through the Local Development Framework is the most appropriate means of delivery given the current proposals and policy context. However, I would be happy to work with you to consider the merits of submitting a full planning application should a large inward investor that was proposing a significant number of jobs show interest in locating on the site. In such a case it may be that the regeneration value and job creation could potentially outweigh the policy presumption although the special circumstances would need to be carefully weighed and referred to the Secretary of State given its green belt status.

I hope these comments are useful, and that the details could be taken on board in your revised sketch. I consider however that it is premature at this stage to involve our elected Members. I would nevertheless welcome a further discussion dealing with the above-mentioned matters.

Yours sincerely

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 Head of Planning and Building Control