

LAND PROMOTION DOCUMENT

**Land adjacent to Holbeche House Care Home,
Wolverhampton Road, Dudley**

CJZ Design Limited (on behalf of the landowners)

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EXECUTIVE SUMMARY

This document has been prepared on behalf of our Client, CJZ Design Limited, who represents the landowners of the promotion site; Select Healthcare Limited.

This document has been prepared to support representations to the Black Country Core Strategy Issues and Options 'Call for Sites' process for the for the promotion of their land interests at land adjacent to Holbeche House Care Home, Wolverhampton Road, Dudley for residential development. The site is located within the administrative area of Dudley Metropolitan Borough Council and is located in close proximity to the authoritative bounds of South Staffs District Council (approximately 94.2m to the north of the promotion site).

The content of this document seeks to demonstrate that the site is entirely appropriate for residential development, should be duly considered for release from the Green Belt and that it would be valuable in meeting the housing needs for the Housing Market Area which covers the Black Country Core Strategy area, including the Dudley Metropolitan Borough Council authoritative area.

Site Specific Considerations

This Report demonstrates that the promotion site is Available, Suitable and Achievable for residential development and would therefore represent an appropriate release from the Green Belt. Key issues in terms of the site's consideration include that:

- This site is available for development and our Client(s) is willing to release their land for housing development in the immediate future (short term: 1-5 years) should allocation be achieved;
- The site can deliver a development in a sustainable location that would provide a housing allocation of sufficient quantum to assist in meeting housing needs during either this and/or future development plan periods;
- To ensure that successive Green Belt reviews are not required and housing requirements are deliverable within the wider Housing Market Area, this site should be safeguarded for future development if not released at this stage;
- The site is of sufficient size (approximately 1.7 hectares) that it could go toward meeting some of the housing needs of the wider Black Country Housing Market Area. This is dependent upon the master planning process and giving due consideration to the site's proximity to the Grade II* Listed Holbeche House. As such, it is anticipated that a development of between 20 and 60 units could be achieved (between 11-35 dwellings per hectare);
- Suitable and safe access could be achieved from the existing Holbeche House Care Home access/driveway from Holbeche Lane to deliver the level of housing envisaged in this Promotional Document;
- A range of alternative forms of transport (to the private motor car) are readily available within an appropriate proximity to the site. This would provide all residents with a full range of transport options;
- Any development on the site will generally be read against the landscape context of the site and visually sensitive areas of the site can be dealt with through suitable native landscaping and the strategic placement of open space;

- In addition to the Green Belt, the site also falls within designations for a Minerals Safeguarding Area (MSA) and an Area of High Historic Landscape Value (AHHLV). Notwithstanding, the incorporation of suitable mitigation within the masterplan would ensure that any potential impacts are minimised and the site could be released for development;
- The site is in close proximity to, but does not interact with, a Site of Local Importance for Nature Conservation (SLINC) and a Site of Importance for Nature Conservation (SINC). The release of the site for development will not impact upon these ecological designations;
- By virtue of the sites location within the urban area, encroaching built development, the site's relationship with the adjoining urban area, the Green Belt is considered to have already been eroded and is considered unlikely to meet the purposes of a Green Belt as defined by the NPPF;
- With the retention of established planting, where appropriate and the introduction of new native strategic planting and open space, ecological enhancements could be delivered over and above the site's existing agricultural contribution;
- The site contains no known heritage assets but is within 200m of a Grade II* Listed Building. Whilst no direct impacts would take place, consideration of the site's proximity to designated heritage assets can be incorporated into any masterplan process; and
- The site is not liable to flooding and the ground conditions mean that a suitable and sustainable drainage solution can be achieved.

Based on the above, the site is considered suitable for release from the Green Belt for subsequent residential development. Through the provision of strategically located public open space and landscaping the site's defensible boundaries could be strengthened to create a more defined and defensible edge to the Green Belt, whilst there are opportunities to increase the accessibility of the site.

Overall the site represents an excellent opportunity for delivering some of the housing land requirement for the Housing Market Area during this local plan period and/ or as safeguarded land for future reviews.

Green Belt Considerations

Whilst the site is designated Green Belt, it is understood that this designation dates back to the late 1970s and that no Green Belt Review has been undertaken in either Dudley Borough Metropolitan authoritative area or the wider Black Country Core Strategy area since this date. Paragraph 80 of the NPPF identifies that Green Belts serve five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

By virtue of the site's location adjacent to an existing residential care home facility and proximity to existing residential development to the west of Wolverhampton Road, the Green Belt setting has been significantly eroded in this location. Indeed, it is understood that the field to the south of the site is also being promoted for mixed use redevelopment and, if brought forward, would erode the Green Belt setting further.

As such, it is considered that the site currently performs poorly against the purposes of the Green Belt as defined within the NPPF and is likely to be considerably weakened in the future.

On this point, it should be noted that the NPPF states that when local authorities are reviewing established Green Belt boundaries they should take account of the need to promote sustainable patterns of development, channelling development towards urban areas inside the Green Belt boundary (NPPF paragraph 84). Indeed, paragraph 85 of the NPPF identifies that when defining boundaries, local planning authorities should:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Given the location of the site and its context within the urban area of Dudley, the site is considered to be failing to serve the Green Belt purposes identified above and, as such, there is a clear presumption in favour of the site being released for residential development.

Notwithstanding, it is understood that a comprehensive Green Belt Review is currently being scoped and will be undertaken in support of the Black Country Core Strategy in 2018. As such, SLR will seek to submit further representations to this Green Belt Review on behalf of our clients at the appropriate time.

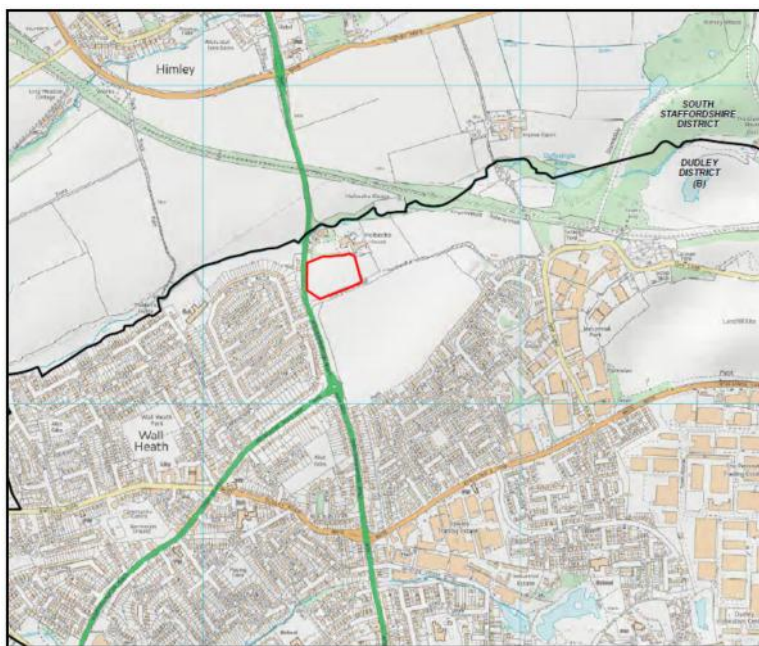
1.0 Introduction

This document has been prepared on behalf of our Client, CJZ Design Limited, who represents the landowners of the promotion site; Select Healthcare Limited.

This document has been prepared to support representations already submitted to the Black Country Core Strategy Issues and Options 'Call for Sites' process for the promotion of their land interests adjacent to Holbeche House Care Home, Wolverhampton Road, Dudley for residential development. The site is located within the administrative bounds of Dudley Metropolitan Borough Council.

Figure 1 below shows the site's location with the full plan in Appendix 01.

Figure 1- Site Location Plan



Although the site was not promoted within the Dudley Strategic Housing Land Availability Assessment (SHLAA) 2010, it is contended that the site is failing to serve the purpose of a Green Belt as defined within the NPPF. Indeed, our client(s) will be looking to submit further representations to the Black Country Green Belt Review process when this is undertaken during 2018. Further information regarding the Green Belt is provided within the various sections below.

1.1 Site Location and Ownership

The site, which is approximately 1.7 hectares in area, is located within the north western confines of the administrative bounds of Dudley Metropolitan Borough Council and is approximately 90 metres south of the authoritative boundary of South Staffordshire District Council. The site is located immediately adjacent to Wolverhampton Road (A449), and in terms of the site's wider context it is located between Himley village and Kingswinford and approximately 3 miles west of Dudley City Centre.

The site is bound by Holbeche Lane to the south, beyond which is a field approximately 14.5 hectares in size, and further to the south is residential housing along Charterfield Drive. Directly to the north of the site are the Holbeche House Care Home and the Riverside Care Centre, beyond which is a field and the South

Staffordshire Railway Walk that crosses the Wolverhampton Road. To the east of the site are further fields, beyond which is an industrial area (Chancel Industrial Estate) and a landfill site (Himley Wood Landfill). Finally the site is bound to the west by Wolverhampton Road and further residential housing along Beachcroft Road.

The site is surrounded by a number of mature trees and hedgerow and the Wolverhampton Road (A449) on which it is located is identified as being part of a 'Strategic Highway Network' and is understood to be subject to existing bus and cycle routes.

Figure 2 below shows an aerial image of the site, whilst the full plan is provided within Appendix 02.

Figure 2- Aerial Image



The site itself comprises approximately 1.7 hectares of farmland. It is understood that the site is currently used for grazing horses. As can be seen within the above aerial image, the field is divided by fences and bounded by a combination of mature trees, hedgerows.

As far as we are aware the site does not contain any Tree Preservation Orders (TPO) and is not located within a Conservation Area.

Whilst the majority of the site is currently located within the designated Green Belt, its character is predominantly private in nature; given that it is not open to members of the public and there are no public rights of way within or adjacent to the site.

Indeed, the surrounding residential suburbs to the east and south of the site and the two care centres to the north makes the site's character and context not considered to meet the necessary purposes of a Green Belt as defined by the NPPF. The only linkage with the wider Green Belt remains at the eastern extent of the site and beyond the care home to the north. Whilst detailed further below, the Green Belt designation itself can be considered to have been eroded given the above.

As identified within the Natural England Regional Maps, the site is identified as 'Very Good' (site within blue circle) in terms of its Agricultural Land Classification (ALC). This ALC would need to be reviewed given that the Natural England maps were published in 2010 and are not significantly detailed in this respect.

Figure 3- Extract from Natural England Regional Maps



1.2 Planning Context

1.2.1 Planning History

Following review of the available online planning history records (which date back to 1990), there have not been any recent or historic applications made on the site. However, there have been a number of applications made on the adjacent Holbeche House which is within the same landownership as the site. These applications are outlined in brief below.

- **Reference: 90/50851 Proposal:** Listed building consent for the erection of an (full description not available on the website) **Decision:** Approved with conditions.
- **Reference: 96/51330 Proposal:** Erection of flat roofed rear bedroom extension. **Decision:** Approved with conditions.
- **Reference: 96/51331 Proposal:** Listed building consent for the erection of flat roofed rear bedroom extension and minor alterations. **Decision:** Approved with conditions.
- **Reference: 97/51348 Proposal:** Listed building consent for the erection of three houses. **Decision:** Approved with conditions.
- **Reference: P03/1759 Proposal:** Two storey extension to create additional bedrooms en-suite. **Decision:** Approved with conditions.
- **Reference: P03/1666 Proposal:** Listed building consent for minor alterations to the historic (full description not available on the website) **Decision:** Approved with conditions.

1.2.2 Site Designations

As outlined above, the site is currently subject to the following designations:

- Green Belt;
- Area of High Historic Landscape Value; and

- Mineral Safeguarding Area.

Further information regarding these allocations, associated implications for the site's allocation and, if necessary, any potential mitigation that may be required is contained within the technical chapters of this promotional document.

1.3 Report Format and Content

The remainder of this Document takes the following format:

- Consideration of Green Belt;
- Landscape and Visual Considerations;
- Ecological Considerations;
- Historic Environment Considerations;
- FRA and Drainage Considerations;
- Transport and Access Considerations;
- Minerals Safeguarding;
- Overall Sustainability; and
- Conclusion.

In addition, a number of detailed plans and drawings are included to support the consideration of this site, within the Appendices at the back of this Document. Thumbnail extracts of these various plans are reproduced throughout the text of this document for ease of reference, but should be cross referenced with the full drawings for completeness.

The Plan numbers, descriptions and appendix references are listed below for reference:

- Plan 1 – Appendix 1 – Location Plan
- Plan 2 – Appendix 2 – Aerial Imagery
- Plan 3 – Appendix 3 – Topography
- Plan 4 – Appendix 4 – Landscape Designations
- Plan 5 – Appendix 5 – Ecology Designations
- Plan 6 – Appendix 6 – Priority Habitats
- Plan 7 – Appendix 7 – Cultural Heritage Designations
- Plan 8 – Appendix 8 – Historic Mapping
- Plan 9 – Appendix 9 – Hydrology
- Plan 10 – Appendix 10 – Hydrogeology
- Plan 11 – Appendix 11 – Cycle Access
- Plan 12 – Appendix 12 – Pedestrian Access
- Plan 13 – Appendix 13 – Minerals Safeguarding

2.0 Consideration of Green Belt

2.1 National Planning Policy Framework

When considering the Green Belt, it is necessary to first understand the NPPF context. Section 9 of the NPPF relates to protecting Green Belt land, stating that it serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 84 of the NPPF states that *“When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary”*.

Paragraph 85 of the NPPF identifies that when defining Green Belt boundaries, local planning authorities should:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Subsequent to the above, we have sought to consider the Green Belt context below.

2.2 Green Belt Context

By virtue of the site’s location adjacent to an existing residential care home facility and proximity to existing residential development to the west of Wolverhampton Road, the Green Belt setting has been significantly eroded in this location. Indeed, it is understood that the field to the south of the site is also being promoted for mixed use redevelopment and, if brought forward, would erode the Green Belt setting further.

As such, it is considered that the site currently performs poorly against the purposes of the Green Belt as defined within the NPPF and is likely to be considerably weakened in the future.

Consideration should also be given to the private nature of the promotion site; given that it is neither open to members of the public nor accessible via any public footpath or informal route. It does not form part of the open countryside and does not provide a function in encouraging accessibility to the wider countryside beyond.

On this point, it should be noted that the NPPF states that when local authorities are reviewing established Green Belt boundaries they should take account of the need to promote sustainable patterns of development. Given its proximity to the urban environment, the site is considered to be in a highly sustainable location and would allow for a sustainable pattern of development in keeping with the urban grain of the surrounding area. Furthermore, as outlined below, the development of the site would provide opportunities to increase the open space and accessibility, whilst ecological enhancements could be delivered over and above the site's existing agricultural contribution.

Given the location of the site, where it is not serving one of the five purposes identified within the NPPF, there is a clear presumption in favour of the site being released from the Green Belt. Notwithstanding, it is understood that a comprehensive Green Belt Review is currently being scoped and will be undertaken in support of the Black Country Core Strategy in 2018. As such, SLR will seek to submit further representations to this Green Belt Review on behalf of our clients at the appropriate time.

3.0 Landscape and Visual Considerations

This section of the document considers the potential landscape and visual considerations associated with development of a residential scheme within the promotion site. This analysis comprises a desktop review of published information including forward planning documents, OS mapping and aerial photography. Figure 4 below shows an aerial image of the site.

Figure 4- Aerial Image



3.1 Site Overview

The site is located towards the northern urban edge of Dudley MBC. It comprises the north-eastern part of remnant agricultural land between the residential areas of Walls Heath to the west and Kingswinford to the south/east. Further east the land use changes to light industrial, mining and landfill. To the immediate north the land is occupied by Holbeche House, historically linked with the gunpowder plot. The agricultural land of South Staffordshire lies further to the north, with a disused railway line and overhead grid connection running east to west. The disused railway line now forms part of the Kingswinford Railway Walk running from Himley to Pensnett.

The site consists of a simple rectilinear field of pasture, used for horses. Mature trees are present around the almost the whole of the site boundary, forming a good screen for any development. The exception is to the north east corner, where inter-visibility between the centre of the site and Holbeche House exists (see Figure 5 overleaf).

Additional vegetation is present along the western side of Wolverhampton Road and south of Holbeche Lane reinforcing the boundary vegetation. Some glimpsed views into the site are present such as at the junction of Wolverhampton Road and Holbeche Lane. However, even at these locations the maturity of the vegetation along the boundary provides a high degree of enclosure. This greatly limits physical/visual connections between Wolverhampton Road/Holbeche Lane and the site. It may be considered desirable to establish such visual connection as part of future development. If this is the case such connections could be located where existing glimpsed views occur, to minimise vegetation removal along the boundary.

Figure 5- Site Character

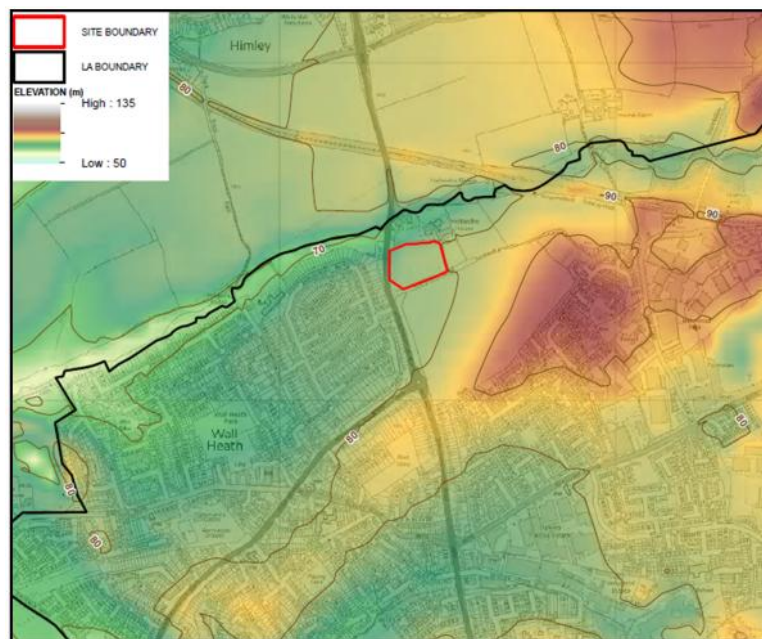


3.2 Local Development Context

To the west of the site residential development is present to the opposite side of Wolverhampton Road (A449). This is primarily 20th Century residential suburban development, with a range of house styles, types and sizes.

Land to the south is large scale cultivated agricultural land. The field pattern is much larger (consisting of one field) and with fewer mature boundary trees, boundaries comprising much more of hedgerows and fences. Further south again, the 20th Century residential suburban development forms the limit of the Kingswinford urban development. The topography of the site can be seen in Figure 6 below with the full plan in Appendix 03.

Figure 6- Topography



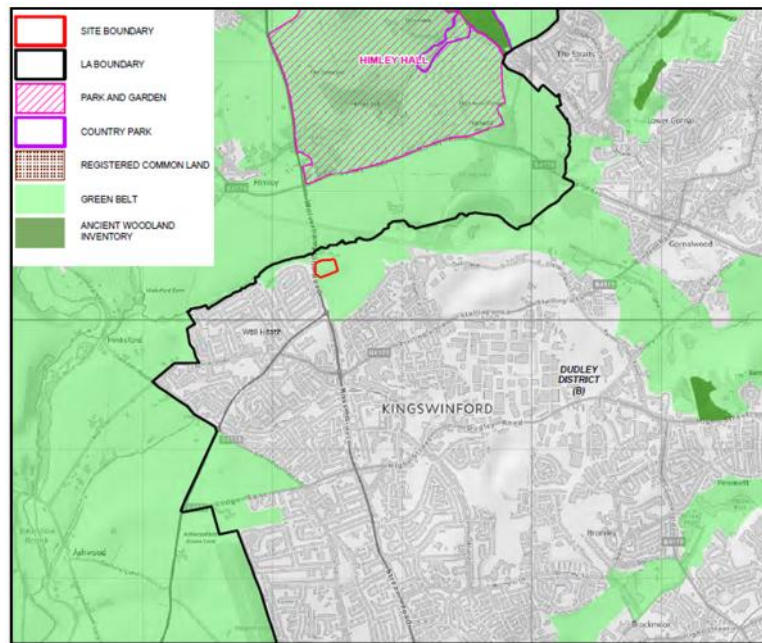
To the west and north of the site Holbeche House and its linked woodland and grounds form the site boundaries. Beyond to the east lies further cultivated agricultural land and woodland leading to the Kingswinford railway embankment.

3.3 Designations and Policy

There are no national or local designations that are specifically concerned with the protection of landscape character within or close to the site. The nearest such site is Himley Hall Registered Park and Garden, located approximately 600m to the north, with a number of tree screens and a railway embankment between. No inter-visibility between the site and Himley Hall is anticipated.

The landscape designations can be seen in Figure 7 below with the full plan in Appendix 04.

Figure 7- Landscape Designations



The site is located within an area designated as Green Belt, which is discussed in more detail below.

The Black Country Core Strategy (February 2011) and policies in the Dudley Local Development Strategy (LDS) March 2017 (adopted June 2006) set the local policy context for development.

The site is designated as part of an Area of High Historic Landscape Value (AHLV); Area HL9¹ in the Dudley MBC Local Plan. This designation includes the site, the grounds of Holbeche House to the north and extends eastwards to include agricultural land and a clay pit beyond the Kingswinford Railway Walk embankment. The same area is identified as a Landscape Heritage Area² (LHA07) in the 'GIS-MO (Getting Information

¹ Borough-Wide Urban Historic Landscape Characterisation Study: Core Evidence Document For Dudley Borough Development Strategy Development Plan Document (March 2016) – Figure 11

² Dudley Adopted 2005 Unitary Development Plan (UDP)

Simply - Mapping Online)' mapping site. The importance of the designation is set out in Policy S13 of the Development Strategy³, which relates specifically to AHHLV.

Policy S13 states that;

'Dudley Council will seek to protect and enhance views into, from or within Areas of High Historic Landscape Value. Approval will not be given where such views would be unduly interrupted or harmed, or where the opportunity to enhance such a view would be lost.'

The layout of any proposed residential development would therefore need to reflect views within the AHLV with related green space potentially concentrated in the part of the site adjacent to Holbeche House. The strength of the existing tree screening around the boundary of the site would help to maintain the landscape character outside the site area on other boundaries.

The policy continues;

'Heritage Statements and Design and Access Statements accompanying planning applications in or adjacent to an AHHLV, must be prepared with full reference to the Borough-wide Historic Landscape Characterisation Study (HLCS). The Design and Access Statement must clearly evidence how the proposal has taken account of the HLCS in order to produce a locally responsive high quality design that, wherever appropriate, conserves and enhances significant landscape heritage assets together with their settings.'

A suitably well researched heritage statement would be compiled in conjunction with landscape assessment work to address these issues.

The site is also located within Pensnett Regeneration Corridor (Corridor 10) of the Borough-Wide Urban Historic Landscape Characterisation Study (UHLC): Core Evidence Document – March 2016. In this study the site is identified as Holbeche Lane, farmland.

3.4 Green Belt

The site is located within Dudley MBC and is designated as Green Belt. The surrounding residential urban form to the west and south/east, railway embankment, industry and clay pits/landfill to the east, isolate the site from the wider Green Belt in Dudley. Connectivity to the larger (and continuous) areas covered by this designation to the north within South Staffordshire is restricted by Wolverhampton Road and Kingswinford Railway embankment. The use of the site (and agricultural land to the south) for residential purposes would form a natural continuation of the residential edge of Wall Heath (Beachcroft Road to the west) and residential properties off Ham Lane (to the east).

The Core Strategy includes details on the need to review the extent and role of the Green Belt (Core Strategy page 17). The LDS identifies Green Belt as being part of the boroughs Green Network (Policy S19) as well as important in its own right (Policy S23 – Green Belt, LDS page 46). However the description of Policy S23 states;

³ Dudley Borough Development Strategy Development Plan Document Adoption march 2017 – Page 32

‘Where development is permitted, appropriate landscaping and maintenance conditions will be necessary in order to ensure that the impact on the Green Belt is lessened and mitigated against.’

Development would have an effect on the openness of the site itself as it is currently not built upon. However the strength of the vegetation around the edge of the site, together with the juxtaposition with the urban edge of Wall Heath, has the potential to reduce wider implications in relation to the perception of openness. The masterplan for the site would not need to reinforce the boundary vegetation to any great degree and the visibility of new development from adjacent areas would be minimal. The shape of the site and way this relates to the urban edge of the borough means that development is unlikely to affect important gaps and the separation between settlements.

3.5 Landscape Character Assessment

Review of information published by Dudley MBC suggests that there is no local landscape or townscape character assessment for the site and its context. The Borough Development Strategy (BDS) Landscape Evidence Base (Part A - Borough Wide) identifies the following key documents which contribute to the understanding of the landscape and to which developers and future project leaders are recommended to refer to:-

- The Black Country Historic Characterisation: First Report 2008 and 2nd Report 2010 (Executive Summary) Paul Quigley, Black Country Archaeological Service;
- DMBC Historic Environment SPD 2006;
- Urban Historic Landscape Characterisation – DMBC studies for the Borough, including for DPD Corridors; and
- Natural England Character Areas.

No detailed information of on the site is present in these documents and thus the Natural England Character Areas have been used as part of this appraisal. Review of the national level character assessment identifies that the site lies on the boundary between National Character Area 67; Cannock Chase and Cank Wood and NCA 66 Mid Severn Sandstone Plateau. This comprises a high level assessment but it does reflect some relevant key characteristics that are associated with the locality context of the site. This character analysis reflects on the diversity of the landscape and mosaic of countryside, urban development and post-industrial land. Of particular relevance to this site is the following key characteristic; “The settlement pattern is complex and contrasting, with some areas densely populated and others relatively sparse. The conurbation includes a mosaic of urban areas, former industrial land and patches of farmland, with an extensive urban fringe”.

It is evident that the site lies within one of several fragmented remnants of countryside within Dudley Borough. The land use, condition and character of these areas of landscape are influenced by this relationship with the urban form. The apparent intactness of certain features within the landscape and way in which these parcels of land break up the urban form may also affect its value at a local level. Careful consideration would need to be given to the integration of new development, how this relates to the existing urban grain and also it influence on the character of the landscape in which it is located.

3.6 Visual Receptors

The site is well enclosed and not generally over looked by adjacent areas. The key visual receptors in the area surrounding the site are local residents and road users.

No Public Rights of Way (PRoW) are present on the site or near to its boundaries. The nearest PRoW is to the southern edge of the larger agricultural field south of the site. The Kingswinford Railway Walk is present to the north beyond Holbeche House. The site is screened from both of these routes by boundary and intervening vegetation.

The A449 Wolverhampton Road is located directly to the west of the site, but views into the site from the road are largely contained by boundary vegetation. The few glimpses are present through the vegetation particularly in winter. This screened could be improved to prevent views if required. However the A449 is a major transport corridor and views from it are also not considered particularly sensitive.

There is considerable settlement to the west of the A449 in the form of Wall Heath, but views are contained by tree and hedge cover along both sides of the A449.

Holbeche Lane is a minor road, with good access out onto the A449, and provides access to Holbeche House along the eastern boundary of the site. Views into the site from this lane are also largely prevented by boundary vegetation and the few glimpses present could be screened if required. Vehicle access along the lane is restricted to pedestrian use to the east of the Holbeche House access. Pedestrian access is possible along the entire length of the Holbeche Lane, from Oak Lane in the east to the A449. Pedestrians using the lane are likely to be more sensitive to development.

Changes within the site are unlikely to be particularly apparent to adjacent road users. However consideration of these receptors and potential effects would be undertaken in the development of a masterplan for the site.

3.7 Design Considerations relating to Green Belt and Landscape Character

Reviewing the site and local context has identified initial potential opportunities, issues and sensitivities. This has identified the following design considerations:

- The AHHLV will be an important factor in design proposals for the site due to the sensitivity of views and the setting of Holbeche House;
- The existing perimeter vegetation provides opportunities to help integrate development, with potential for this to help soften the appearance of new buildings and restrict views into the site;
- This framework of vegetation could make a positive contribution to new development within the site, providing immediate maturity and diversity;
- There is the potential to reinforce this pattern, including vegetation around the edge of the site, to help promote biodiversity and create a stronger boundary; and
- There is a need for consideration of the relationship with the existing urban edge, including the potential for visual effects for existing local residents.

By taking these considerations into account the proposed development could be assimilated as part of the local urban form, whilst respecting character of the landscape to the north, the AHHLV and surrounding visual receptors.

3.8 Summary

The site is not designated for its direct landscape value, but is designated for its historic landscape. Further research into its historic importance and careful design of the development would be undertaken to ensure compliance with planning guidance requirements in connection with landscape and heritage issues.

There is potential for local value attached to the landscape to be preserved, including the features and patterns around the site. The development would need to consider this and deliver a scheme of high quality that respects local character.

There are few direct visual or landscape connections between the site and the surrounding urban forms. This would mean that new development could be integrated into the landscape to avoid obvious hard urban edges and preserve the well vegetated nature of the local area. This would create a softer urban edge in character with the existing transition from urban to rural along Wolverhampton Road.

The local characteristics together with the opportunities and constraints offered by the site itself should lead the design process. Existing trees and hedgerows present opportunities to help integrate new development and make a positive contribution whilst providing a clearly defined boundary. The retention and possible enhancement of such elements would help to create a locally distinctive high quality development whilst also helping to maintain and possibly enhance biodiversity. Retention of existing vegetation will also bring a degree of maturity to future development.

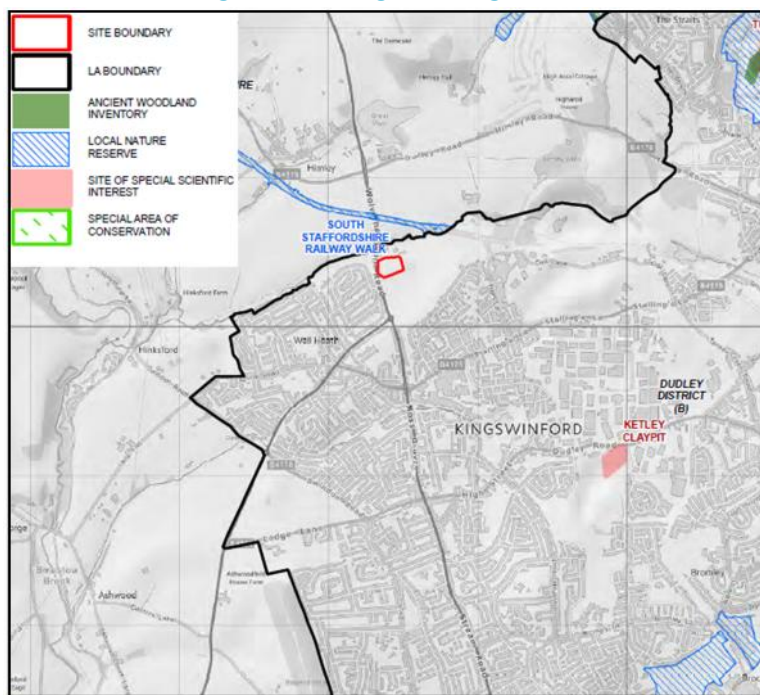
4.0 Ecological Considerations

A desk study has been undertaken through reviewing publically available sources of data pertaining to the site and the immediate surroundings. This has been completed using the MAGIC⁴ website and online resources⁵. The following ecological features have been identified in the vicinity of the site⁶:

- Ketley Claypit a Site of Special Scientific Interest (SSSI), located 1.6km south east from the site.
- South Staffordshire Railway Walk a Local Nature Reserve (LNR), located 0.3km north of the site;
- Baggeridge Country Park a LNR, located 1.7km north east of the site;
- The presence of a woodland Site of Local Importance for Nature Conservation (SLINC) approximately 80m north of the site; and
- The presence of a grassland Site of Importance for Nature Conservation (SINC) 0.4km north east of the site.

Figure 8 shows ecological designations surrounding the site with the full plan in Appendix 05.

Figure 8- Ecological Designations



Based on a review of the MAGIC website, a European Protected Species Licence (EPSL) was identified 1.8km to the east of the site. The licence was granted in respect of great crested newt (*Triturus cristatus*).

⁴ www.magic.gov.uk

⁵ aerial images via Google Earth Pro accessed 16/01/2018 based on imagery from 09/25/2017 and mapping via <http://www.streetmap.co.uk/> and http://mapping.dudley.gov.uk/atMyDudley.aspx?tab=maps&layers=core_strategy_polygon,core_strategy_line,core_strategy_point%20

⁶ It should be noted that a full desk top study has not been undertaken and further non-statutory ecological designations may occur in the local area.

The site itself appears to largely comprise of improved grassland divided into a series of horse paddocks, surrounded by mature broadleaved trees as established hedgerows/shelterbelts. A small copse of trees occurs immediately east of the site, beyond this to the east and south of the site are arable land occurs. To the west lies a housing estate and Holbeche House Care home occurs to the north, beyond which further areas of agricultural land occurs. The site itself appears to lack any watercourses or waterbodies; however, a minor watercourse 0.1km to the north of the site exists leading to Daffydinge Pool and several smaller unconnected water bodies to the north east of the site are evident.

The habitats within the Site are potentially suitable for protected species including bats, birds, badgers and amphibians. Mature tree belts which surround the Site are likely to hold the greatest value for such species and any development should seek to retain these features and manage appropriate buffers where possible to maintain general habitat resources and connectivity for wildlife within the Site and the local area. If any removal is required, for example to create site access, then appropriate replacement planting/translocation should take place to maintain the current connectivity this habitat provides.

The improved grassland which dominates the site is likely to be of lower intrinsic ecological value due to the apparent intensive management (grazing) this habitat receives.

4.1 Local Planning Policies of Relevance

The Black Country Core Strategy (adopted February 2011) contains information relating to nature conservation, with further detail given by a Supplementary Planning Guidance note.

Within the Black Country Core Strategy, Policy ENV1 Nature Conservation, sets out that:

'Development within the Black Country will safeguard nature conservation, inside and outside its boundaries by ensuring that:

- *Development is not permitted where it would harm internationally (Special Areas of Conservation), nationally (Sites of Special Scientific Interest and National Nature Reserves) or regionally (Local Nature Reserve and Sites of Importance for Nature Conservation) designated nature conservation sites;*
- *Locally designated nature conservation sites (Sites of Local Importance for Nature Conservation), important habitats and geological features are protected from development proposals which could negatively impact upon them;*
- *The movement of wildlife within the Black Country and its adjoining areas, through both linear habitats (e.g. wildlife corridors) and the wider urban matrix (e.g. stepping stone sites) is not impeded by development;*
- *Species which are legally protected, in decline, are rare within the Black Country or which are covered by national, regional or local Biodiversity Action Plans will not be harmed by development.*

Adequate information must be submitted with planning applications for proposals which may affect any designated site or any important habitat, species or geological feature to ensure that the likely impacts of the proposal can be fully assessed. Without this there will be a presumption against granting permission.

Where, exceptionally, the strategic benefits of a development clearly outweigh the importance of a local nature conservation site, species, habitat or geological feature, damage must be minimised. Any remaining impacts, including any reduction in area, must be fully mitigated. Compensation will only be accepted in exceptional circumstances. A mitigation strategy must accompany relevant planning applications.

Current designated nature conservation sites including Local Nature Reserves will be carried forward from existing Proposals Maps, subject to additions and changes arising from further studies. Local Authorities will look to designate additional nature conservation sites as necessary in conjunction with the Local Sites Partnership and consequently sites may receive new, or increased, protection over the Plan period.

All appropriate development should positively contribute to the natural environment of the Black Country by:

- *Extending nature conservation sites;*
- *Improving wildlife movement; and/or*
- *Restoring or creating habitats / geological features which actively contribute to the implementation of Biodiversity Action Plans (BAPs) and/or Geodiversity Action Plans (GAPs) at a national, regional or local level.*

Details of how improvements (which are appropriate to the location and scale) will contribute to the natural environment and their ongoing management for the benefit of biodiversity and geodiversity will be expected to accompany planning applications. Local authorities will provide additional guidance on this in Local Development Documents.'

4.2 Summary

A detailed ecological study can be undertaken to determine the current biodiversity value of the site, and so to ascertain the exact measures necessary to mitigate or compensate the effects of any development on biodiversity.

Notwithstanding, it is considered that an appropriate level of development within the improved grassland would be unlikely to result in significant ecological effects following implementation of any required mitigation, enhancement or compensation measures. The retention and enhancement of Site habitats, in particular the boundary trees and hedgerow vegetation, should be a key priority in any development concept as this will minimise impacts at the 'Site' level and also ensure wider habitat corridors are maintained.

Overall it is considered, following relevant surveys and assessments, it will be possible to develop the site with minimal ecological impact and in accordance with Policy ENV1.

5.0 Historic Environment Considerations

The proposed site lies approximately 1.6 km north of Kingswinford at the junction of Wolverhampton Road and Holbeche Lane. Hol'beche' or 'beach' in old English refers to the dry land to the south of a stream which lies approximately 200m north of the lane and forms part of the local authority and parish boundary.

Historic mapping shows a rural landscape with scattered farmsteads. Holbeche House would have been an important estate centre including the adjacent water mill and Holbeche farm which lies approximately 400m south of the house. The proposed development site, which lies immediately south of Holbeche House would have formed part of the original estate. Approximately 300m to the east is Himley Colliery with numerous old shafts and pits. During the 20th century the general landscape has become urbanised for residential housing and the colliery has gone.

5.1 Designated Heritage Assets

Within 1km of the site boundary there are 13 grade II listed buildings and Holbeche House, which is grade II* is situated immediately to the north of the site boundary. The house, which dates to the 16th century is directly associated with the Gunpowder Plot, being the home of Stephen Littleton and the last refuge of the conspirators. During a short siege in 1605 the leader Robert Catesby was killed here and the remaining conspirators arrested. Listed buildings and their settings have statutory protection, and any development within the setting of Holbeche House would have to demonstrate that it would cause no harm to the listed building through adverse change to its setting.

The Dudley and Staffordshire Historic Environment Records list a total of 59 heritage assets within 1km of the site, which include the 14 Designated Heritage Assets mentioned above. The additional assets are predominantly related to buildings, including wind and water mills, a lost toll house, several residential buildings, 4 churches and various industrial buildings and mine shafts which have been demolished.

Figure 9- Cultural Heritage Mapping

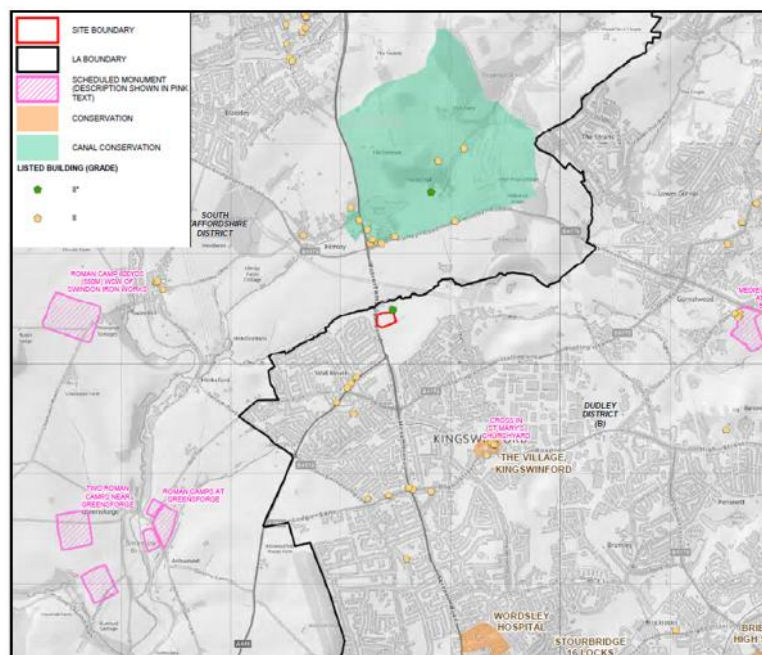


Figure 9 shows heritage assets in the vicinity of the site with the full plan in Appendix 07.

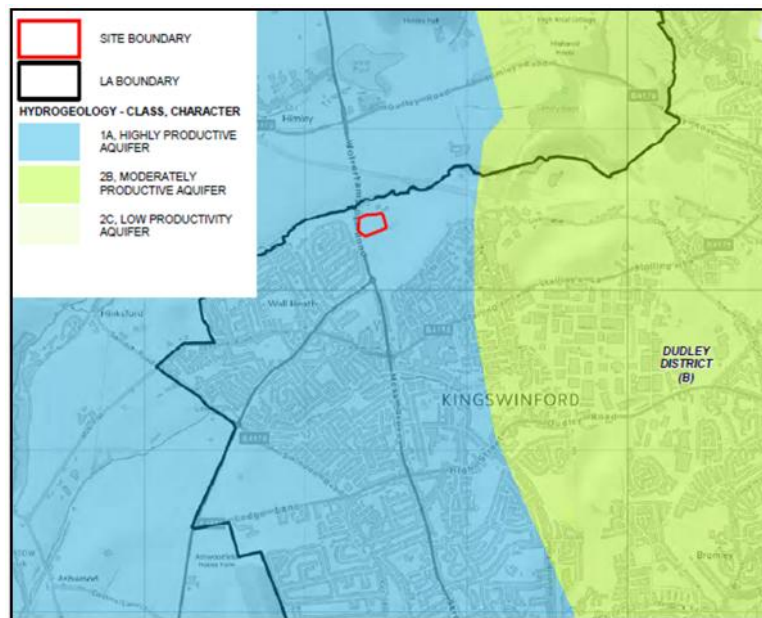
6.0 Flood Risk Assessment and Drainage Considerations

6.1 Site Setting

A desk based study has been undertaken based on Ordnance Survey (OS)⁷, British Geological Survey (BGS)⁸, and Environmental Agency (EA)^{9,10} mapping and LiDAR¹¹. The local topography slopes in a predominantly north-west direction across the site from an elevation of c. 80mAOD in the south-east corner to c. 75mAOD in the north-west corner.

The site is located approximately 60m south of Holbeche Osiers (an Ordinary Watercourse), and subsequently excess surface water runoff from the site would progress to this watercourse. Riverside Care Centre and Holbeche House Care Home, which are located between the site and the watercourse, will have private drainage systems that will reduce or attenuate overland flow from the site towards the watercourse. Figure 11 shows the hydrogeology for the site and its surroundings and the full plan is in Appendix 10.

Figure 11- Hydrogeological Map



Review of BGS mapping indicates that the local bedrock comprises ‘Wildmoor Sandstone Member’ – a silty Sandstone with subordinate siltstone and mudstone. Superficial deposits overlying the bedrock consist of ‘Glaciofluvial Sheet Deposits’ – consisting of sand and gravel.

⁷ <https://www.ordnancesurvey.co.uk/>

⁸ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

⁹ <https://flood-map-for-planning.service.gov.uk/>

¹⁰ <https://flood-warning-information.service.gov.uk/long-term-flood-risk/>

¹¹ <http://environment.data.gov.uk/ds/survey/index.jsp#/survey>

The EA classifies the Wildmoor Sandstone as a Principal Aquifer, which is described as “layers of rock with a high intergranular permeability – meaning they usually provide a high level of water storage. They may support water supply and/or river flow on a strategic scale”.

The superficial Galciofluvial Sheet Deposits at the site are classified by the EA as Secondary A Aquifer, which is described as “permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.”

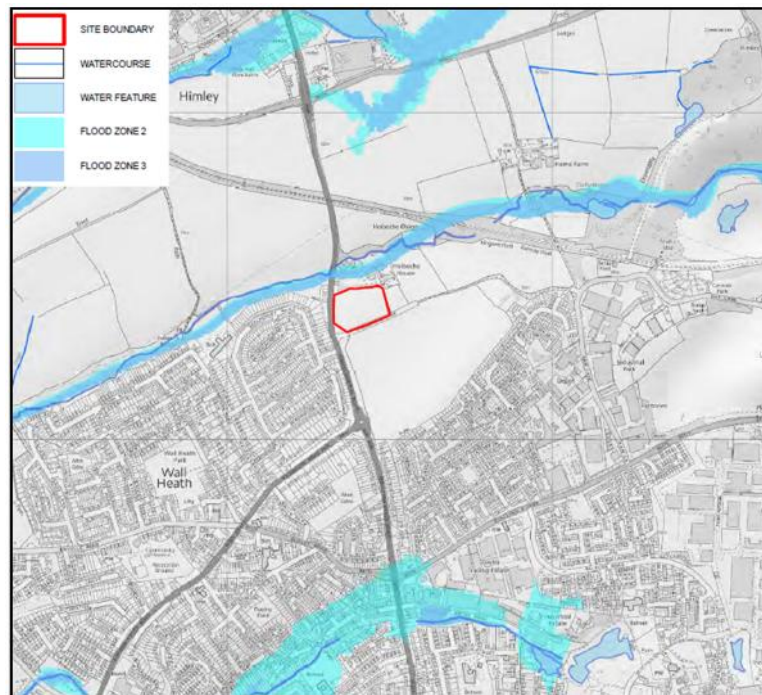
Given the nature of the underlying geology permeabilities are likely to be relatively high and the aquifer has the potential to provide both local and regional supplies (i.e. public water supplies). EA mapping indicates that there is a groundwater abstraction located approximately 1.75km south-west of the site, and the site is located within Zone 3 (Outer Zone) Source Protection Zone.

Groundwater levels recorded in borehole logs located approximately 700m east of the site are approximately 4.3 to 4.4m below ground level. Groundwater levels are likely to be in continuity with Holbeche Osiers.

6.2 Flood Risk

A review of EA ‘Flood Map for Planning’ (Figure 12 with a full plan in Appendix 09) confirms that the site is located entirely within Flood Zone 1 (Low probability). Surface water flood maps (‘Long Term Flood Risk Information’) indicate that the site is also at ‘Very Low’ risk of flooding from surface water.

Figure 12- Flood Mapping



As detailed above, there is potential for groundwater to be present within the underlying geology and water levels indicated that the unsaturated zone present beneath the site is less than 4.5m thick. There are however no sharp changes in topography or geological boundaries on or in the immediately vicinity of the site which could potentially give rise to the formation of springs and or seepage.

Such groundwater seepage might potentially be expected on the steep slopes north of the northern boundary, and downgradient, of the site. This would not however impact the development and the risk of groundwater flooding is therefore assessed to be low.

No information on the location of either surface water or foul sewers is available, however it is assumed that there will be some located along Wolverhampton Road to the west of the site. In the event of flooding from these sewers, the flood water would follow the local topography, in a north-westerly direction and would not impact the development site. The flood risk from sewers is therefore assessed as low.

Flood risk from a range of potential sources is outline in Table 1 below.

Table 1- Potential Sources of Flooding

Source	Flood Risk?	Comments
Fluvial (Rivers)	No	Site is located entirely within Flood Zone 1
Tidal (Sea)	No	Site is remote from coast
Pluvial (Land)	No	EA mapping confirms the site is at very low risk from surface water flooding
Groundwater	No	No history of groundwater flooding in district – groundwater conditions should be confirmed
Sewers	No	Assumed no sewers within site boundary. Any along Wolverhampton Road will flow away from site
Reservoirs	No	Mapping confirms no flood risk from reservoirs

6.3 Planning Guidance and Appropriate Development

The Environment Agency currently considers the site to be within Flood Zone 1 which is defined as “land having a less than 1 in 1,000 annual probability of river or sea flooding”. Therefore, with reference to Table 3: Flood risk vulnerability and flood zone ‘compatibility’ at Planning Practice Guidance (PPG) Paragraph 067, all infrastructure and urban development would be considered appropriate for the flood zone.

6.4 Sustainable Drainage Systems (SuDS)

Any urban development would significantly lower infiltration rates of incidental rainfall and therefore increase surface water runoff. Any development will therefore need to be designed in accordance with local and national guidance to include appropriate Sustainable Drainage Systems (SuDS). SuDS guidance gives preference to discharging surface water run-off to ground wherever possible.

BGS mapping indicates that the underlying bedrock geology comprises of sandstones overlain by superficial Glaciofluvial Sheet Deposits consisting of sand and gravel, which typically have a high intergranular permeability. This would suggest that there is a good potential for utilising soakaways across the site. Building Standards document H specifies that there should be a minimum of 1m between the base of a soakaway and the maximum projected groundwater elevation. It is therefore recommended that a site investigation is undertaken to confirm the potential for infiltration to ground in relation to both the permeability of the ground and the depth to groundwater.

Due to the classification of the underlying geology as a Principal Aquifer and because the site is located within Source Protection Zone there is the potential need for a groundwater risk assessment in the event that discharge to ground is required, it is recommended that the requirement for this is discussed and scope agreed with the EA. It is possible that such an assessment may conclude that runoff from roads and hardstanding may need to be treated prior to discharge to the ground.

In the event that soakaways are not considered feasible, a discharge to Holbeche Osiers may be required. This would potentially require an agreement with third party land owners between the site the watercourse. If this is not possible then a discharge to the nearby surface water sewers will be required. This would require agreement with the local water company to confirm available capacity in the system. The discharge to either the watercourse or surface water sewers would need to be limited to pre-development greenfield runoff rate would require appropriate attenuation in the form of Sustainable Drainage Systems (SuDS) (e.g. storage ponds) included within the design.

Given the scale of the available development land and open space it is considered that there would be significant opportunity for the placement of SuDS at this site.

6.5 Summary

Overall there are no flooding issues which would significantly constrain development and through the undertaking of further investigatory works the development of a suitable drainage scheme, discharging to ground, is entirely feasible.

7.0 Transport & Access Considerations

7.1 Site Location/ Surroundings

Table 2 summarises the current site conditions using information obtained from OS mapping and additional information provided. A site location plan showing the proposed development in relation to the surrounding area is shown on Figure 1.

Table 2- Current Site Conditions

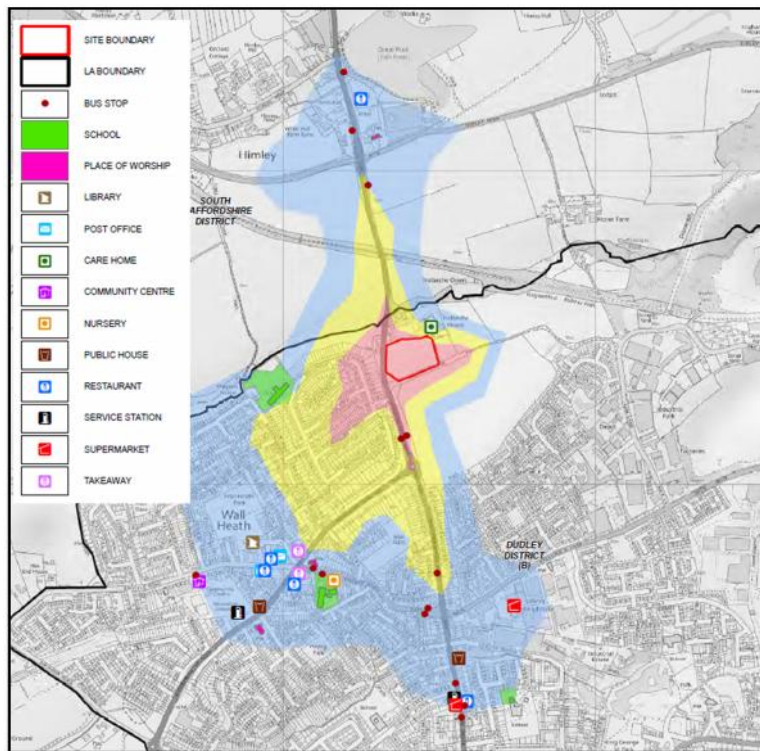
Site Location	The site is located in the north of the residential area of Kingswinford within the administrative area of Dudley Metropolitan Borough Council (located close to the authoritative bounds of South Staffs District Council).	
Site Description	An approximately rectangular-shaped parcel of land comprising c.1.7 hectares bordered by a number of mature trees and hedgerow.	
Site access Location	The site is currently accessed via the existing care home access to the north of the site.	
Current Usage	Undeveloped Green Belt Land.	
Land Uses Surrounding the Site	North	Bordered by Holbeche House Care Home with undeveloped fields beyond.
	East	Undeveloped land with Oak Farm Quarry situated c.1km to the east and Pensnett Trading Estate c. 1.5km to the southeast.
	South	Bordered by Holbeache Lane with an undeveloped field on the opposite site. Residential properties (Kingswinford) are situated beyond.
	West	Residential settlement of Wall Heath with two primary schools, sports facilities, a church and a park all within 750m of the site.
Surrounding Road Network	North	Private road, currently accessing Holbeche House Care Home.
	South	Holbeache Lane – A narrow single lane no-through road which runs parallel with the southern site boundary. It runs around the northern and eastern edge
	West	A449 Wolverhampton road which runs from Stafford to Wolverhampton in the north before heading south to Newport via Kidderminster and Worcester. The A449 joins the A491 c.250m south of the site via a roundabout junction. From here the A491 continues south through Kingswinford and Hagley, connecting with the M5/A38.

7.2 Local Amenities within walking distance

The *'Building Sustainable Transport into New Developments (DfT, 2008)'* report considers 800m (a 10 minute walk) to be the maximum acceptable walking distance for direct access to any local facility or amenity. The Manual for Streets (DfT, 2007), notes at Section 4.4.1 that: ***“walking offers the greatest potential to replace short car trips, particularly those under 2km”.***

This section provides an audit of the pedestrian accessibility within the local area has been undertaken, demonstrating the facilities and amenities that are accessible within a walk time of 15 minutes or 1200m from the site. Figure 13 (full plan in Appendix 12) presents this visually with local amenities accessible within a 5 minute walk show by the red area, 10 minute walk shown by the yellow area and 15 minute walk shown by the blue area.

Figure 13- Pedestrian Access Plan



7.2.1 Education

There are 3 schools and one nursery located within a 15 minute walk of the site. These are Maidensbridge Primary School, situated c.400m west of the site, Church of the Ascension Church of England Primary School and neighbouring nursery located c. 750m southwest of the site and The Kingswinford Secondary School c. 1.4km south of the site.

7.2.2 Places of Worship

Two places of worship can be accessed within a 15 minute walk of the site; Church of the Ascension Church and St Andrews reformed Church. Both Churches can be accessed on foot by walking south along the footpath on Wolverhampton Road and then west along Holbeache Road. Crossing Facilities are available at

the A449/ Holbeche Road roundabout junction and footpaths are present along both sides of Holbeche Road.

7.2.3 Health Care

There are seven doctors' surgeries/ GP Practices within 3km of the site, the nearest is Moss Grove Surgery, situated c. 1.5km south of the site and can be accessed by walking south along Wolverhampton Road. A pharmacy is situated adjacent to the surgery. A further two surgeries (Summerhill Surgery and Kingswinford Medical Practice) are located within 2km of the site.

The nearest Dentist is situated within 1km of the site; Wall Heath Dental Practice located to the southwest of the site on 'High Street' road approximately 100m south of 'Church of the Ascension' Church. An additional nine dental surgeries are located within 4km of the site.

Dudley Urgent Care Centre, Russells Hall Hospital and Bushey Fields Hospital are all situated adjacent to each other, approximately 4km southeast of the site. They can be accessed by travelling south along the A491 to the Moss Grove/ High Street crossroads junction and then turning left at the junction to head eastwards along the A4101. All three hospitals are located on the northern side of the A4101 approximately 1km east of the crossroad junction.

7.2.4 Additional Local Amenities

Additional amenities within a 15 minute walk of the site include a library, community centre, two post offices, two service stations, two public houses, two supermarkets, four restaurants and two takeaway shops. The majority of these amenities are located in Wall Heath with additional shops, restaurants and public houses located in Kingswinford Centre.

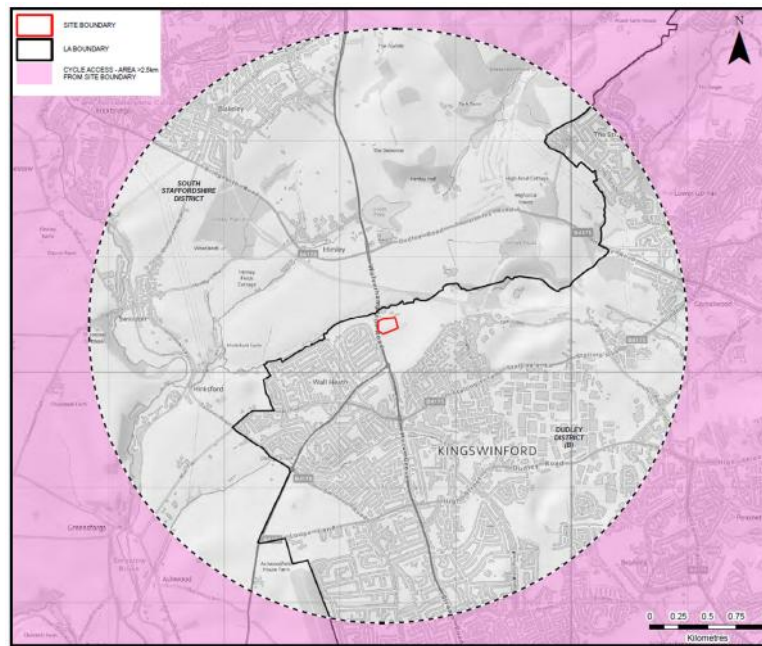
7.2.5 Conclusion

The site is situated within easy access of essential facilities such as schools, libraries, places of worship, and medical centres and is within easy access of a range of recreational facilities such as sports centres, pubs, restaurants and shops.

7.3 Local Amenities within cycling distance

For the purposes of cycle accessibility, a cycle time of 10 minutes would be considered acceptable which equates to 2.5km at an average speed of 15kph. A 2.5km cycling distance is depicted on Figure 14 (a full plan can be seen in Appendix 11). Travelling a 2.5km distance by bicycle allows Kingswinford centre, Blakeley, Pensnett, Wall Heath and Wombourne to be accessed. These offer a range of services and facilities including museums, sports grounds, restaurants and shops.

Figure 14- Cycle Access Plan



7.4 Bus Services

Bus stops accessible within a 5 minute (400m), 10 minute (800m) and 15 minute (1200m) walk are shown on Figure 12. The nearest bus stop is located on Wolverhampton Road c.150m south of the site and is accessible within a 5 minute walk. This stop serves bus routes 256 and FW7. Bus route number 256 runs from, Wolverhampton Bus Station to Stourbridge Bus Station via Kingswinford. The service runs approximately every 30 minutes between 05:00 and 18:30 and then every hour until 23:00 on Monday to Saturday. The Sunday service runs every hour between 09:15-23:15.

An additional eight bus stops are accessible within a 15 minute walk from the site, serving bus routes:

- 205: Dudley to Wall Heath
- 255: Wolverhampton to Merry Hill Centre
- 257: Dudley to Stourbridge via Kingswinford
- 267: Stourbridge to Wall Heath via Wordsley
- 657: Stourbridge to Kingswinford via Wordsley

7.5 Rail Services

The nearest train station is situated in Stourbridge Town approximately 6km south of the site. Stourbridge Town connects to Stourbridge junction c. 1.5km away where passengers can change for mainline services. The train to Stourbridge junction runs every ten minutes on weekdays and Saturdays and every fifteen minutes on Sundays. Stourbridge Station enables passengers to travel east to London via Birmingham and south to Kidderminster.

Additional train stations within 5 miles of the site include Coseley, Lye (West Midlands), Cradley Heath and Tipton. The train stations are not within walking distance or comfortable cycling distance of the site however bus services combined with walking would provide an accessible route.

7.6 Site access provision

The location of the site offers three potential site access routes, these are:

- the current Care Home site access to the north of the site;
- Holbeache Lane to the south of the site; and
- Direct access from the A449 Wolverhampton Road

Each option has been considered in further detail below.

7.6.1 Current Care Home Access

An access road off of the A449 into the Care Home to the north of the site is currently in situ. A private road runs eastwards from the site access to the care home car park and currently meets the northern site boundary in the east of the site. This access could be suitably upgraded to provide a permanent access route into the site.

7.6.2 Holbeache Lane

There is potential for site access from Holbeache Lane in the south of the site which connects to the A449 via a T-junction on the southwest corner of the site. Holbeache Lane is a narrow single track lane which currently runs eastwards along the southern site boundary, bending southwards around the field to the south of the site. Holbeache Lane meets a track which connects to a housing estate in the south and runs underneath 'South Staffs Railway' in the north however Holbeache Lane currently has bollards before this junction and operates as a no-through road.

Holbeache Lane junction with the A449 currently operates as a left turn out of Holbeache Lane only however a roundabout is present c. 250m south of the junction allowing vehicles to complete a U-turn and travel back northwards along the A449.

If this site access option then highways works on the A449 is likely to be required such as a ghost island right-turn lane. The verge along this section of the A449 appears to be sufficiently wide enough to accommodate any necessary works. In addition to this Holbeache Lane will require significant widening to bring the road up to standard.

7.6.3 A449 Wolverhampton Road

The site frontage along the A449 Wolverhampton Road provides approximately 100m to accommodate site access junction arrangements however it is acknowledged that the A449 is identified as part of the 'Strategic Highway Network' with existing bus and cycle routes and hence, a new site access junction may not be approved.

If this site access option is chosen and approved then the site access will be best placed as far north as possible due to reduced visibility to the south.

7.6.4 Summary

In summary the preferred access is likely to be from the current care home access track however all site access options would be carefully considered in full at master-planning stage and will including locations for pedestrian access and emergency access.

7.7 Internal layout

The internal layout will be determined at the detailed application stage. Access for refuse vehicles will be tested to ensure suitable widths and radii. Pedestrian routes will be direct, suitably lit and where possible segregated from the vehicle routes.

7.8 Summary

From the above review of the site location it is concluded that the site is well placed with good road links to major surrounding towns such as Wolverhampton, Birmingham and the M5 in addition to good sustainable travel modes including bus links to Wolverhampton and Stourbridge, train links to London and Birmingham and good pedestrian infrastructure such as footpaths and crossing facilities.

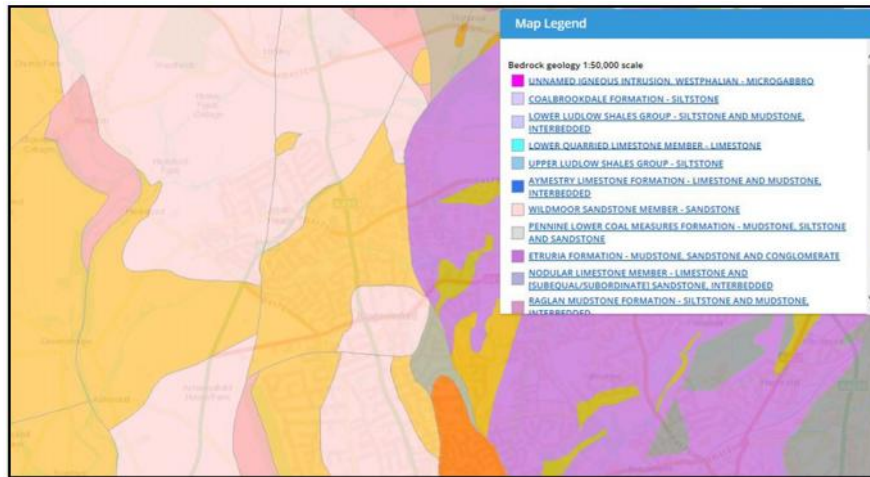
In addition to the above; the site has extensive site frontage with a range of options for vehicle access including both direct access on to the A449, upgrading the existing access via the care home to the north and alternative access options from Holbeache Lane in the south. The range of potential access locations ensures that the site is physically deliverable.

8.0 Minerals Safeguarding

8.1 Geology

Review of the British Geology Survey (BGS) mapping data¹² for the proposed site shows the site to be predominantly underlain by Wildmoor sandstone member bedrock which is covered by glaciofluvial sand and gravel superficial deposits.

Figure 15- Bedrock Geology



The Wildmoor Formation is described by the BGS as comprising silty or argillaceous sandstones ranging in colour from bright orange to brick-red. The overlying superficial deposit is described as comprising sand and gravel with lenses of silt, clay or organic material of glaciofluvial origin.¹³

No borehole records are shown within the proposed site, although descriptions from boreholes records in the surrounding area correspond with the mapped geology.

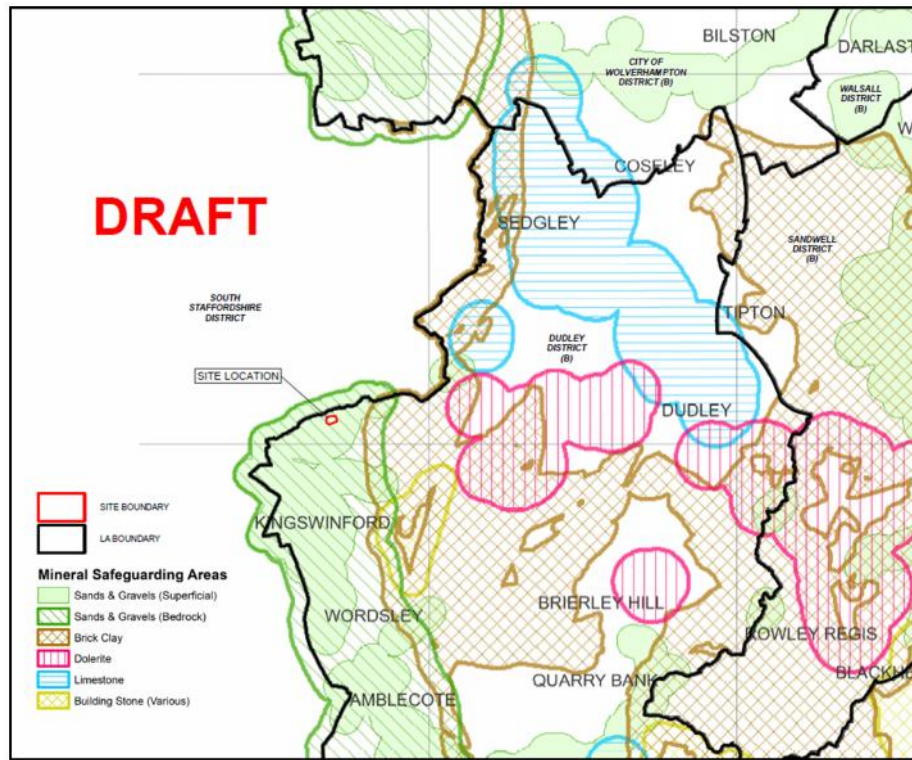
8.2 Minerals

The Black Country Core Strategy document (2011) policy MIN1 seeks to safeguard mineral deposits that are either currently of economic importance or that have the potential to become important in the future. Figure 16 below shows the draft mineral safeguarding areas in relation to the site on Wolverhampton Road, Dudley.

¹² <http://mapapps2.bgs.ac.uk/geoindex/home.html>

¹³ <http://www.bgs.ac.uk/lexicon/lexicon.cfm?pub>

Figure 16- Proposed Mineral Safeguarding Areas



It is not possible to determine from publicly available information at this stage as to whether the bedrock Wildmoor Formation or the superficial glaciofluvial sand and gravel would constitute in terms of an economically viable mineral deposit, in terms of the suitability of the material for use as construction aggregate.

Consideration of the viability of a mineral deposit should take into account the proximity of the deposit to adjacent receptors and the impact of potential mineral workings on the receptors. Appropriate buffer zones between mineral extraction and receptors should be selected to identify minerals already sterilised. For sand and gravel that does not require drilling and blasting to extract, between 50 and 100 metres is common, depending on the nature of the impact (noise, dust, visual etc.).

In recognition of this, and the high costs of mineral developments, the policy states a threshold of 5ha (0.5ha within the Green Belt) below which the consideration of prior mineral extraction and the requirement to demonstrate that economically minerals have not been needlessly sterilised does not apply.

As the site lies within the Green Belt, this limitation does not apply to this situation.

8.3 Summary

As a consequence of the small area of the site (ca.1.7 hectares) and the close proximity to receptors, the remaining area available for extraction once buffer zones are taken into account will be negligible and uneconomical to work.

9.0 Overall Sustainability Considerations

The site performs well in terms of its sustainability credentials; both Wall Heath and Kingswinford Local Centres lie within 1.2km of the site, whilst Dudley City Centre is located approximately 3 miles to the east. There are a number of local services within 2km of the site including two primary schools and a nursery school, places of worship, doctors' surgeries, a library, community centre, public houses, supermarkets and a post office. Dudley City Centre and other larger district centres in proximity of the site offer a wider range of services and a range of employment opportunities.

The site also benefits from connectivity to a range of forms of transport, including two bus stops located within a 5 minute walk. The nearest train station is Stourbridge Town approximately 6km south of the site. Stourbridge Town connects to Stourbridge junction c. 1.5km away where passengers can change for mainline services. The train to Stourbridge junction runs every ten minutes on weekdays and Saturdays and every fifteen minutes on Sundays. Stourbridge Station enables passengers to travel east to London via Birmingham and south to Kidderminster. Whilst not within easy walking or cycling distance, stations can be accessed via the existing bus routes in proximity of the site.

Consideration should also be given to the private nature of the promotion site; given that it is neither open to members of the public nor accessible via any route and does not provide a function in encouraging accessibility to the wider countryside beyond.

On this point, it should be noted that the NPPF states that when local authorities are reviewing established Green Belt boundaries they should take account of the need to promote sustainable patterns of development. Given its urban context, the site is considered to be in a highly sustainable location and would allow for a sustainable pattern of development in keeping with the urban grain of the surrounding area. Furthermore, as outlined below, the development of the site would provide opportunities to increase the open space and accessibility, whilst ecological enhancements could be delivered over and above the site's existing agricultural contribution.

The site offers the opportunity to deliver much needed housing on a sustainable site that would be available and deliverable for development in the short term or could be safeguarded for future requirements if necessary. The release of the site would allow for a strategic allocation which could bring forward between 20 and 60 units (between 11-35 dwellings per hectare) within the Black Country HMA that would be in keeping with the existing pattern of development within the local area

9.1 Delivery & Timing

In preparing this document our Client(s) duly confirm that the site is available and deliverable for housing and associated infrastructure. Given the sites current Greenfield context, the site could either be delivered immediately or safeguarded for future requirements if necessary. This would create more flexibility and responsiveness in terms of land for housing in a time when housing requirements should be seen as a minimum and need is increasing.

This need is only expected to increase following the completion of the Black Country Core Strategy Review and the forthcoming Greater Birmingham and Black Country Housing Market Area (HMA) Strategic Locations Study.

9.2 Key Opportunities & Benefits

This Report has identified a range of opportunities and benefits which the delivery of this land for housing could secure. These include the following;

- Delivery of accessibly located land to meet identified and future housing requirements;
- Release of Green Belt land which has already been the subject of erosion in terms of function and its location;
- Opportunity to identify safeguarded land to avoid successive Green Belt reviews, which would run contrary to NPPF;
- Opportunities to enhance and increase the accessibility of open space and improve the wider landscape setting of the site and surrounding area;
- Potential to enhance biodiversity and implement a native planting scheme to complement the new development, open space provision and ecological connectivity;
- Delivery of a site which can be readily linked into the wider infrastructure network; and
- The site represents an opportunity to release a site which could form a strategic allocation meeting the needs of the Black Country Housing Market Area.

The above is not an exhaustive list at this stage, but provides a flavour of some of the opportunities and benefits which the development of this site could secure.

10.0 Conclusion

Whilst the site is located within the designated Green Belt, the surrounding urban form and the site's relationship with the adjoining urban area, its function as the Green Belt therefore has already been eroded. As such, it is considered unlikely that the site accords with purposes of a Green Belt as defined by the NPPF.

The site, which is 1.7 hectares, is positioned within the wider urban area of The City of Dudley. The urban context of the site has resulted in its openness being compromised – a quality which is defined by the NPPF as needing to be an 'essential characteristic' of the Green Belt. As highlighted by the analysis of the planning and environment issues above, with careful planning and design, the site can make a positive contribution to the needs of the wider Housing Market Area whilst ensuring it enhances the existing character of the site and its surrounds. With a positive and proactive approach, development could capitalise on the attributes of the site and measures could be incorporated to mitigate potential effects.

It is recognised that the pressure to build new housing within the wider Housing Market Area is growing, and the utilisation of a site which has lost some of its Green Belt character provides an excellent opportunity for the site to make a significant contribution to the strategic housing land requirement for the Black Country. Given that all technical matters can be dealt with, as outlined above, and the site can deliver a range of other benefits; it is duly contended that the site should be removed from the Green Belt and either allocated for housing or safeguarded for future requirements.

Finally, failure to identify sufficient land for release from Green Belt would be likely to result in a need for successive Green Belt reviews in the near future which runs contrary to National advice and the essential purpose of the Green Belt. This is especially pertinent given the likely additional requirements brought forward by the Black Country Core Strategy.

We would welcome the opportunity to discuss the site in more detail with you once you have considered these comments and can supplement this submission if required as part of that ongoing process.

APPENDIX 01

Location Plan

387000

388000

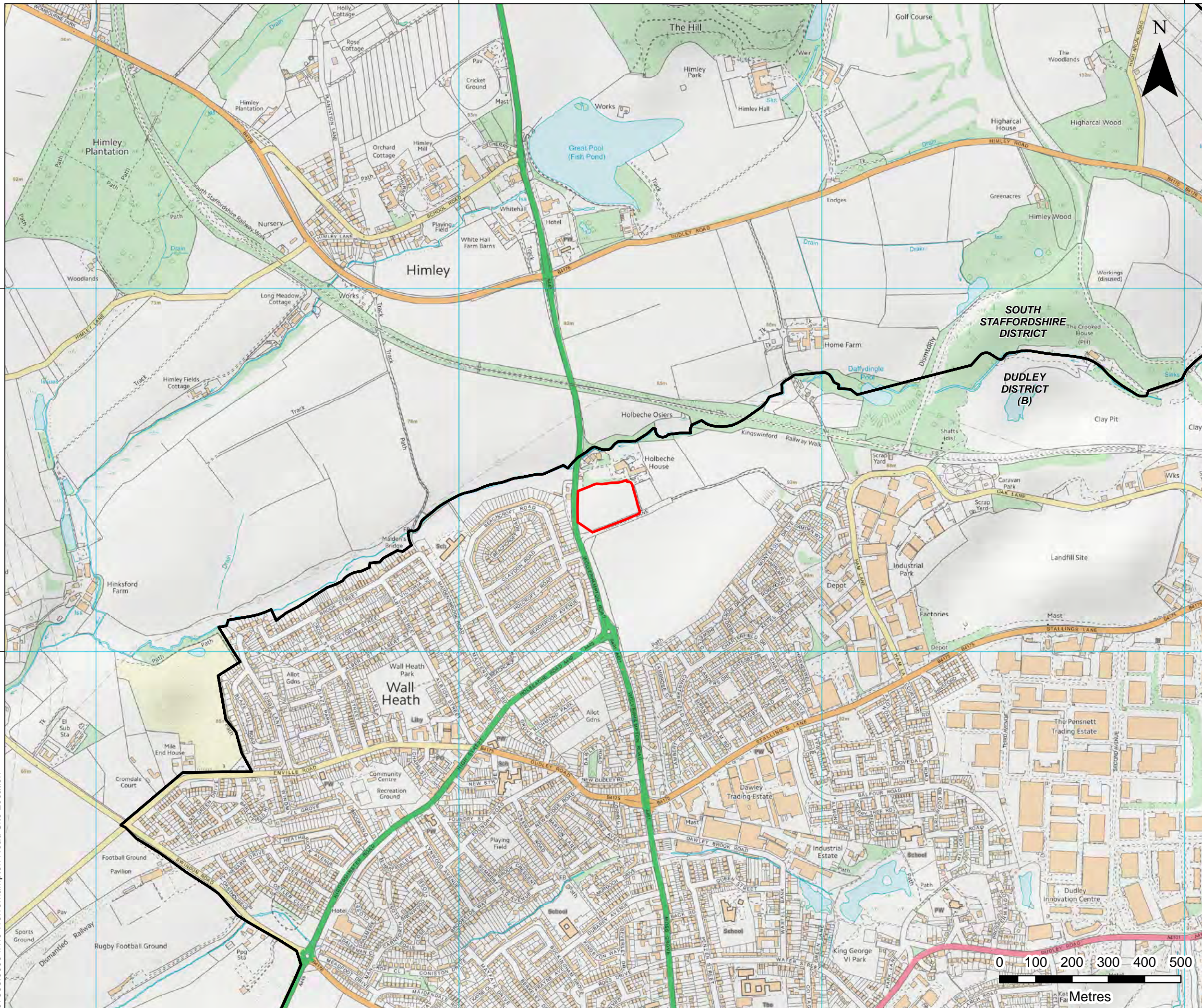
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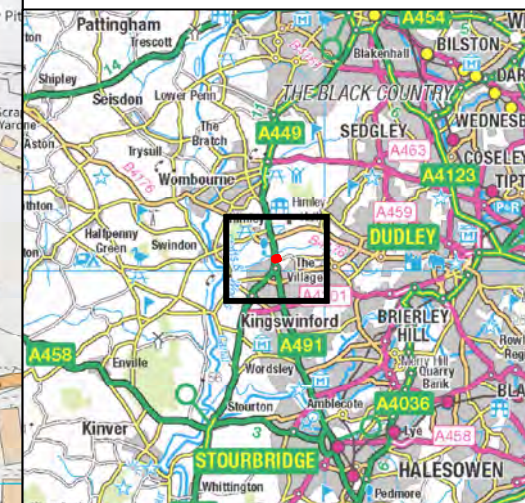
290000

07553.0004.1.0 Wolverhampton Road Site Location



LEGEND

- SITE BOUNDARY
- LA BOUNDARY



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4/5 LOCHSIDE VIEW
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www.slrconsulting.com

WOLVERHAMPTON ROAD,
DUDLEY
LAND PROMOTION DOCUMENT
LOCATION PLAN

1



Scale 1:10,000 @ A3 Date JANUARY 2018

APPENDIX 02

Aerial Imagery

388300

388400

388500

290500

290400

07553.00004.2.0 Wolverhampton Road Aerial Imagery

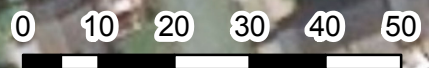
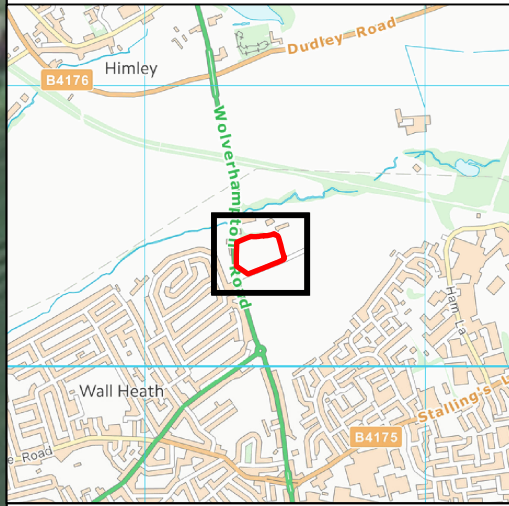


NOTES

1. AERIAL IMAGERY DATED 21/05/2014

LEGEND

 SITE BOUNDARY



Metres

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WOLVERHAMPTON ROAD,
DUDLEY

LAND PROMOTION DOCUMENT

AERIAL IMAGERY

2

Scale 1:1,000 @ A3 Date JANUARY 2018

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

APPENDIX 03

Topography

387000

388000

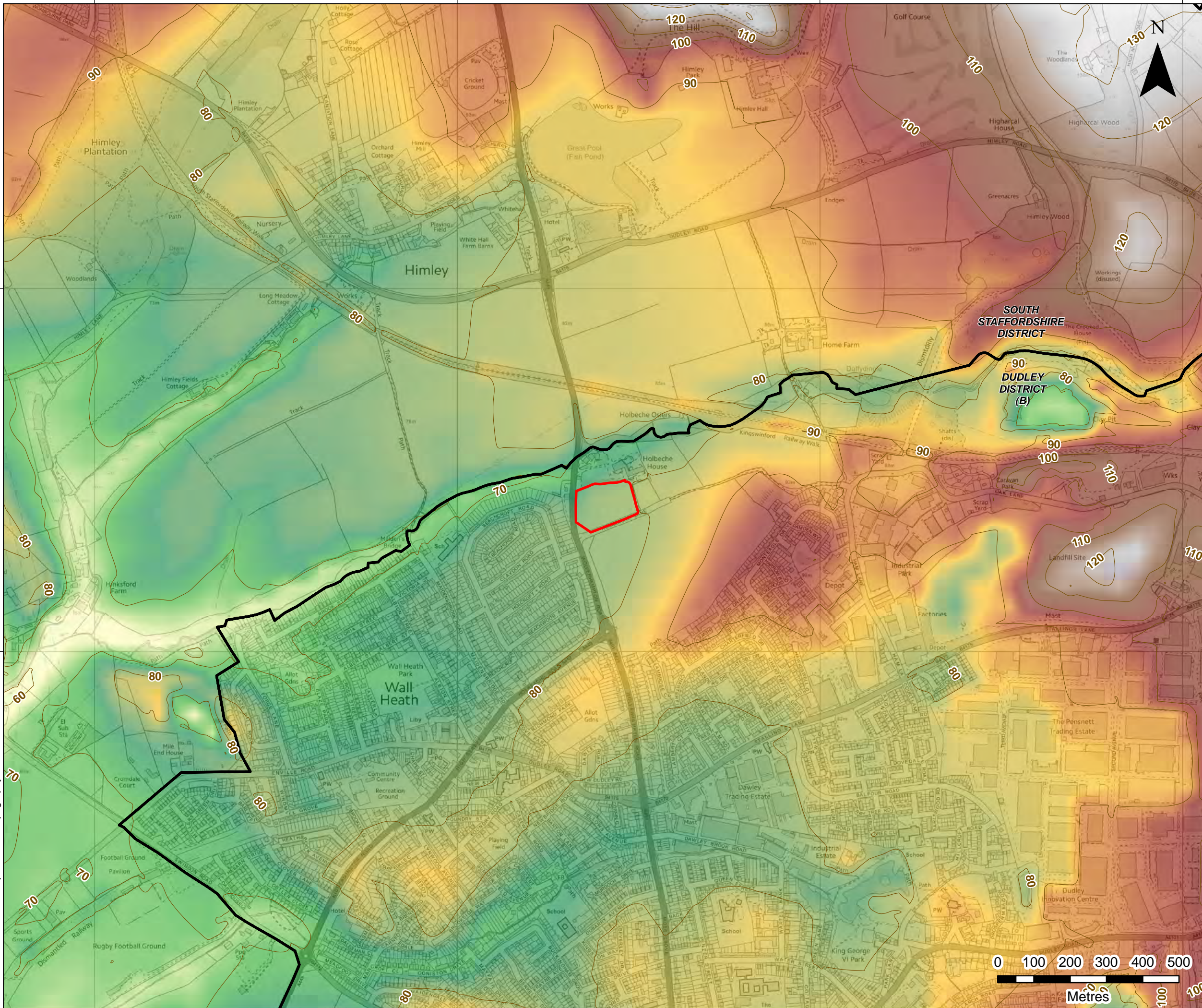
389000

390000

291000

290000


07553.00004.3.0 Wolverhampton Road Topography Plan




NOTES

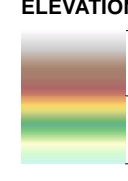
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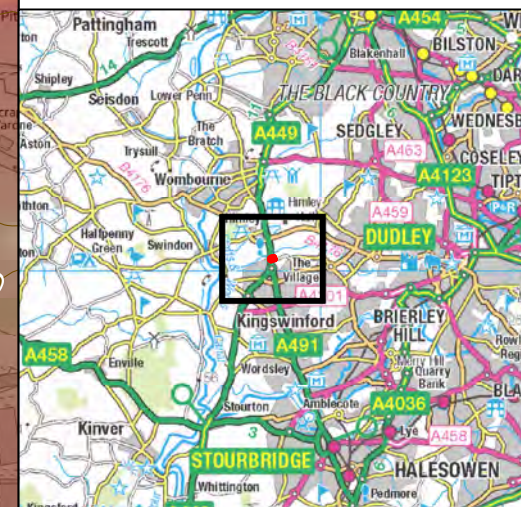
 SITE BOUNDARY

 LA BOUNDARY

ELEVATION (m)

 High : 135

Low : 50



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DUDLEY

LAND PROMOTION DOCUMENT

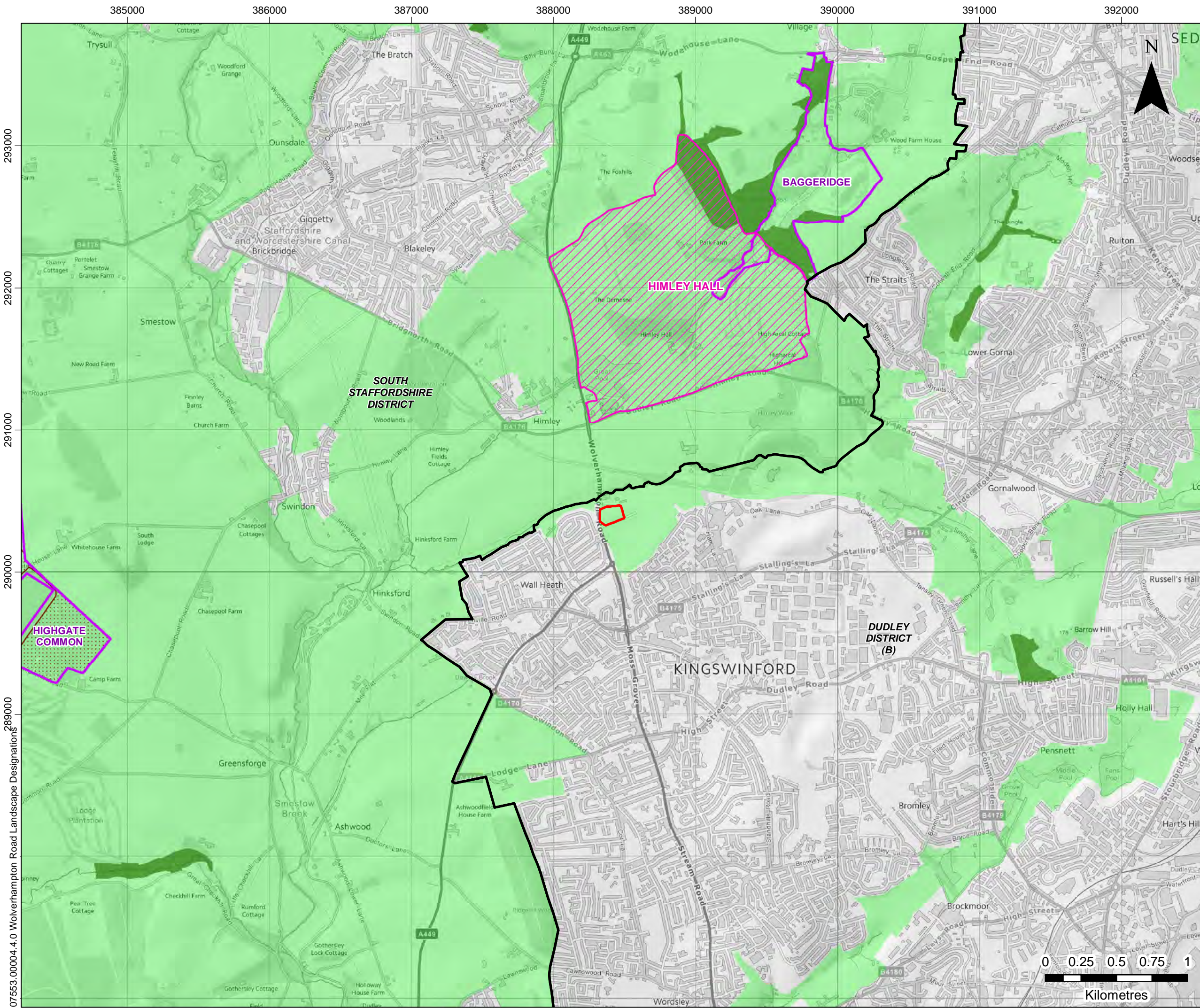
TOPOGRAPHY PLAN








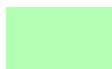

Scale 1:10,000 @ A3 Date JANUARY 2018

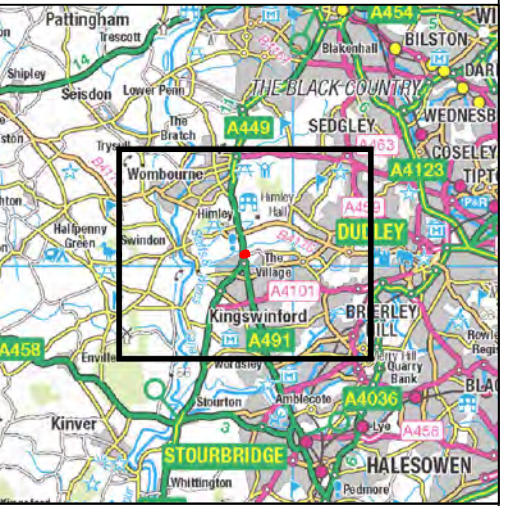
APPENDIX 04

Landscape Designations



LEGEND

-  SITE BOUNDARY
-  LA BOUNDARY
-  PARK AND GARDEN
-  COUNTRY PARK
-  REGISTERED COMMON LAND
-  GREEN BELT
-  ANCIENT WOODLAND INVENTORY



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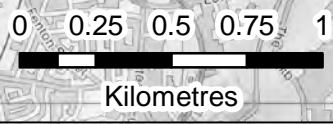
WOLVERHAMPTON ROAD,
DUDLEY

LAND PROMOTION DOCUMENT

LANDSCAPE DESIGNATION PLAN

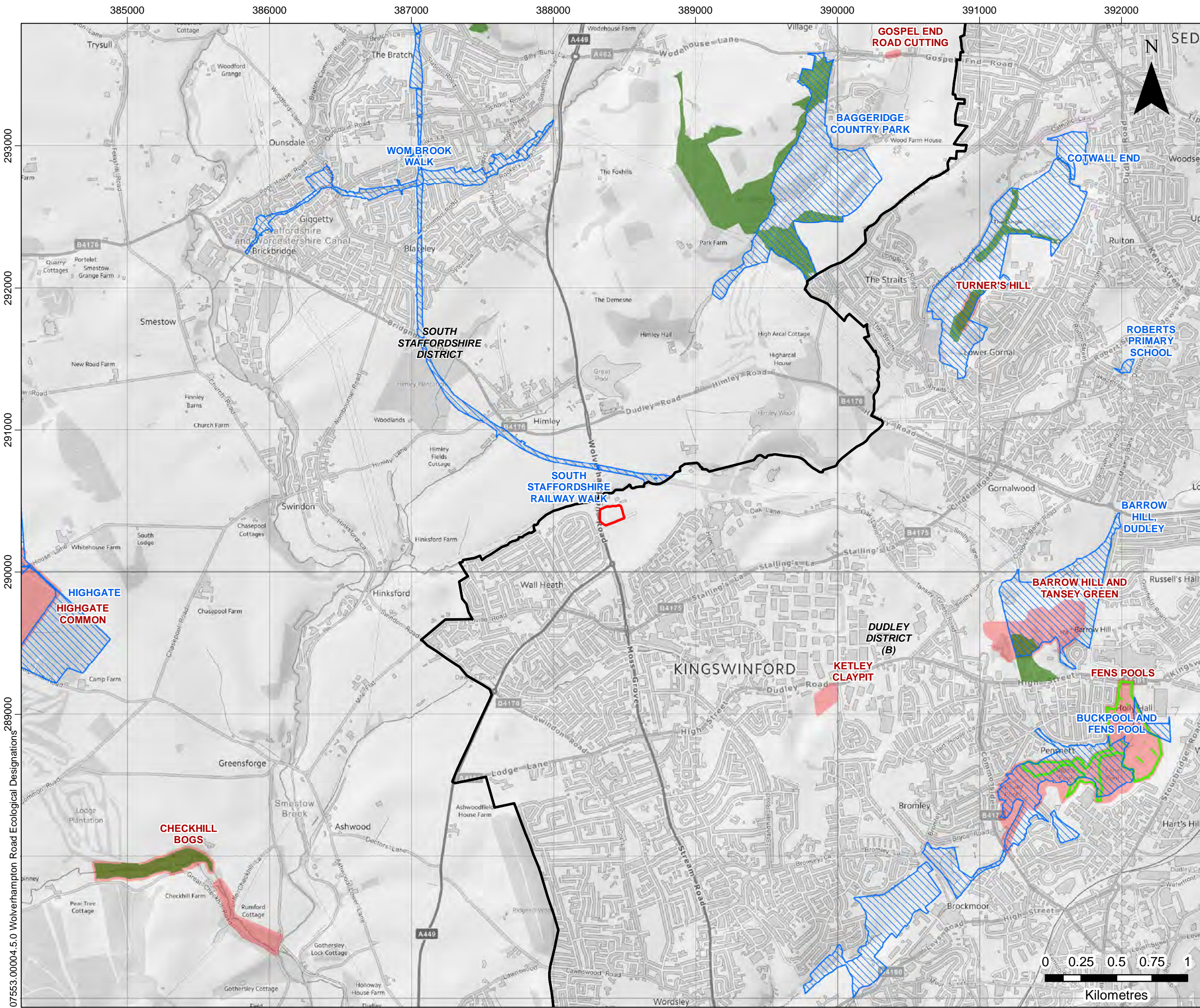
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Scale 1:25,000 @ A3 Date JANUARY 2018









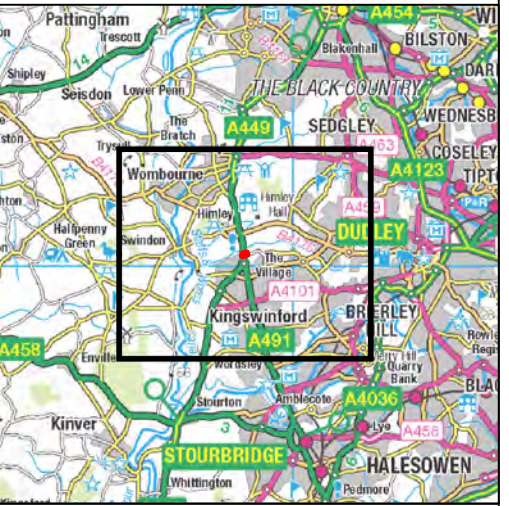
APPENDIX 05

Ecology Designations



LEGEND

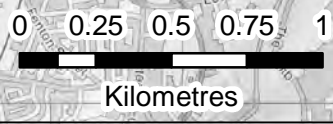
-  SITE BOUNDARY
-  LA BOUNDARY
-  ANCIENT WOODLAND INVENTORY
-  LOCAL NATURE RESERVE
-  SITE OF SPECIAL SCIENTIFIC INTEREST
-  SPECIAL AREA OF CONSERVATION



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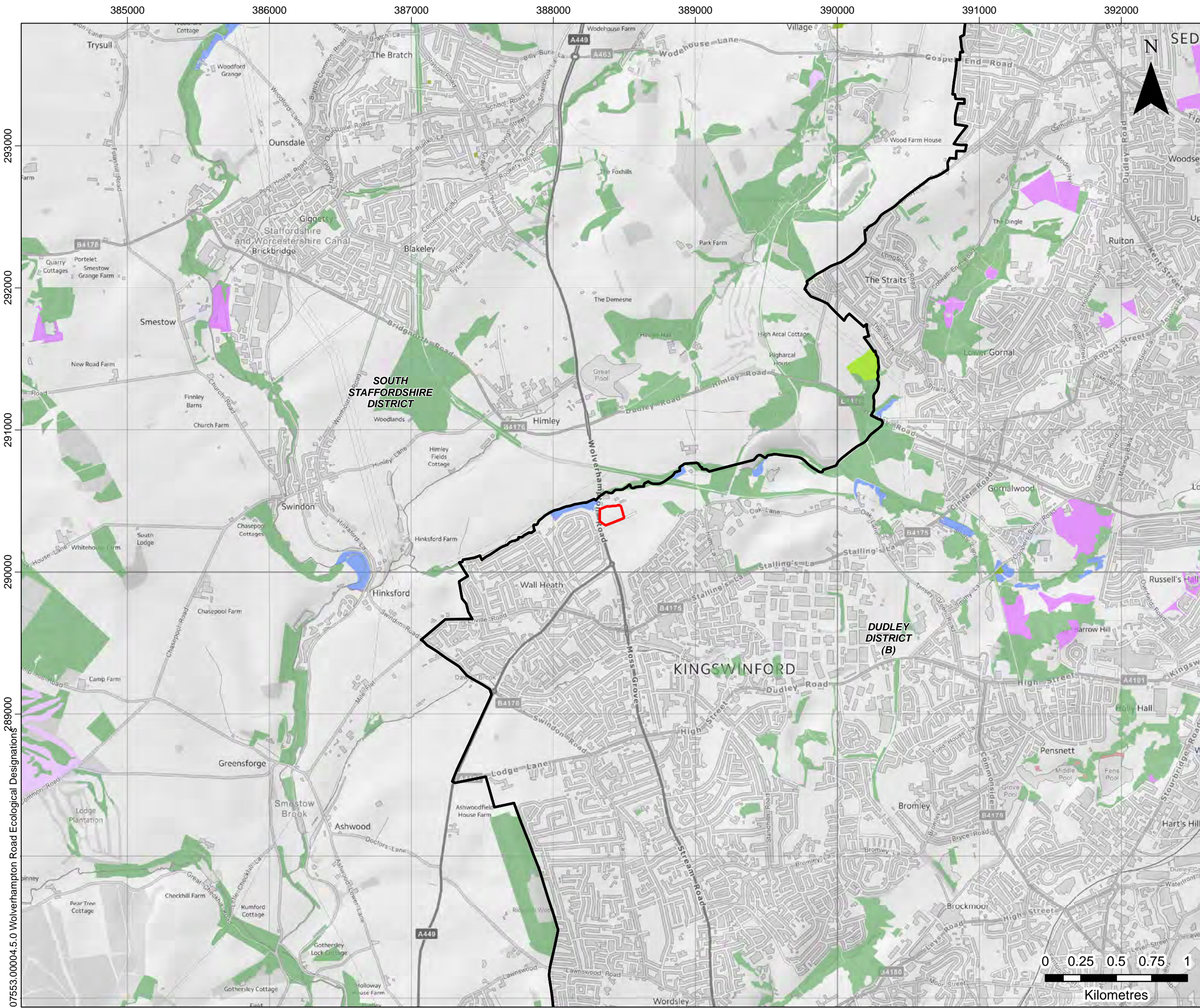
WOLVERHAMPTON ROAD,
DUDLEY
LAND PROMOTION DOCUMENT
ECOLOGY DESIGNATION PLAN
5
Scale 1:25,000 @ A3 Date JANUARY 2018





07553.00004.5.0 Wolverhampton Road Ecological Designations 289000

APPENDIX 06

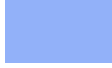






Priority Habitats

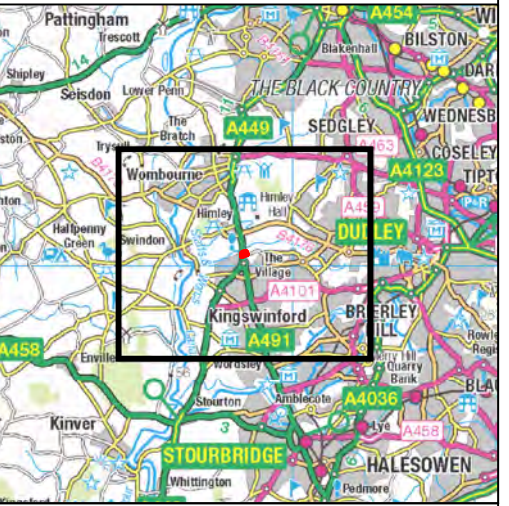


LEGEND

-  SITE BOUNDARY
-  LA BOUNDARY

PRIORITY HABITAT

-  COASTAL AND FLOODPLAIN GRAZING MARSH
-  DECIDUOUS WOODLAND
-  GOOD QUALITY SEMI-IMPROVED GRASSLAND
-  LOWLAND FENS
-  LOWLAND HEATHLAND
-  LOWLAND MEADOWS
-  TRADITIONAL ORCHARD



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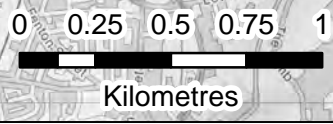
WOLVERHAMPTON ROAD,
DUDLEY

LAND PROMOTION DOCUMENT

PRIORITY HABITAT PLAN

6

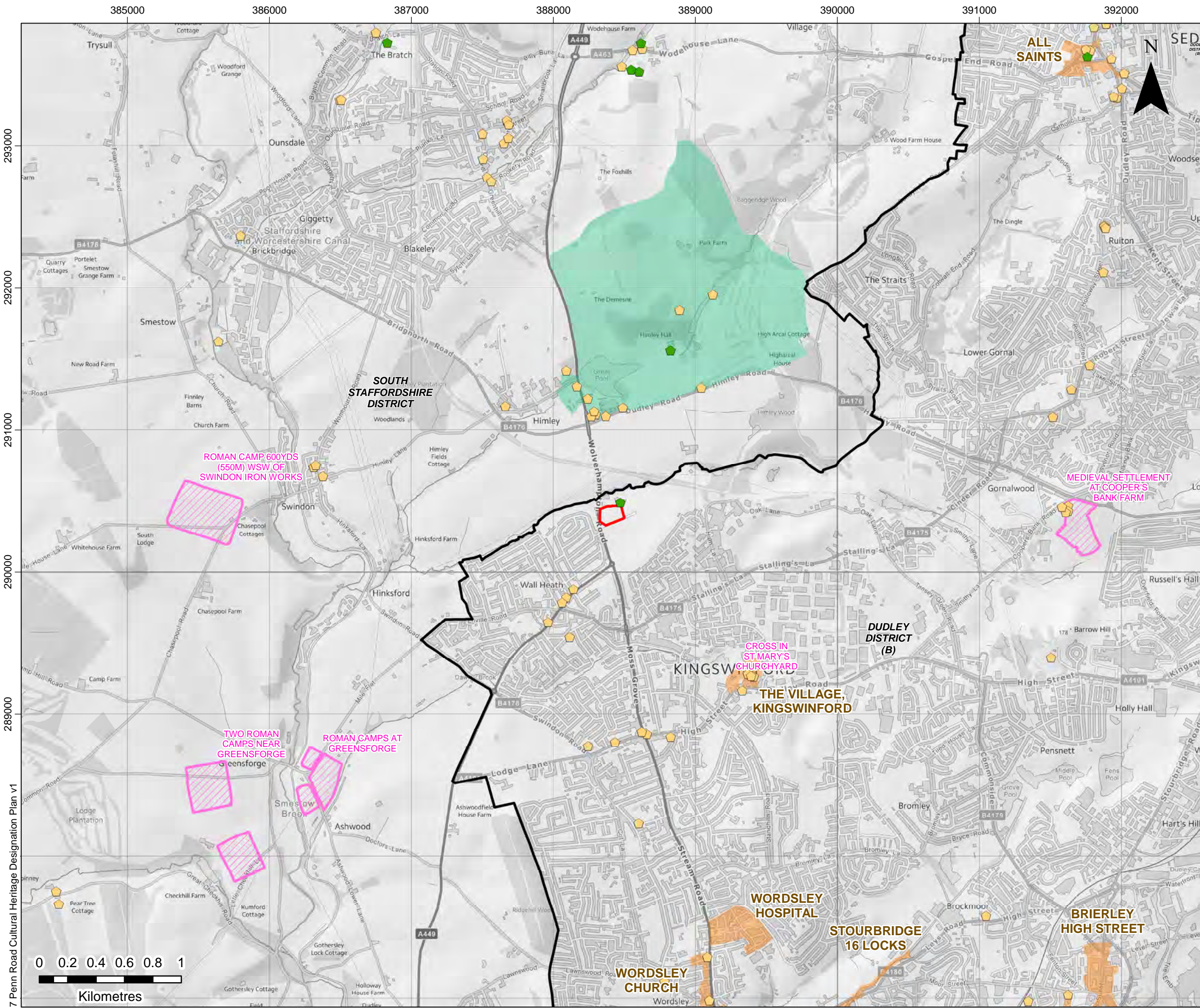
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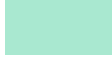
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APPENDIX 07



Cultural Heritage Designations

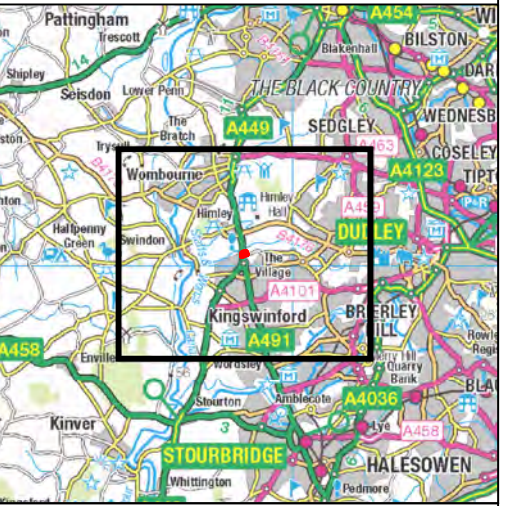


LEGEND

-  SITE BOUNDARY
-  LA BOUNDARY
-  SCHEDULED MONUMENT (DESCRIPTION SHOWN IN PINK TEXT)
-  CONSERVATION
-  CANAL CONSERVATION

LISTED BUILDING (GRADE)

-  II*
-  II



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WOLVERHAMPTON ROAD,
DUDLEY
LAND PROMOTION DOCUMENT
CULTURAL HERITAGE DESIGNATIONS

7

Scale 1:25,000 @ A3 Date JANUARY 2018

APPENDIX 08

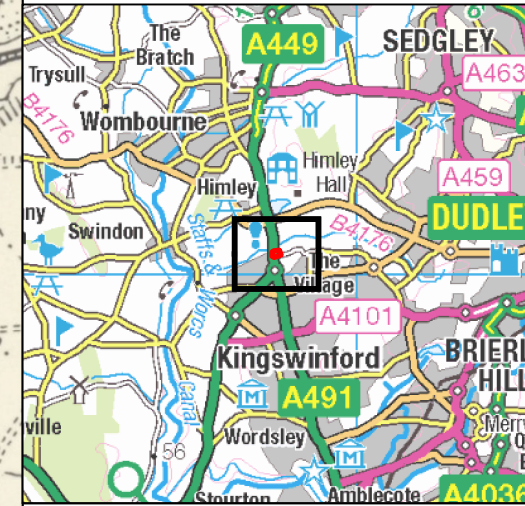
Historic Mapping



NOTES
 1. ORDNANCE SURVEY SIX-INCH 2ND EDITION HISTORIC MAPPING (1888 - 1913) SOURCED VIA WMTS FROM THE NATIONAL LIBRARY OF SCOTLAND (WWW.NLS.UK).

LEGEND

 SITE BOUNDARY



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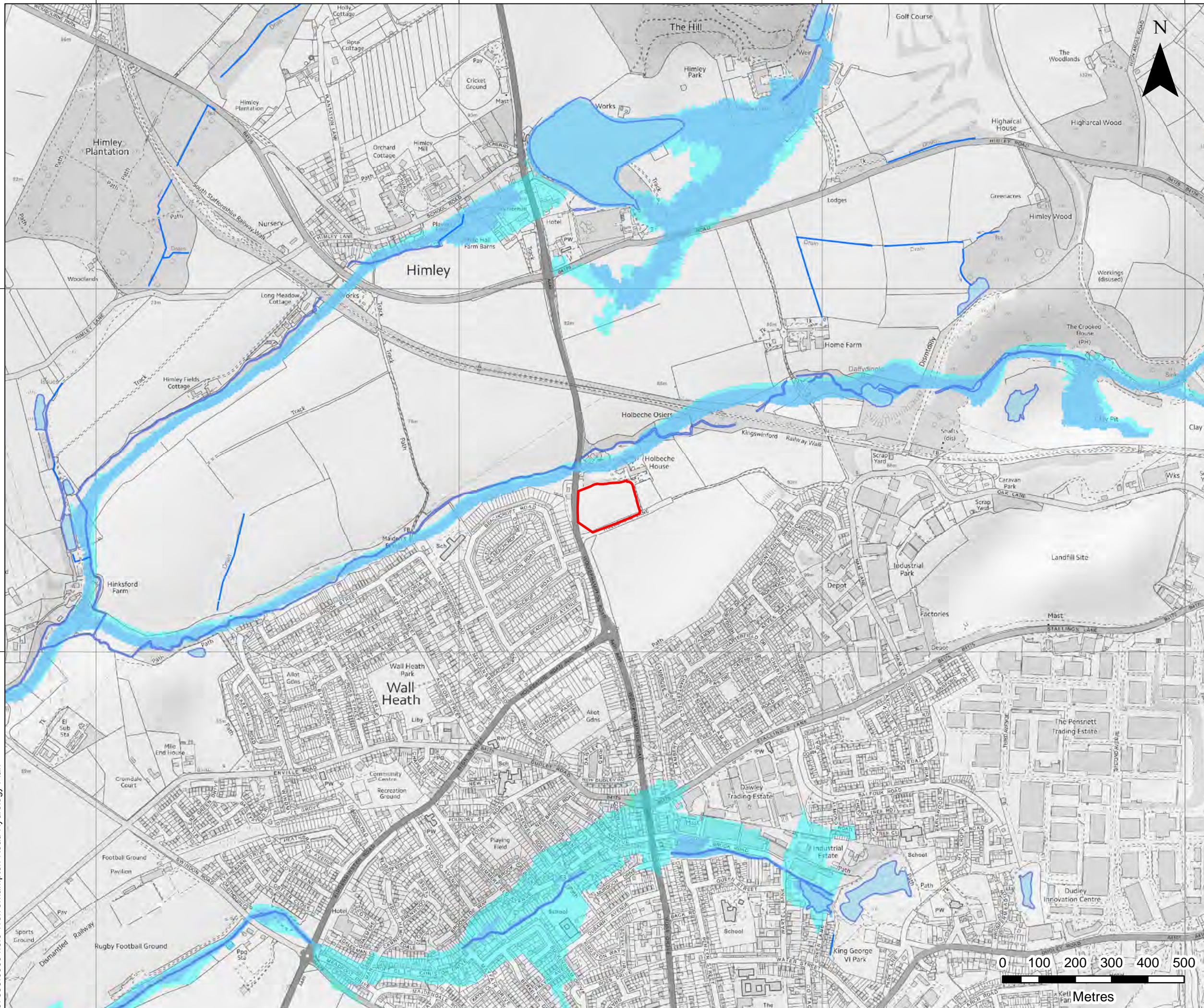


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 LAND PROMOTION DOCUMENT
 HISTORIC MAPPING

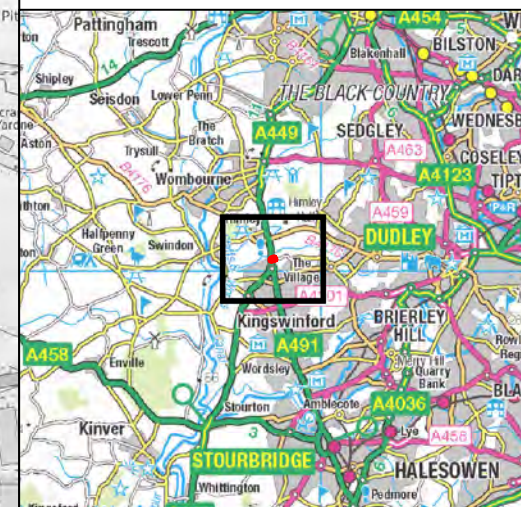
APPENDIX 09

Hydrology



LEGEND

- SITE BOUNDARY
- WATERCOURSE
- WATER FEATURE
- FLOOD ZONE 2
- FLOOD ZONE 3



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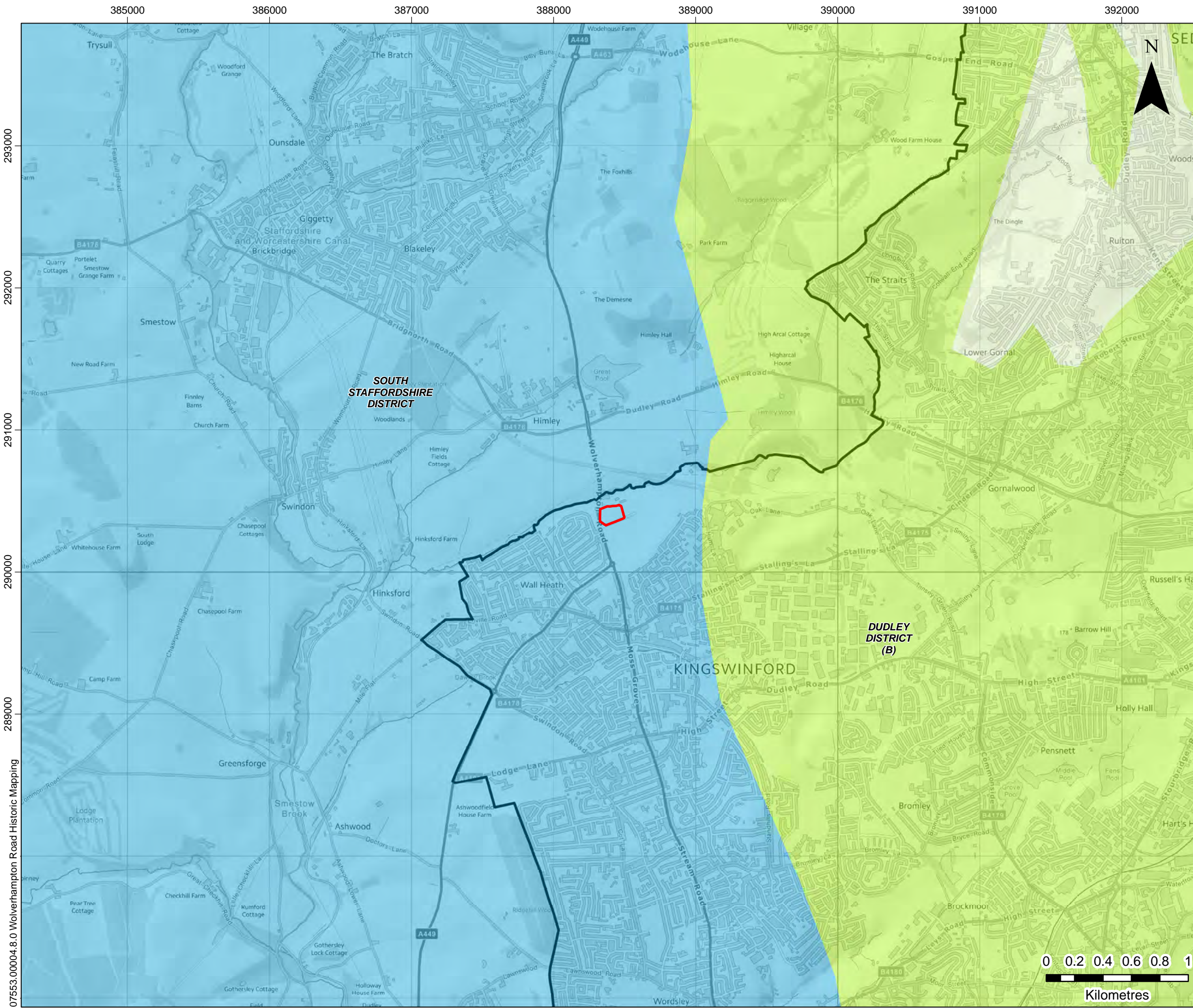
WOLVERHAMPTON ROAD,
DUDLEY
LAND PROMOTION DOCUMENT
HYDROLOGY PLAN



Scale 1:10,000 @ A3 Date JANUARY 2018



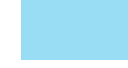


APPENDIX 10

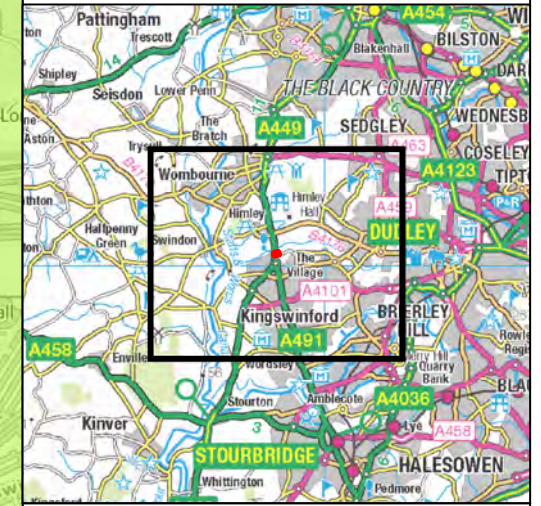
Hydrogeology



NOTES
 1. REGIONAL HYDROGEOLOGY DATA SUPPLIED BY BGS. ALL RIGHTS RESERVED 2014.

LEGEND

-  SITE BOUNDARY
-  LA BOUNDARY
- HYDROGEOLOGY - CLASS, CHARACTER**
-  1A, HIGHLY PRODUCTIVE AQUIFER
-  2B, MODERATELY PRODUCTIVE AQUIFER
-  2C, LOW PRODUCTIVITY AQUIFER



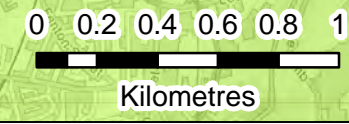
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WOLVERHAMPTON ROAD,
 DUDLEY
 LAND PROMOTION DOCUMENT
HYDROGEOLOGY

10

Scale 1:25,000 @ A3 Date JANUARY 2018

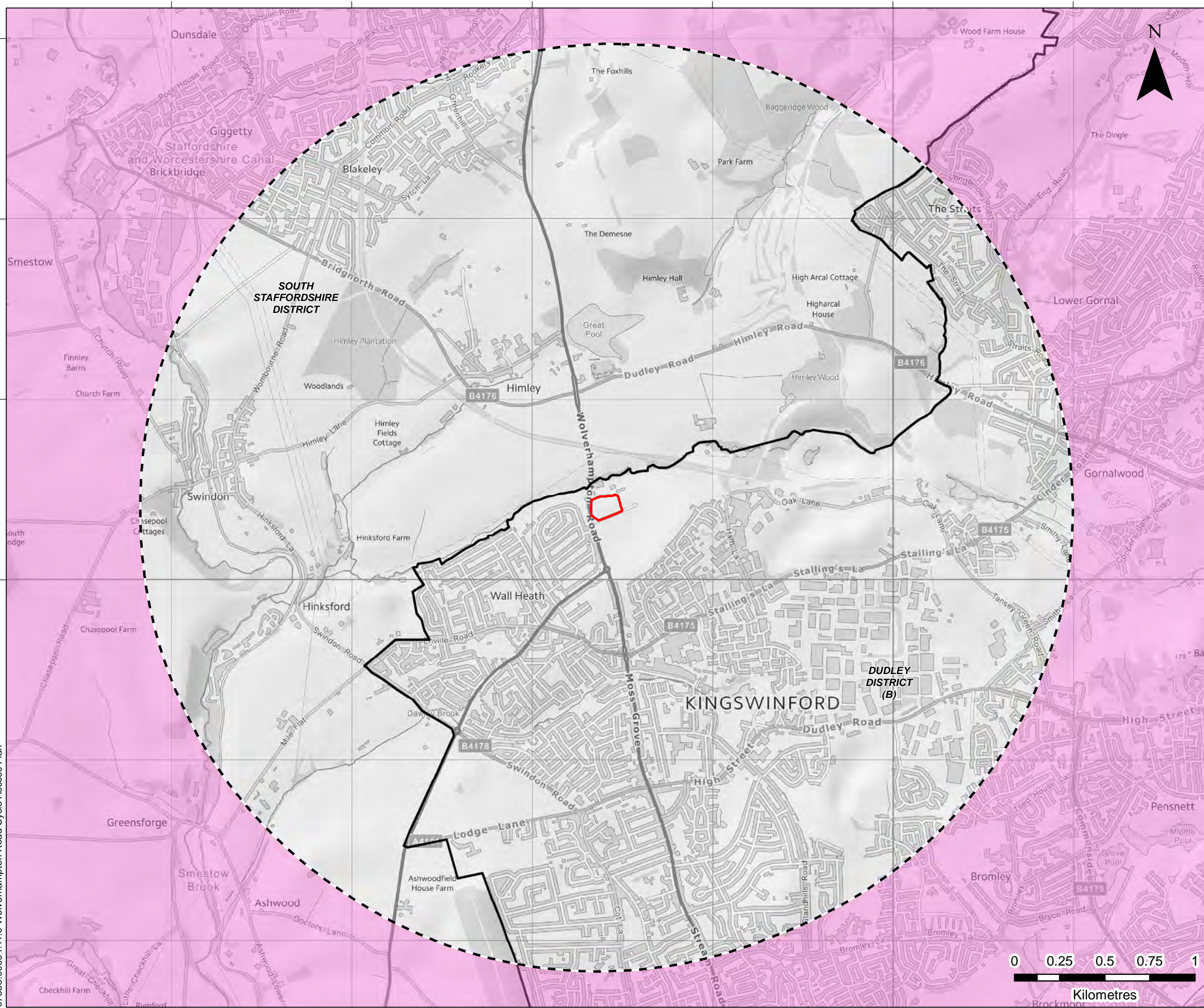


APPENDIX 11

Cycle Access

386000 387000 388000 389000 390000 391000

293000
292000
291000
290000
07553.00004.11.0 Wolverhampton Road Cycle Access Plan



LEGEND

- SITE BOUNDARY
- LA BOUNDARY
- CYCLE ACCESS - AREA >2.5km FROM SITE BOUNDARY



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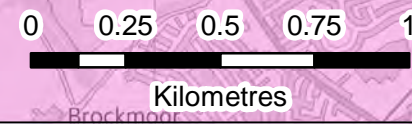
WOLVERHAMPTON ROAD,
DUDLEY

LAND PROMOTION DOCUMENT

CYCLE ACCESS PLAN

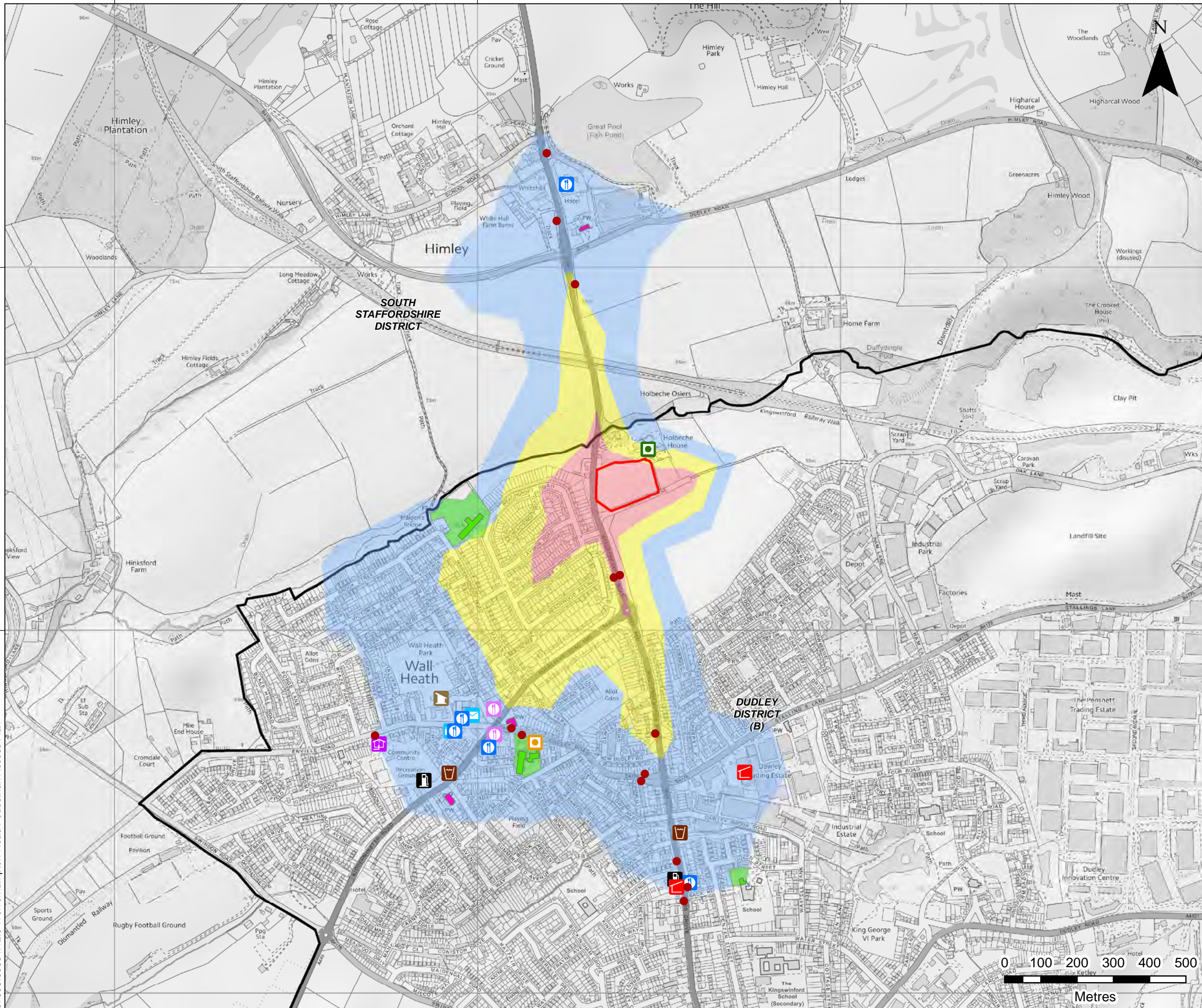
11

Scale 1:20,000 @ A3 Date JANUARY 2018



APPENDIX 12

Pedestrian Access



LEGEND

	SITE BOUNDARY
	LA BOUNDARY
	BUS STOP
	SCHOOL
	PLACE OF WORSHIP
	LIBRARY
	POST OFFICE
	CARE HOME
	COMMUNITY CENTRE
	NURSERY
	PUBLIC HOUSE
	RESTAURANT
	SERVICE STATION
	SUPERMARKET
	TAKEAWAY

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SLR

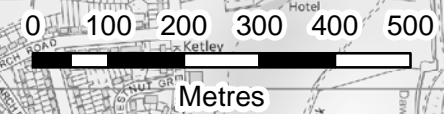
4/5 LOCHSIDE VIEW
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EDINBURGH
EH12 9DH

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DUDLEY

LAND PROMOTION DOCUMENT

PEDESTRIAN ACCESS PLAN



APPENDIX 13

Mineral Safeguarding

385000

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395000

295000

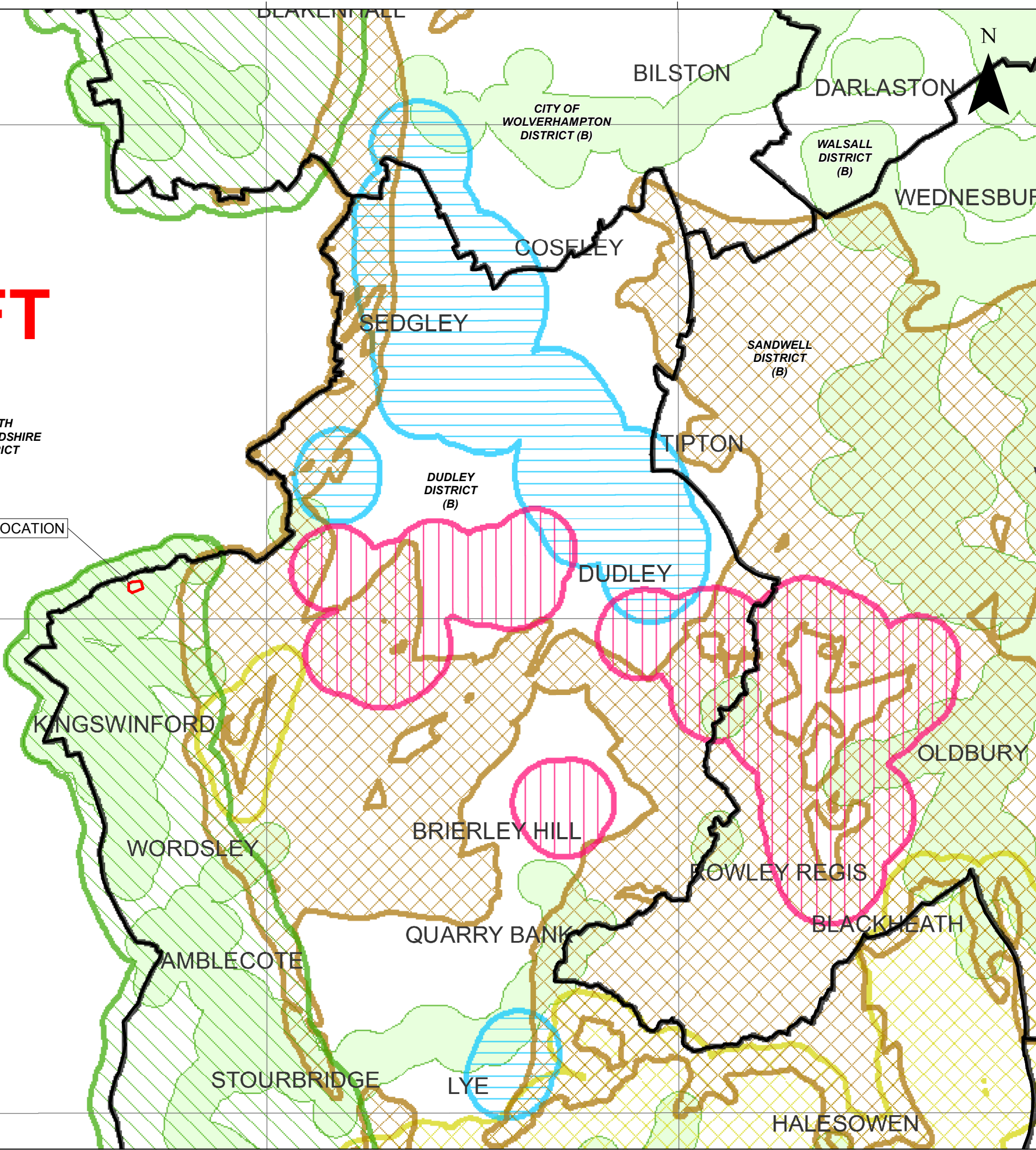
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07553.00004.13.0 Wolverhampton Road Mineral Safeguarding

DRAFT

SOUTH STAFFORDSHIRE DISTRICT

SITE LOCATION



NOTES
1. FIGURE REPRODUCED FROM RPS FIGURE - 'BLACK COUNTRY PROPOSED MINERAL SAFEGUARDING AREAS' - JAN 2008.

LEGEND

- [Red outline] SITE BOUNDARY
- [Black outline] LA BOUNDARY

Mineral Safeguarding Areas

- [Light green fill] Sands & Gravels (Superficial)
- [Green diagonal lines] Sands & Gravels (Bedrock)
- [Brown cross-hatch] Brick Clay
- [Pink vertical lines] Dolerite
- [Blue horizontal lines] Limestone
- [Yellow cross-hatch] Building Stone (Various)

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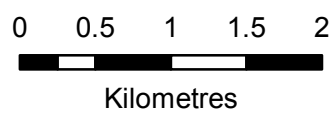
WOLVERHAMPTON ROAD,
DUDLEY

LAND PROMOTION DOCUMENT

PROPOSED MINERAL SAFEGUARDING AREAS

13

Scale 1:50,000 @ A3 Date JANUARY 2018



EUROPEAN OFFICES

United Kingdom

AYLESBURY

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BELFAST

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BRISTOL

T: +44 (0)117 906 4280

CAMBRIDGE

T: + 44 (0)1223 813805

CARDIFF

T: +44 (0)29 2049 1010

CHELMSFORD

T: +44 (0)1245 392170

EDINBURGH

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EXETER

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GLASGOW

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GUILDFORD

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NOTTINGHAM

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STAFFORD

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STIRLING

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WORCESTER

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Ireland

DUBLIN

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France

GRENOBLE

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