

Black Country Core Strategy Review - Call For Sites Form

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

Call for Sites submissions should only be made for sites within the Black Country or sites within neighbouring authorities but adjoining the Black Country urban area. However, submissions will be accepted for any site within a neighbouring authority which could potentially form part of a larger development which would adjoin the Black Country urban area, to allow discussions to take place with adjoining authorities. If your submission relates to a site which stretches beyond the Black Country into a neighbouring authority then this should be clearly stated and evidence of submissions to that neighbouring authority provided.

This form asks you to provide details about the site including location, ownership, current use, access, constraints, services and possible future use. Please provide as much information as possible to ensure your site proposal can be carefully considered. You can submit as many sites as you wish by completing a separate form and site boundary for each site.

If you are acting on behalf of someone else you will be asked to provide their details.

The information you provide will be used to help prepare the Core Strategy review and will be shared with other employees or agencies (such as the Planning Inspectorate) who may be involved with the process. Please note that the local authorities are obliged to make the Call for Sites submissions available for public inspection. This means that, with the exception of telephone numbers, email addresses and signatures, your comments and other personal details that you provide will be publicly available. We therefore encourage you to avoid providing sensitive information that you do not wish to be published.

If you have any queries about the questionnaire please contact:
blackcountrycorestrategy@dudley.gov.uk

call: Dudley: 01384 814136 | Sandwell: 0121 569 4249 | Walsall: 01922 658020 |
Wolverhampton: 01902 554038

Please complete and submit by 5pm on the 8th September 2018.

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

2. First Name

3. Last Name

4. Organisation/Company Name (where relevant)

5. Address Line 1*

6. Address Line 2*

7. Address Line 3*

8. Post Code*

9. Email Address*

10. Phone Number*

Details for Site

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

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

12. 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.

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.

13. Please provide details of the other owner(s) if known.

N/A

14. Does the other owner(s) support your proposals for the site? Tick one only.

Yes

No

Don't know

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

Yes

No

Don't know

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

Access to the site can be gained from Northfields Way which borders the site to the south.

Details for Site

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.

17. Site Name

Land north of Northfields Way

18. Site Address

Land north of Northfields Way, Clayhanger, Brownhills, Walsall

19. Postcode

WS8 7DT (nearest post code)

20. Site Area in Hectares

2.05

21. Site Area in Hectares of land suitable for development, if different to above

2.05

22. Please provide a brief summary of the current use(s) of this site or last known lawful use(s)

The site is currently unused grazing land. Part of the site is maintained and features cut grass fields. A small number of trees occupies the eastern part of the site.

The site is boarded my public open space to the north and east and residential development to the west and south.

A public right of way runs along the northern boundary of the site.

Details for Site

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.

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Private Market Housing | <input type="checkbox"/> Retail |
| <input checked="" type="checkbox"/> Affordable Housing | <input type="checkbox"/> Open Space or Sports Pitches |
| <input type="checkbox"/> Industry or Storage (Use Classes B1b/c, B2 or B8) | <input type="checkbox"/> Community Facilities (including health or education) |
| <input type="checkbox"/> Offices (Use Class B1a) | <input type="checkbox"/> Sports / Leisure |
| <input type="checkbox"/> Gypsy and Traveller/ Travelling Showpeople Site | <input type="checkbox"/> Any other use (please specify below) |
| <input type="checkbox"/> Waste Management | |
| <input type="checkbox"/> Mineral Extraction | |

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

24. **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.**

It is anticipated approximately 70 dwellings could be accommodated at a density of 35 dwellings per hectare. However, considering the shape of the site we consider a slightly lower dwelling figure would be more appropriate.

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

- Mains water
- Mains sewage
- Electricity
- Gas
- Oil
- Broadband
- None
- Not Known

26. 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
- 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
- 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.

A public right of way run along the northern boundary of the site.

We are not aware of any restrictive covenants, contamination, flood risk, tree preservation orders, historic buildings, protected species, ground instability or any other constraints that would prevent development of the site.

As part of ongoing promotion of the site for development, supporting specialist documents will be produced as part of the evidence gathering and should any of the above arise, they will be mitigated for in connection to guidance received from the Council and specialist consultants.

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

We do not consider the site is agricultural land.

28. **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.**

There are no current uses of the site that require relocation.

29. **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.

The site is in a sustainable location where we do not envisage the requirement for any of the above services and facilities in addition to what is currently in place.

The site is located within an easy distance to primary and education facilities, local shops, open space and has access to a good road network. The site borders Northfields Way to the south, which provides excellent accessibility between the site and the wider area.

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

- Yes No Don't know

We understand the following applications were involved with all or part of the site:

- BC33231P: OUTLINE; Residential Development. Granted permission in February 1993.
- BC61417P: Removal of conditions 14 and 15(i) (Requiring Restoration of Farmhouse) in respect of planning consent BC38310P (Erection of New Licensed Premises). Granted permission in August 2000
- BC63841P: Renewal of Planning Consent BC38310P (as amended by Planning Consent BC61417P) for the Erection of Licensed Premises including Restaurant, Car Park, Double Garage, Landscaping and means of access restoration of the existing farm house. Permission Granted July 2002.
- 06/1114/FL/E11: Renewal of Planning Consent BC38310P (as amended by planning consents BC61417P and BC63841P) for the erection of licensed premises including restaurant, car park, double garage, landscaping and diversion of public footpath. Planning refused August 2006.

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

- Yes No Don't know

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

32. **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
 Not known

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

Interest received from a number of active house builders.

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

1

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

We do not consider there will be visibility issues that will require the use of external funding.

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

Yes

No

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

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

The site is located to the north of Northfields Way and is a highly sustainable site. Within close proximity of the site there are a number of shops providing convenience goods. A Co-op store is located 0.2 miles from the site and a Tesco, Aldi and Farmfoods within 0.5 miles of the site. This is also the case for a petrol station and Post Office. A small parade of shops is located 0.1 miles from the site providing a hairdressers, fish and chip shop and Chinese takeaway. Brownhills High Street is within a 10 minute walk of the site offer a plethora of both convenience and comparison goods. There are a number of pubs and restaurants within a short walk of the site.

Brownhills Doctors Surgery, Parkside Medical Practice and Holland Park Surgery are all within one mile of the site as are High Street Dental Practice, Pelsall Road Dental Practice and Brownhills Dental Practice.

Within close proximity to the site there are a number of schools providing education for both primary and secondary school ages. Within 1 mile of the site there are 9 primary schools (including a Catholic School). The closest of the primary schools, Holy Trinity C of E Primary School, is 0.3 miles (6 minutes' walk) from the site. Ormiston Sheffield Community Academy and Brownhills School cater for secondary age education. Both Schools are within 2.5 miles of the site.

There are also a number of places of worship within walking distance of the site with St Bernadettes Roman Catholic Church, Clayhanger Methodist Church and Brownhills Silver Street Methodist Church within 0.8 miles of the site.

Easy access can be achieved to both Coppice Industrial Estate and Maybrook Industrial Estate that provide potential employment opportunities to the residents of the site.

The site has excellent transport links with access to the A452, A4124 and A5 within 1.5 miles of the site. The M6 toll is also easily accessible.

The site is located within a short walking distance of Clayhanger Common, which would provide residents of the site with access to open space and a quality ecological environment. The site also borders an area of open space to the north.

At approximately 2.05 hectares the site has the capacity to accommodate approximately 70 dwellings based on a density of 35 dwellings per hectare. However, considering the shape of the site we consider a lower density may be more appropriate. The site would be most suited to accommodating residential development including 2,3 and 4 bedroom two storey properties. Affordable housing would also be provided on site.

We are not aware of constraints to the site, which would prevent development. Once allocated and permission granted we consider the site would be completed within 1 year providing residential development within a sustainable location on the edge of Brownhills local centre.

37. 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

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.

38. Title

39. First Name

40. Last Name

41. Organisation / Company Name

42. Address Line 1*

43. Address Line 2*

44. Address Line 3*

45. Post Code*

46. Email Address*

47. Phone Number*

48. 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.

