

Vision | December 2021



Enville Road

Wall Heath

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The Vision

Land North of Enville Road, Wall Heath will be a well-connected and attractive place that is shaped by its locality, is inclusive and responsive to local needs, and is adaptable for future generations. The built form will be complemented by the provision of accessible open green spaces, promoting wellbeing and the creation of a biodiverse and healthy place.







1. Introduction

This vision document has been prepared on behalf of Heyford Developments Ltd to support the proposals for residential development at Land North of Enville Road, Wall Heath.

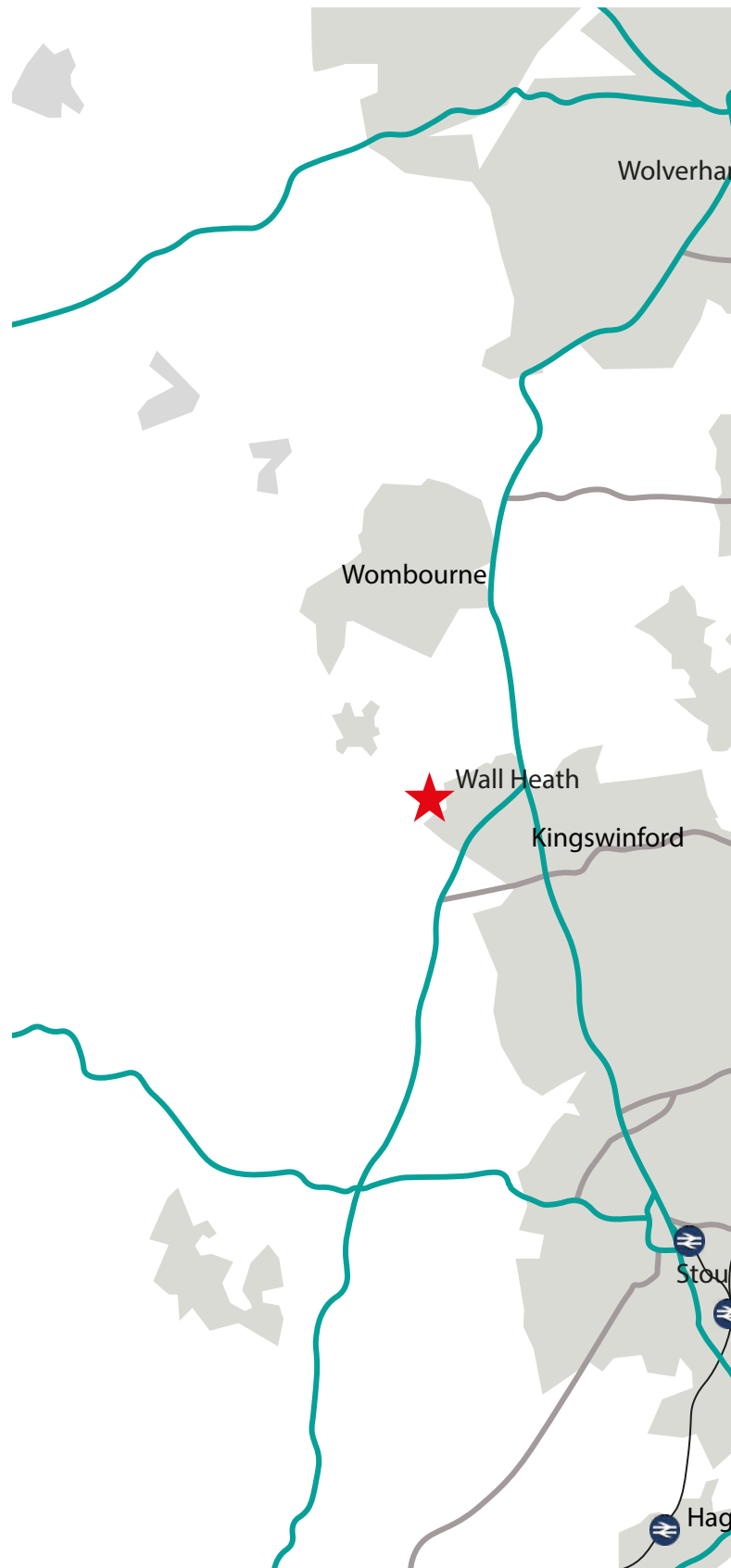
The purpose of this document is to support the promotion of residential development at the site. Key aims and objectives of this document are:

- » To review the site in the context of the current and emerging Planning Policy.
- » To present an initial understanding of the site within the local context.
- » To provide a summary of the current site assessment undertaken to date.
- » To present the emerging concept masterplan, accompanied by an explanation of the key design principles that have informed it.

Site Location

The site is located northwest of the suburban village of Wall Heath, approximately 2.4km northwest of Kingswinford, 8km west of Dudley Town Centre and approximately 14km north of Kidderminster. Birmingham can be reached in just over an hour by public transport and the site is in close proximity to numerous employment opportunities, services and facilities. The site is within the administrative district of South Staffordshire District Council (SSDC), adjacent to the Metropolitan Borough of Dudley.

The site is approximately 8.8ha in size and comprises a former quarry (Enville Road Quarry) which was restored to green space between 2011 and 2016. The site immediately adjoins the existing urban area and is well contained by an existing tree belt and vegetation. It is bordered by Enville Road to the south, a stream to the north, existing vegetation and a detached residential property to the west and existing residential properties to the east.



Site Location Plan





2. Planning Policy Context

The Development Plan in relation to this site comprises:

- » South Staffordshire Core Strategy (adopted December 2012)
- » Site Allocations Document (SAD) (adopted September 2018)
- » Minerals Local Plan for Staffordshire 2015 – 2030 (adopted February 2017).

There is no draft or made Neighbourhood Plan affecting the site.

Adopted Core Strategy

The Core Strategy sets out the planning framework for South Staffordshire for the period up to 2028. This states that the Council will deliver at least 3,850 homes between 2006 to 2028, equating to 175 homes each year. This target was derived from the West Midlands Regional Spatial Strategy (WMRSS) which has since been revoked.

Due to the site's location on the edge of the conurbation, it is not associated with any settlements in the adopted hierarchy.

The site is currently identified as being within the Green Belt.

Waste and Minerals

The Council adopted the Minerals Local Plan for Staffordshire (2015 - 2030) on 16 February 2017. As shown on the Policies and Proposals Map, the site is identified as a 'Mineral Safeguarding Area', like much of the South Staffordshire Borough. There are no existing mineral or infrastructure sites nearby. The site is part of the former Enville Road Quarry, where sand and gravel extraction has already taken place.

Other material considerations

National Planning Policy Framework (NPPF)

The National Planning Policy Framework was revised on 20 July 2021 and sets out the government's planning policies for England and how these are expected to be applied.



The NPPF reiterates that the purpose of the planning system is to contribute to the achievement of sustainable development. It acknowledges at paragraph 8 that alongside social and environmental objectives, there is the economic objective, including the need to identify and coordinate the provision of infrastructure. Paragraph 104 requires planning policies to identify sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development. This should be read in the context of the Government's objective of significantly boosting the supply of homes.

Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the proposals must be assessed against paragraphs 139 and 140 and consideration of all other options, including through discussions with neighbouring authorities. SSDC forms part of the Greater Birmingham Housing Market Area (GBHMA) and as such, should help to meet any housing shortfall in Birmingham and the Black Country. Both have an identified unmet housing need.

The NPPF requires Councils to consider how the impact of removing land from the Green Belt can be offset through compensatory measures to improve environmental quality and accessibility (paragraph 142).



Aerial Site Location Plan

-  Site Boundary
-  South Staffordshire District Council /
Dudley Metropolitan Borough Council Boundary



Local Plan Review

The Council has commenced a review of the Local Plan. This will guide development to 2038 and will implement the commitment made in the 2018 Site Allocations Document (Policy SAD1) to undertake an immediate review of the Local Plan to help address the emerging housing shortfall emanating from the GBHMA. Public consultation on the Preferred Options is running for 6 weeks until Monday 13 December 2021.

Housing Need

The unmet needs of Birmingham (and likely the Black Country) are an ongoing issue that remains unresolved – more so now regarding growth beyond 2031, as set out in the latest Greater Birmingham and Black Country Housing Need and Housing Land Supply Position Statement Update (21st September 2020). SSSDC recognise that based on evidence to date a significant housing shortfall is likely to remain across the GBHMA. We expect it will increase even more significantly given the 35% uplift requirement as part of the new Standard Method for both Birmingham and Wolverhampton. The evidence base for the draft Black Country Plan around urban capacity indicates a significant expected shortfall.

The Draft Black Country Plan consultation document (2021), seeks to deliver housing in urban areas and through Green Belt release to meet the area's housing needs, delivering 47,837 homes within the Black Country up to 2039 whilst indicating a potential shortfall of 28,239 homes they seek to ask neighbouring authorities to assist with through the Duty to Cooperate.

As set out in the Local Plan review Document, during the plan period to 2038, the Council will deliver a minimum of 4,881 dwellings plus a contribution of 4,000 dwellings towards meeting the Greater Birmingham Housing Market Area shortfall. South Staffordshire is therefore proposing to plan for a housing target of 8,881 dwellings between 2018 and 2038.

The site borders Dudley Metropolitan Borough Council (DMBC) to the east and south. The draft plan specifically addresses housing growth along the western edge of the Black Country stating that the area:

“...provides an opportunity to accommodate housing growth directly adjacent to the towns and cities within the Black Country, in a location identified as a strategic priority for dispersed housing growth in the GBHMA Strategic Growth Study”.

The Black Country have already established it has a housing need that cannot be met without Green Belt release. Birmingham's unmet needs remains unresolved. All of this leads to the potential that South Staffordshire should release Green Belt land to meet its own and unmet housing needs. Housing to meet the needs of the Black Country is clearly best located in sustainable locations adjacent to the conurbation. The site performs strongly in this respect.

The site will be a sensitively designed extension to a settlement which is in a sustainable location to meet both South Staffordshire housing need and the wider unmet needs of the housing market area, particularly the Black Country. The site is well-connected, being in walking distance to the settlement of Wall Heath and a number of bus stops, providing services to Kingswinford, Stourbridge and Wolverhampton. The site is an approximate 20-minute journey (by car or bus) to Stourbridge Junction Train Station – providing direct services to Birmingham, Kidderminster and Worcester.

Indeed, the Council have assessed the site as part of the updated Strategic Housing & Economic Land Availability Assessment 2021 (site reference 370- this supersedes previous sites suggestions for sites 369 & 370). The site was considered to be 'potentially suitable' for urban edge residential development subject to policy constraints in respect of Green Belt and location outside of a settlement boundary.

The Preferred Options Plan continues to allocate the site as Green Belt. The evidence base around Green Belt is dealt with in detail later in the Vision Document.



View from within site - looking east across Wall Heath



Green Belt Review

The South Staffordshire Green Belt Study Stage 1 and 2 was undertaken by LUC on behalf of South Staffordshire Council in 2019. Stage 1 identifies the contribution of Green Belt Land, on a three-point scale ranging from weak to moderate to strong, against the purposes as defined in the NPPF. Stage 2 assesses the potential 'harm' of removing land from the Green Belt on a seven-point scale ranging from very low harm to very high harm.

The site falls within parcel S71 at Stage 1 of the assessment. At Stage S71 is split into sub-parcels and the site forms part of sub-parcel S71A (Himley Fields).

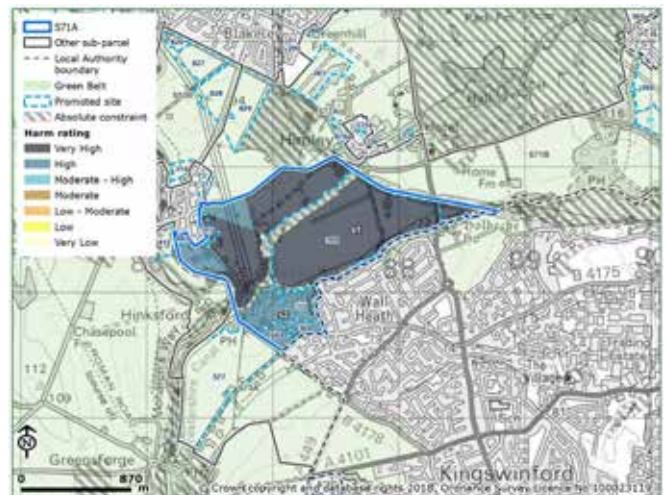
The table below records the contribution of sub-parcel S71A makes to each of the 5 Green Belt purposes:

Green Belt Purpose		Rating
1	To check the unrestricted sprawl of large built-up areas	Strong
2	To prevent neighbouring towns from merging into one another	Weak/no contribution
3	To assist in safeguarding the countryside from encroachment	Strong
4	To preserve the setting and special character of historic towns	Weak/no contribution
5	To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Strong

At Stage 2 parcel is assessed for 'harm' based on scenarios and the site falls within the south-western extent of S71As2. Overall, it was concluded the level of harm is 'high'. In relation to the site, the study states:

"...Release of land to the south of the watercourse at the western end of Wall Heath would have greater containment than the release of land to the north/east, although reduction in the narrow gap between the conurbation and Swindon would still constitute some weakening of Green belt integrity..."

The proposal would reinforce the boundary to create a defensible and clear green edge to the scheme that will define the settlement and protect the countryside. Development would be set back, sympathetic reinforcement of GI and enhancement to the existing boundaries such that the gap between Swindon and Wall Heath will not be permeable to restrict further development northwards.



Source: South Staffordshire Green Belt Study Stage 1 and 2 Report. Appendix 3. Prepared by LUC. July 2019.



Green Belt Plan

-  Site Boundary
-  Existing Green Belt
-  Distance between settlements



Proposed Green Belt Change

The opportunity exists to release land at Wall Heath to deliver additional housing. The release of land would allow:

- » A new Green Belt boundary to the north-west of Wall Heath which sits along clear physical features that are likely to be permanent.
- » The new Green Belt boundary would follow existing physical features including existing conifer tree belt to the west; and existing tree cover and watercourse to the north.
- » Clear and well-defined existing components in the landscape that will be reinforced.
- » Providing enhanced green infrastructure to offset the Green Belt release.

Purpose 1 NPPF: (a) to check the unrestricted sprawl of large built-up areas Proposed Green Belt Change

The proposed Green Belt boundary would sit along clearly defined boundaries.

- » Land released would not cause unrestricted sprawl north-west towards Swindon.
- » Watercourse and enhanced tree cover at the northern edge of the site will prevent any northward sprawl towards Swindon.
- » The site is well contained, and a reinforced western boundary will provide a stronger containment to the settlement of Wall Heath.
- » Creation of a new and resilient Green Belt boundary along existing physical features.





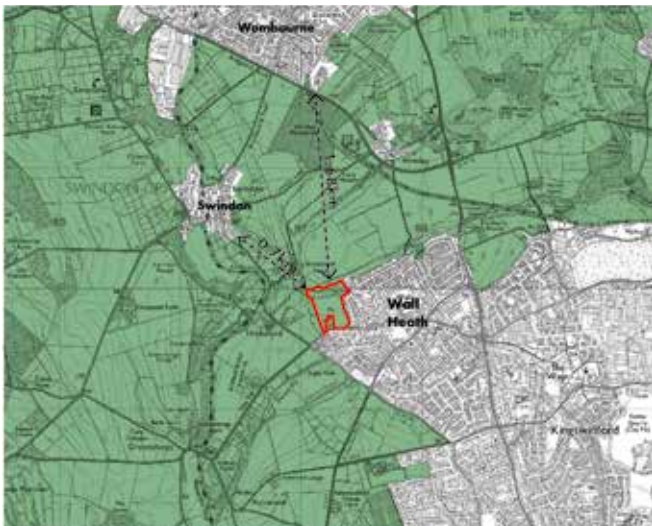
Purpose 2 NPPF: (b) to prevent neighbouring towns merging into one another

- » The proposed Green Belt boundary would not cause Wall Heath to merge with Swindon.
- » The proposed Green Belt would be approximately 0.7km deep between Wall Heath and Swindon, the nearest village and settlement.
- » Elements in the landscape which would contribute to Green Belt being likely to be permanent include:
 1. Watercourse, 2. Existing and proposed woodland,
 3. Topography.

Purpose 3 NPPF (c) to assist in safeguarding the countryside from encroachment

The proposed Green Belt boundary would not cause significant encroachment into the countryside.

- » The new Green Belt would continue the existing pattern following the watercourse along the northern boundary.
- » The land is affected by urban influences to the south and east.
- » It does not form part of the wider countryside and relates clearly and closely to the settlement.





3. Assessing the Setting: Local Context

Access and Movement

The site is well connected to public transport services and strategic highways links, particularly the M5 and M6. The plan opposite shows the location of the site within the context of the local access and movement network.

Walking and Cycling

The site is well connected to existing pedestrian routes including two public rights of way (PRoW) that run through the northern part of the site and extend south along the eastern corridor to join Enville Road. Existing PRoW will be enhanced to improve connectivity within the site as well as provide connections to key locations within the wider area, such as local bus stops and Wall Heath's high street.

Public Transport

Bus routes 5A, 15, 15A, 16, 17, 17A provide public transport access from the site to nearby hubs such as Dudley, Wolverhampton and Stourbridge. These are served by a bus stop 750m away in the centre of wall Heath. Bus routes 5A and 16 serve a bus stop located 50m east from the proposed site. This stop also includes a bus lay-by for the terminal of bus 5A.

The closest railway station is Stourbridge Town, approximately 7km south-east of the site, providing connections to Stourbridge Junction which offers direct links to Birmingham and beyond. Stourbridge Town station can be reached by bike in 24 minutes, or via the number 16 bus from Enville Road.

Vehicular

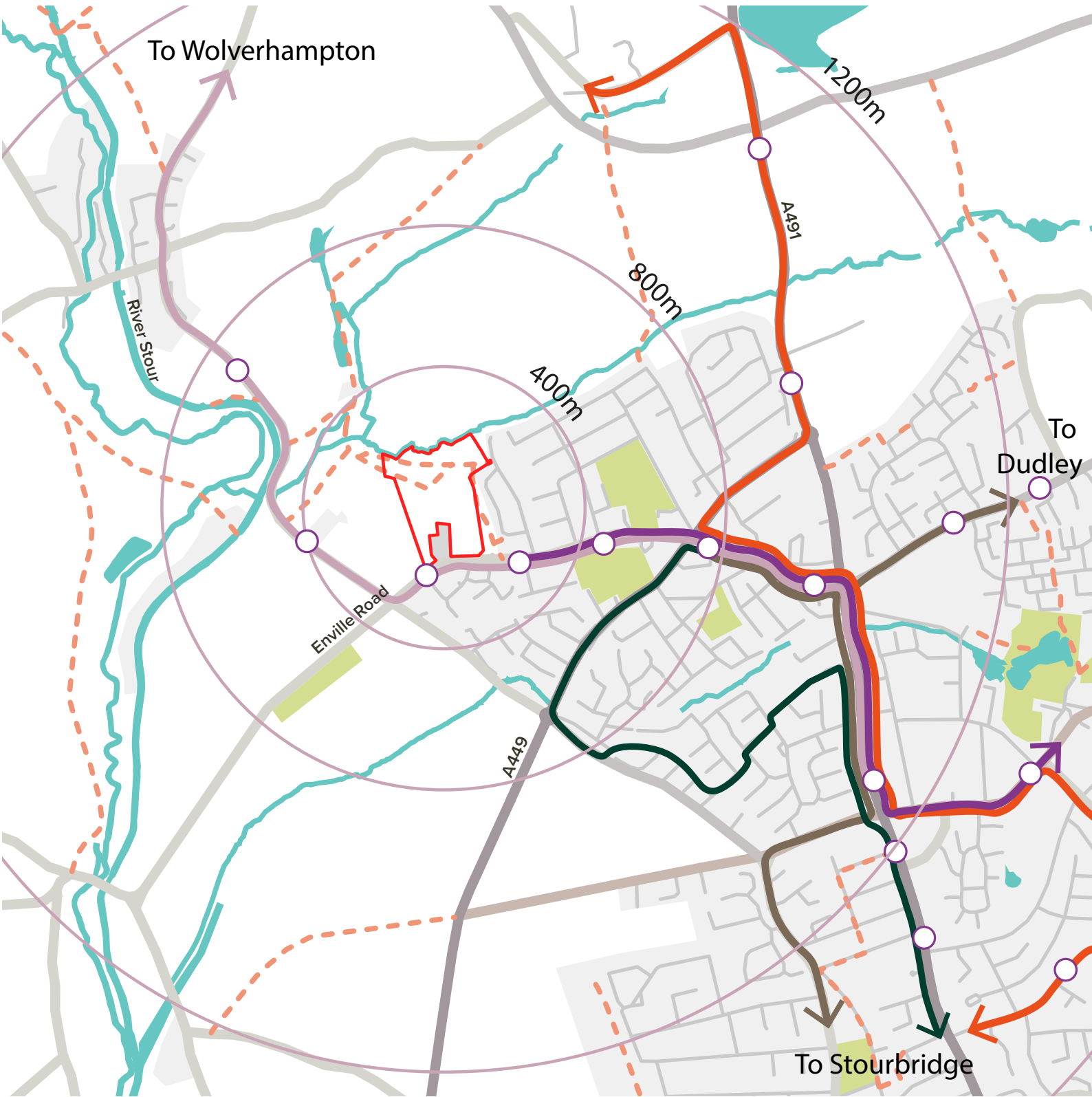
Enville Road provides vehicular access to the site as well as connecting to Wall Heath's high street. The site is also well connected to its surroundings, including Wolverhampton, Dudley and Birmingham via the local highway network. The M5 which is 11km away and M6, 20km away, provide connections further afield.



View from Public Right of Way along eastern edge of site



Existing bus layby adjacent to the south-eastern corner of the site



Access and Movement Plan



Local Facilities

The site is well located in terms of access to local facilities and services, as shown on the plan opposite, which includes indicative journey distance rings of 400m (5 minutes' walk), 800m (10 minutes' walk) and 1,200m (15 minutes' walk).

Education

Wall Heath and its surrounding areas are served by a number of primary schools, with a total of six within a 15-minute walk of the site. Those in closest proximity are Church of the Ascension C of E Primary School, Maidensbridge Primary School, and Dawley Brook Primary School, which can be reached by foot within 11 minutes, 17 minutes, and 20 minutes respectively. Secondary education is provided at Summerhill School and Kingswinford School, located within a 15- and 20-minutes' walk respectively. Three nurseries and preschools can also be found within this area, with the nearest one being only a 7-minute walk away.

Health

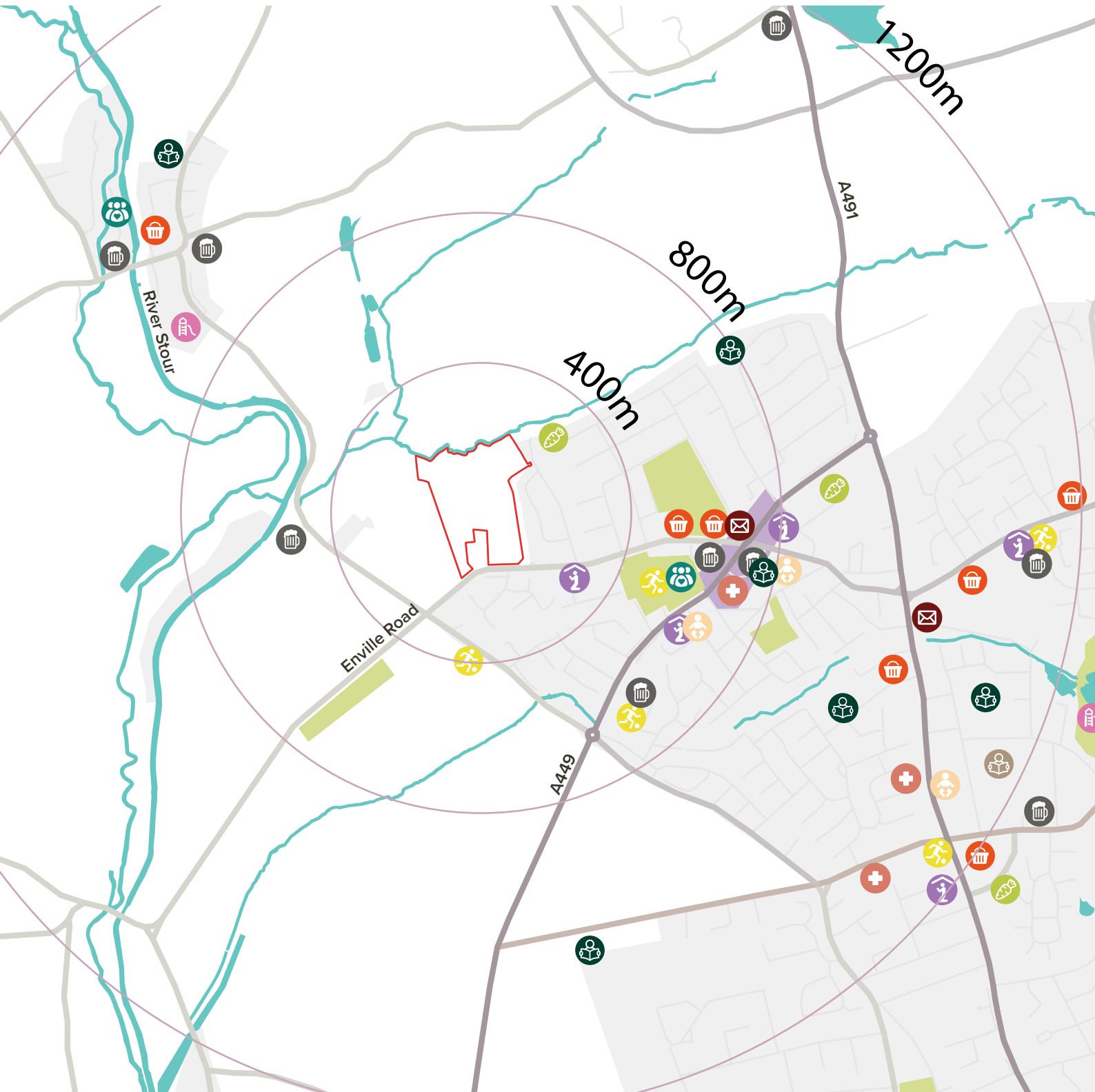
Three GP surgeries are accessible within a 15-minute walk of the site, and Bushey Fields Hospital and Russell's Hall Hospital are 5km east of the site, including A&E and maternity departments. A Boots pharmacy is located on Enville Road, accessible in an approximate 10 minutes' walk.

Recreation

The site benefits from proximity to a variety of leisure facilities for a range of users, including gyms and sports pitches. The Wall Heath community centre, located on Enville road, provides many opportunities for recreation, with a busy schedule of activities. Three green open spaces offer opportunities for outdoor recreation in the form of sports grounds - including a football and rugby club - as well as parks – including children's play areas and dog parks. Three golf courses can also be reached in under 10 minutes' drive.



The Horse and Jockey Pub, located along High Street (A449)



Local Facilities Plan



Landscape Baseline

Landscape Character

National Landscape Character (NCA) 66: Mid Severn Sandstone Plateau

The site and its setting are located in the eastern extent of NCA 66: Mid Severn Sandstone Plateau. The site at approximately 8.8ha constitutes less than 0.1% of NCA 66. The setting for the site in terms of this study is defined as area of approximately 3km, and this forms the focus for the study.

Regional Landscape Character: The Staffordshire County Planning for Landscape Change

County has identified 22 Landscape Character Types (LCT) within the county. The site and its setting fall within LCT – ‘Sandstone estatelands; sub-type: Farmland. The characteristic landscape features include: “Well treed stream valleys; small broadleaved copses; intensive arable farming; hedged field pattern; gently undulating landform.”

South Staffordshire Landscape Sensitivity Study Assessment 2019

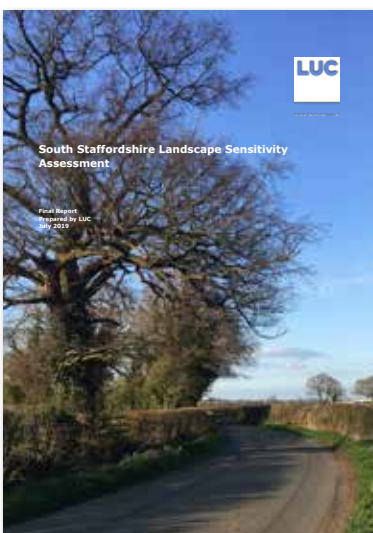
The site lies within SL8s1 which extends west from the settlement of Wall Heath, Dudley. SL8s1 has been assessed to be a landscape of low-moderate sensitivity to housing development. In relation to SL8s1, the study states:

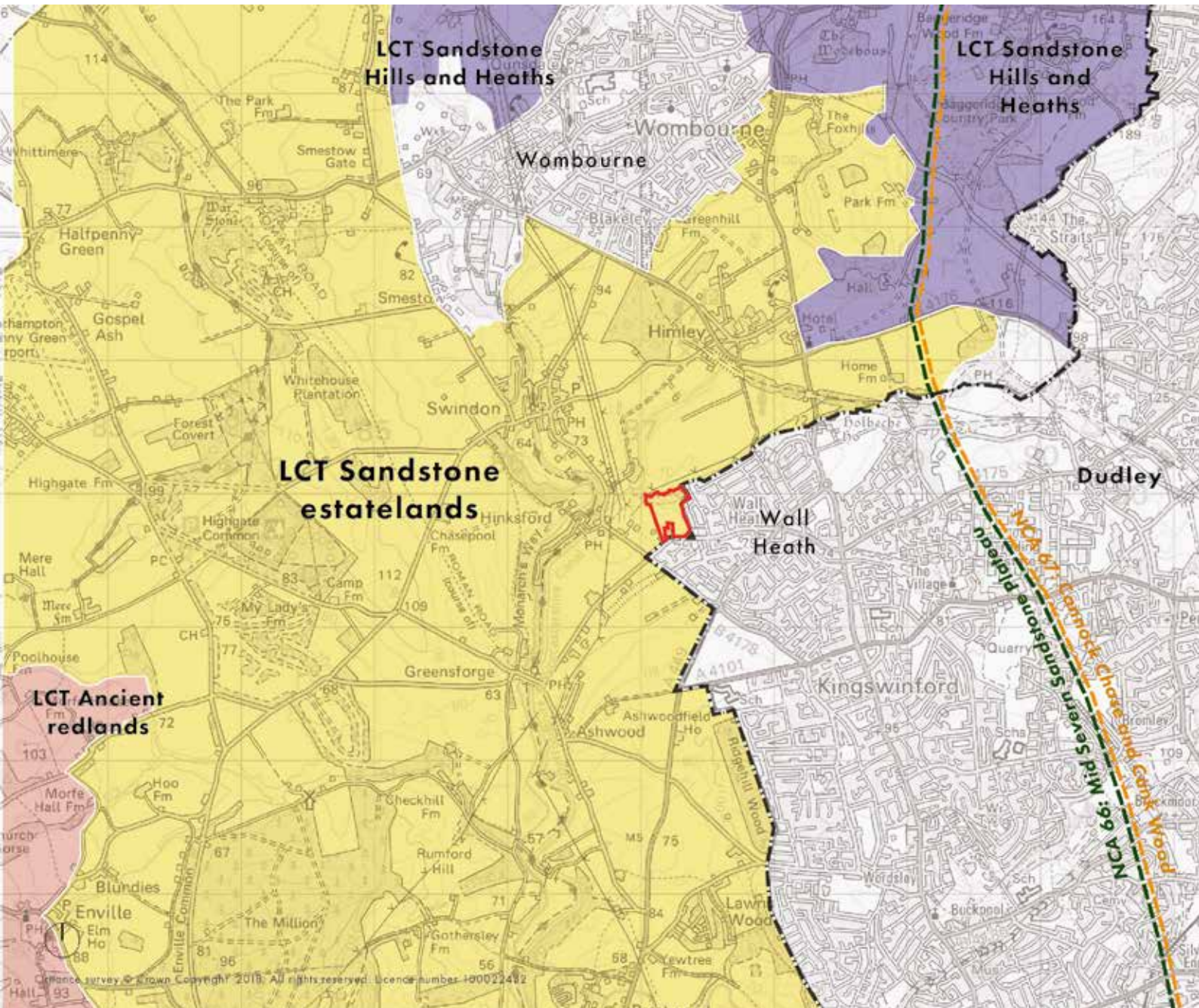
“The landscape is considered to have a low-moderate sensitivity to residential because of the lesser sensitivities of the landscape attributes in this area.”

The LSA in its summary of findings for SL8 noted that “Generally the visual influence of adjacent development and infrastructure extending from the urban area, as well as development beyond the settlement edge... and the consequent erosion of field patterns, landscape features and loss of strong rural perceptual qualities, combine to lower landscape sensitivity to further development...”

Key characteristics, as recorded within the LSS, pertaining to the site and its surrounding include:

- » Medium to large scale arable fields
- » Overhead power lines have an urbanising effect and detract from the perceptual rural qualities of the area
- » Low cut and gappy hedgerows give the perception of a larger scale area
- » Field pattern here is irregular but largely geometric in shape
- » The electricity sub-station and sports field have an urbanising effect on landscape character





Landscape Character Plan

- | | | | |
|---|--|---|--|
|  | Site Boundary |  | Staffordshire County Council LCT: Sandstone Estatelands |
|  | County Boundary |  | Staffordshire County Council LCT: Sandstone Hills and Heaths |
|  | Natural England: National Character Area (NCA) |  | Staffordshire County Council LCT: Ancient redlands |



Physical Context

Landform of the site and setting

The site has an undulating landform ranging from approximately 56m AOD to 86m AOD. The high point is in the mid-western part of the site, dropping steeply to the low point at the watercourse along northern boundary where levels are approximately 56m AOD. Levels fall steeply at the west, north-west and south towards the east and north respectively. The site was a former quarry where extraction has taken place, which is evident in the landform today. The site is not typical of its setting which is gently undulating.

The wider setting of the site comprises a rolling landform with the watercourses to the west forming the low-lying areas. The land rises slowly south-east towards Dudley. The landform to the north drops to the watercourse then rises again towards Swindon. The land to the south-west is relatively flat. Several hills form this rolling landform including White House Plantation (135m AOD), approximately 2.5km to the north-west of the site.

Settlement Pattern and Land Use

The site is located at the western edge of Wall Heath, a suburban village in the Dudley Metropolitan Borough. Wall Heath extends up to Bobs-Holbeche Brook to the north and Swindon Road to the south-west. The site is bound to the east and south by the edge of Wall Heath. Dudley, to the east of the site is part of West Midlands conurbation, a major settlement. To the north is the village of Swindon (approximately 750m from the site) which due to landform, is not visible from the site. To the west, beyond the settlement of Hinksford is countryside with dispersed villages and hamlets.

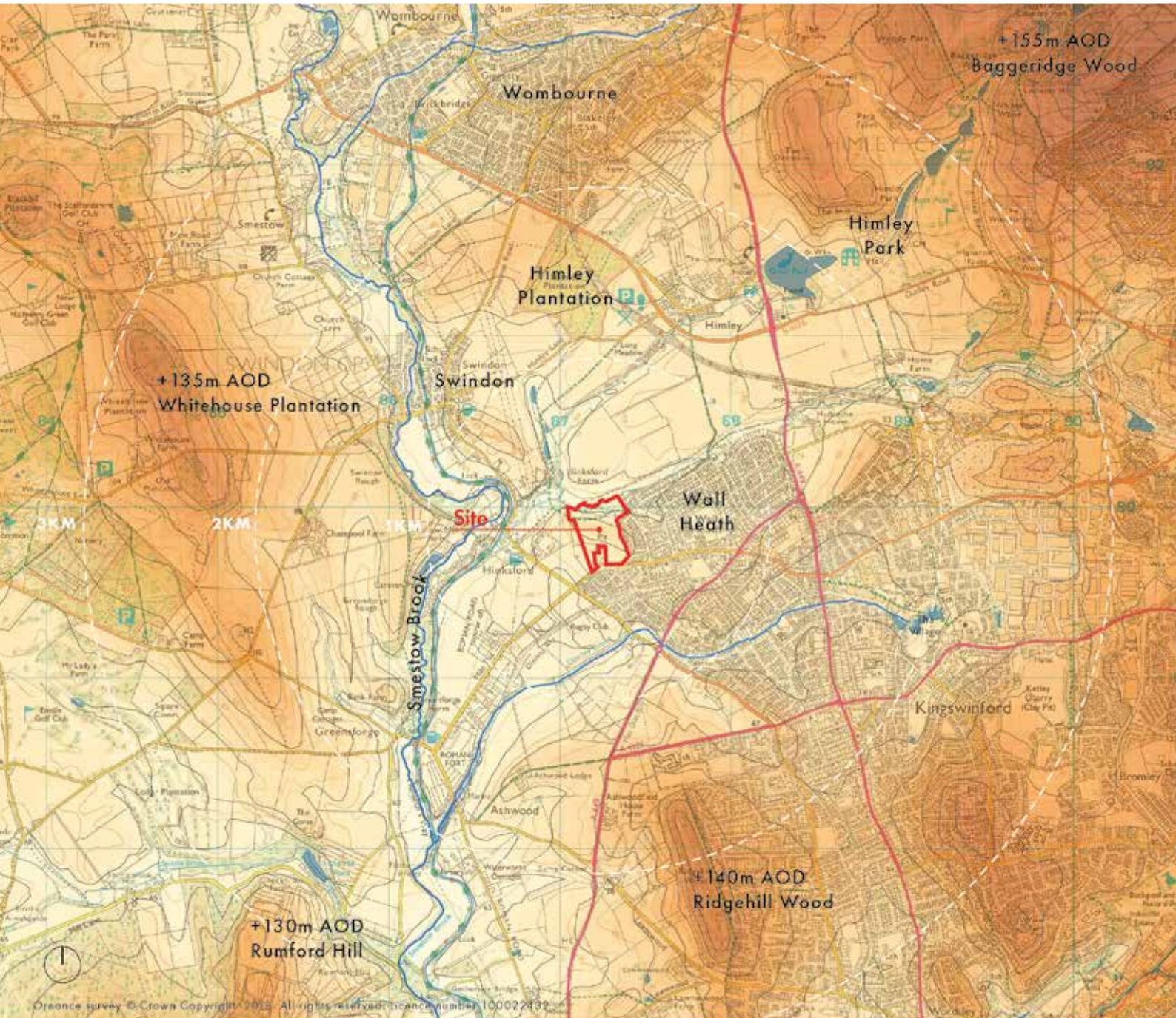
Land use within the immediate vicinity of the site comprises principally residential use and arable farming, although there are other uses including electricity sub-station, sports use and parks and gardens estates, such as Himley Hall, a Grade II listed Registered Park and Garden.

Tree cover

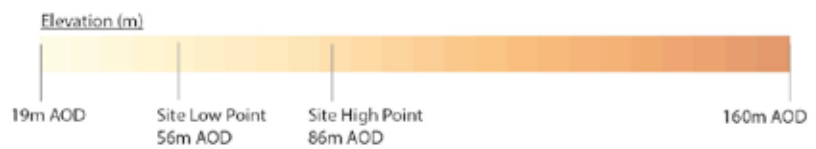
Tree cover in the site vicinity includes hedgerow trees, stands of woodland and linear woodland along the watercourses as well blocks of woodland further afield

Tree cover on site is mainly along the field boundaries with some newly planted trees in the northern extents of the site that supplement the well-established woodland at the northern boundary along the brook. The western boundary is formed of coniferous tree belt to provide visual screening to neighbouring residential properties, although there are breaks in this tree belt providing some glimpsed views out. The other boundaries comprise generally deciduous tree cover and most of these are semi-mature trees and provide a sense of enclosure and containment to the site from the immediate vicinity. Some of these, in particular the north-east is gappy and does not have the same sense of enclosure as other areas.

In the wider setting, woodland Himley Plantation to the north, Ridge Hill wood to the south, linear woodland on Smestow Brook and woodland on the ridgeline of Swindon rough provide a well treed skyline to views out from the site.



Landform Plan





4. Assessing the Setting: The Site

Technical surveys have been undertaken to ensure a comprehensive and robust site assessment. These include an assessments of access, ecology, landscape and visual, flood risk, drainage and land quality. The findings have been evaluated to identify the opportunities and constraints relevant to the development of the site.

Access and Movement

The site is accessible via sustainable modes of transport. The nearest bus stop is located on the northern side of Enville Road and is within 50m walking distance of the site, providing regular services to local destinations such as Stourbridge and Dudley. Stourbridge Junction Railway Station is 9km from the site and is accessible by bus or by cycling. This station provides regular rail services to Birmingham Snow Hill, Kidderminster and Stratford-upon Avon.

There are a variety of local amenities that are situated within walking distance of the site and can be accessed via existing footways. Amenities include schools, restaurants, supermarkets and a leisure centre.

There are cycling routes near the site, such as the route running alongside the River Stour and the Stourbridge Arm Cycle Route. The River Stour cycle route is accessible approximately 900m from the site access and connects to Kidderminster to the south of the site, while the Stourbridge Arm Cycle Route is accessible approximately 1.8km from the site and connects to Stourbridge.

A review of collision data has been undertaken, demonstrating that there are no local highway safety issues which would be exacerbated by residential development of the site.

A safe and suitable means of access can be achieved from Enville Road. This access will measure 5.5m in width with a footway 2m in width provided on either side of the access road. This junction would be positioned 30m to the west of the Enville Road / Millers Green Drive junction, forming a staggered crossroads arrangement. Suitable visibility splays can be achieved in either direction.

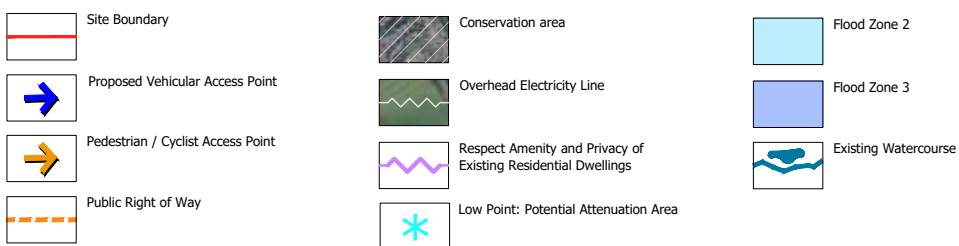
Pedestrian facilities can be improved through providing a new pedestrian footway from the site access on the northern side of Enville Road. This will continue east on Enville Road to tie in with the existing footway.



Looking west along Enville Road with existing vegetation screening the site to the east



Opportunities & Constraints Plan





Landscape And Visual Analysis

Landscape Analysis

The site comprises one field of an irregular structure clearly defined by intact, dense boundary vegetation is located at the edge of Wall Heath. The site boundaries are defined by woodland and Bobs-Holbeche Brook to the north, residential properties to the east along Blaze Hill Road, Enville road to the south, and Cromwell Manor and farmland to the west.

The site, being a former quarry has an undulating landform comprising a ridge line extending from north-west to the east for the high elevated land within the site. The land steeply slopes from this ridge line to the woodland and brook to the north, and also slopes to the south of the site, although less steeply.

The site is subject to urban influences due to the proximity to Wall Heath. An electrical substation, pylons and residential properties extend beyond the settlement further provides urbanising influences in the landscape. Gaps in boundary vegetation along the sites north-eastern boundary make a stark interface between the settlement and countryside. Opportunities exist to make a better interface between countryside and settlement.

Boundary vegetation comprise a mix of evergreen (to the west) and deciduous planting (elsewhere) that provide enclosure to the site. A small section of post and rail fencing along Enville Road provides a visual relationship with Wall Heath at the approach. The tree belt along the western boundary provides a sub-urban influence on the site due to its structure and being coniferous.

There is a concentration of deciduous tree cover along the northern boundary. This area is low lying, wooded and has a brook running through it, creating a tranquil and enclosed area, distinct from the rest of the site. Public Rights of Way (PRoW) Swindon 9 passes through this tree cover providing recreational activity.

The PRoWs on site are located within the northern extents of the site. PRoW Swindon 7 runs across the site and joins PRoW Swindon 9 and PRoW Swindon 8 linking the settlement to the countryside.

Visual Analysis

PRoW Swindon 7 crosses the site at the elevated areas of the site and affords long views out to the countryside. Views from the site looking north provide views across towards Himley plantation and Whitehouse plantation. Views of the settlement to the south are filtered by boundary vegetation, however the elevated woodland on Ridge Hill is prominent adding to the wooded skyline. Glimpsed and filtered views are afforded to and from the west through the gaps in the coniferous tree belt.

There are glimpsed views, through the gaps in vegetation, of the site from the surrounding landscape at higher elevation from PRoW Himley 7 to the north, PRoW Kinver 70 to the south, PRoW Himley 6 and PRoW Swindon 0.79 to the west.



Landscape and Visual Analysis Plan





Woodland and brook
along northern boundary

Himley Park

Baggeridge
Country Park

Properties on
Forge Lane



On site - view from PRoW Swindon 7, looking north-east across the site, towards Wall Heath

Coniferous tree belt along the
site's western boundary



Off site - view from Enville Road, looking north-west, towards the site



Properties on
Blaze Hill Road

Site



Enville Road

Site

Properties on
Blaze Hill Road





Dudley Kingswinford
Rugby Football Club

Himley
Plantation

Site



Off site - view from PRoW Kinver 70, looking north, towards the site

Coniferous tree belt along
the site's western boundary

Site



Off site - view from PRoW Swindon 0.79, looking south-east, towards the site



Properties within
Wall Heath

Himley Park

Baggeridge
Country Park



Electrical sub-station
on Swindon Road

Cromwell Manor

Dudley Kingswinford
Rugby Football Club





Site



Off site - view from PRoW Himley 7, looking south, towards the site

Properties on
Blaze Hill Road

Site



Off site - view from PRoW Himley 6, looking south-west, towards the site



Coniferous tree belt along the site's western boundary

Pylons crossing the site





Ecological summary

A preliminary ecological appraisal for the site has been undertaken, based on an Extended Phase 1 Survey and desk study. The survey was undertaken in November 2021. The desk study, also undertaken in November 2021, included a search of previous ecological records held by Ecorecord and the Staffordshire Ecological Record.

Designated Sites

There are no designated sites of nature conservation importance within the proposed development site boundary. The closest is 'Heathbrook Farm Railway' Site of Local Importance for Nature Conservation (SLINC), which lies approximately 200m south. This non-statutory site is designated for its broadleaved woodland, scrub, neutral grassland, hedgerows and watercourse, as well as being of local importance to breeding birds.

The nearest statutory-designated site is 'South Staffordshire Railway Walk' Local Nature Reserve (LNR), which lies approximately 0.9km to the north east of the site. This is designated for its woodland with heathland, flower-rich glades, streams and watercourses, in addition to its bird population.

One internationally-designated site of nature importance lies within 10km of the site. This is Fens Pools Special Area of Conservation (SAC), approximately 4km to the south east of the site. This is designated for its great crested newt population.

Habitats

The majority of the site was historically an open quarry, which has been landscaped and seeded with meadow grassland species. Semi-improved neutral grassland covered the majority of the site; poor semi-improved grassland was recorded in the south west of the site. The northern part of the site contained semi-natural broadleaved woodland; young plantation broadleaved woodland was also recorded in the north, and along the

western and southern boundaries. Dense (bramble) scrub was recorded in several areas throughout the site, as was occasional scattered scrub and scattered broadleaved trees. Fences bordered the majority of the site and three newly-planted species-poor hawthorn hedges were recorded within the fields. A stream flowing east to west formed the northern boundary of the site.

Habitats of moderate importance are the stream and semi-natural broadleaved woodland; all Priority Habitats and Staffordshire BAP Habitats. Bare ground, dense scrub, plantation broadleaved woodland, poor semi-improved grassland, semi-improved neutral grassland, species-poor hedgerow and tall ruderal habitats are of lower ecological importance.

Protected and notable species

Habitats within the site could potentially support protected/notable species, including white-clawed crayfish, reptiles, breeding birds, hazel dormouse, badger, bats (including potential roosts within mature trees), otter and hedgehog. The presence of great crested newts was considered unlikely; no ponds were recorded on site and none was identified within 250m of the site boundary (based on OS Map assessment). Himalayan balsam (a legally-controlled invasive species) was recorded within the woodland in the north of the site.














Conclusion

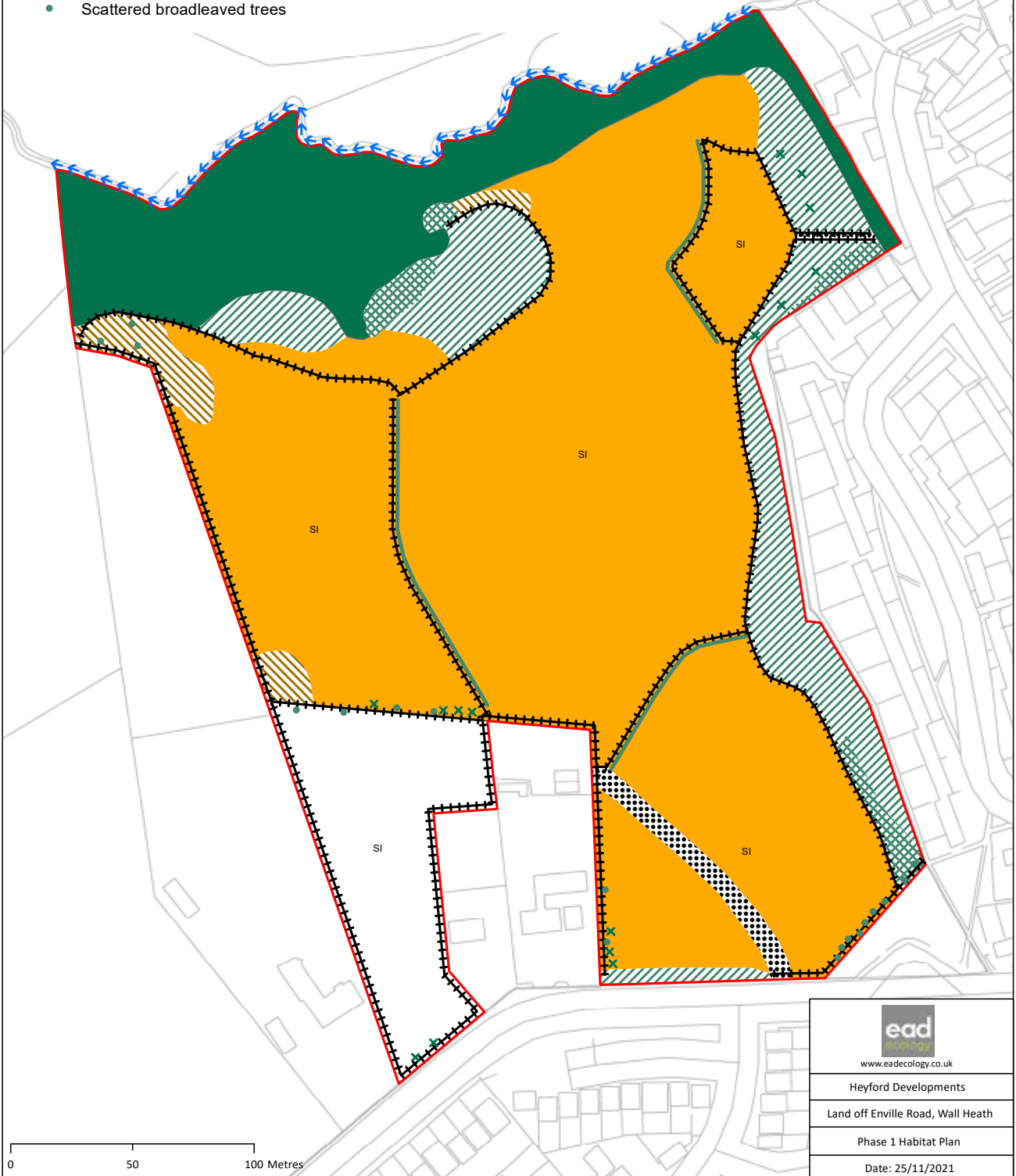
There are no overriding ecological constraints to the proposed development. Whilst potential constraints for habitats and protected/notable species occur, it is considered that avoidance (e.g., of habitats of moderate ecological importance), mitigation, compensation and enhancement measures could be provided. Compliance with legislation relating to statutory designated sites and protected species could be achieved and 'Biodiversity Net Gain' could be delivered.



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Key

-  Bare / disturbed ground
-  Dense scrub
-  Fence
-  Plantation broadleaved woodland
-  Poor semi-improved grassland
-  Running water
-  Scattered broadleaved trees
-  Scattered scrub
-  Semi-improved neutral grassland
-  Semi-natural broadleaved woodland
-  Species-poor hedgerow
-  Survey boundary
-  Tall ruderal




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Phase 1 Habitat Plan
Date: 25/11/2021



Hydrology, Drainage and Land Quality

An initial review of the baseline situation regarding hydrology, flood risk, drainage, and land quality at the site has been undertaken. A summary of the opportunities and constraints relevant to the site are set out below:

Opportunities:

- » The site is in Flood Zone 1 (FZ1). All developments are compatible within Flood Zone 1. No development will take place outside of FZ1.
- » The site is in an area where <25% of the land is susceptible to groundwater flood risk. However, available borehole data on-site does not record any indication of a high-water table present. Flooding from this source is therefore not determined to be a major constraint to development at the site.
- » The local sewers identified are assessed not to pose a constraint to development.
- » The site also allows for the use of SUDS features and a gravity-based drainage system. Lined infiltration-based drainage is also suitable.

Constraints:

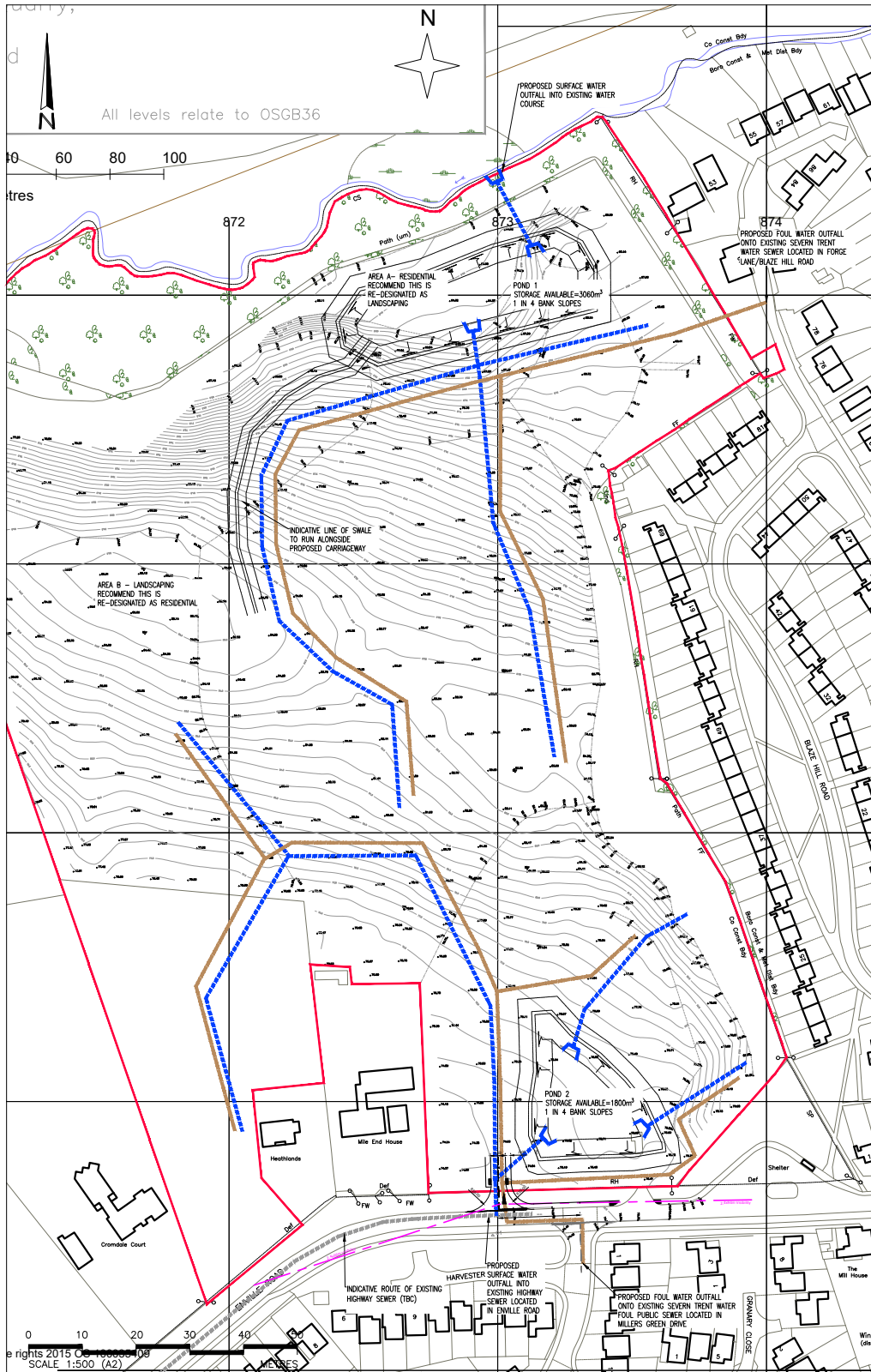
- » Although the site is in Flood Zone 1, there is an area of Flood Zone 3 just outside the northern boundary. This would need to be considered in further detail to ensure that appropriate allowances are made for the future effects of climate change.
- » The land is a restored quarry and unlined soakaways are not appropriate at the site.



View of eastern boundary of the site showing mature vegetation with existing settlement beyond



Looking west from the site. The site is characterised by its landform and well defined boundaries



- KEY:
- SITE BOUNDARY
 - PROPOSED DRAINAGE:
 - - - SURFACE WATER SEWER
 - - - FOUL GRAVITY SEWER



5. Design Principles and Concept

Concept Masterplan

The Concept Masterplan has been informed by the vision and technical analysis presented earlier in this document, along with the following design principles:

Development Form

- » The provision of approximately 4ha of residential development, achieving approximately 148 dwellings at an average density of 37 dwellings per hectare (dph). These dwellings will be delivered in a range of types and tenures to meet local demand.
- » Access to the site can be achieved via Enville Road.
- » Pedestrian access via the existing PRoW network will be retained.
- » Development will be structured to create a legible and permeable place that prioritises people and ensures streets and spaces are overlook where possible.
- » Development will back on to and respond appropriately to existing dwellings adjacent to the site boundary.
- » The character and appearance of the scheme could be inspired by positive and distinctive elements of the surrounding built form, helping to inspire a strong sense of place.

Open Space and Landscape

- » The existing Green Infrastructure components including trees will be retained where possible and further enhanced, and the development arranged around it, to provide strategic and meaningful space with a strong sense of place. This would further contribute to integrating the development within the host landscape of the immediate setting.
- » The proposals provide 4ha of accessible multi-functional public asset of green space to serve the needs of the development, encouraging time outdoors and interaction with nature, thus supporting the health and wellbeing of the whole community.
- » The provision of attenuation feature within the northern area of green open space will be designed, planted and managed in a manner to ensure that they also serve as a public amenity as well as supporting biodiversity.
- » Existing public rights of way will be enhanced and incorporated within areas of open space providing pedestrian connections through the site to the wider area. Opportunities to contribute towards enhancements to the wider PRoW network beyond the Green Belt boundary will be explored where possible (as per NPPF paragraph 142).
- » New footpaths will supplement these existing footways offering a network of green routes for pedestrians and cyclists and supporting healthy and active lifestyles.
- » The opportunity exists to provide accessible formal play facilities within the areas of public open space.
- » Opportunity to provide tree planting to assist in assimilating the development into the landscape.



Concept Plan

	Site Boundary		Residential		Potential Location for Children's Play
	Primary Vehicular Access		Primary Infrastructure		Public Open Space
	Pedestrian Access		Tertiary Street		Proposed Street Trees
	Public Right of Way		Attenuation		Existing and Proposed Planting

6. Summary of Aspirations

This document has set out a vision, current site assessment undertaken to date and the emerging concept proposals for Land North of Enville Road, Wall Heath. In summary;

- » 148 dwellings will be delivered on the site, showcasing a mix of housing types and tenures, helping South Staffordshire to meet its housing needs.
 - » Wall Heath's connections to major hubs in the Black Country and Birmingham make it an attractive location for residential development which can assist with the neighbouring unmet housing needs in a sustainable manner. Its suburban location also offers access to nature and a wide range of associated leisure activities.
 - » Multifunctional green space will be provided in the site, offering health benefits for people and environmental benefits for wildlife. Street trees will be planted to soften the site's built form whilst helping to mitigate the impacts of climate change and supporting a net gain in biodiversity.
 - » The proximity of the site to Wall Heath's village high street offers access to restaurants, cafes, pubs and more.
 - » A network of footpaths and cycle paths provide convenient access routes and promote sustainable modes of travel within the site and beyond, including to the aforementioned facilities and wider countryside.
 - » The development will be a distinctive, permeable and well-connected place that has been informed by best practice urban design principles and is responsive to its setting and important site features.
- It is considered that there are exceptional circumstances to justify the removal of the land from the Green Belt, given the identified housing need across Birmingham and the Black Country. This site benefits from defensible boundaries and is well related to the existing development. It is accessible and well-served by public transport and will help to deliver much needed housing in a sustainable location close to where it is most needed.



