

Land at Sandy Lane

Codsall, South Staffordshire

Vision Document

December 2021



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1. INTRODUCTION

This document relates to land off Sandy Lane, Codsall, and is hereafter referred to as the site.

The site lies on the northern edge of the village of Codsall. It covers around 10.8ha (26.7acres) of land. It comprises grazing fields, hedges and trees, allotments and farm buildings at Newhouse Farm.

The site is located within the context of the built-up area of the village. Housing borders the site at Sandy Lane to the south, and to the west at Gunstone Lane and Mill Lane. New development (Taylor Wimpey -Wheatfield Manor), lies adjacent to the east off Watery Lane with housing at Farran Drive and Thelwell Drive.

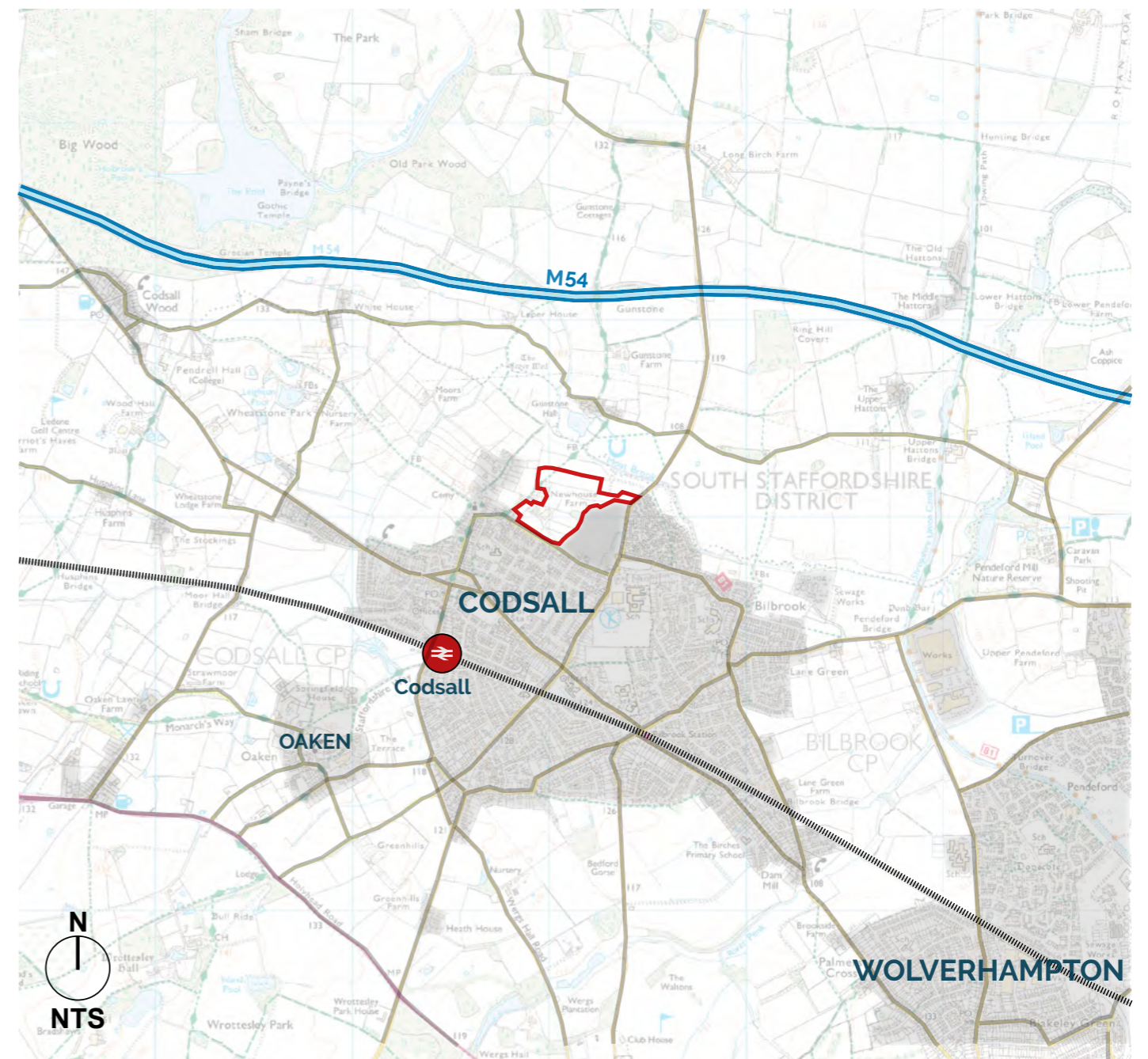
Hallam Land Management Limited (HLM) have a potential interest in the site and are promoting the site for housing development.

HLM are a strategic land and planning promotion company, and have a track record for successfully planning and delivering sustainable developments across the UK.

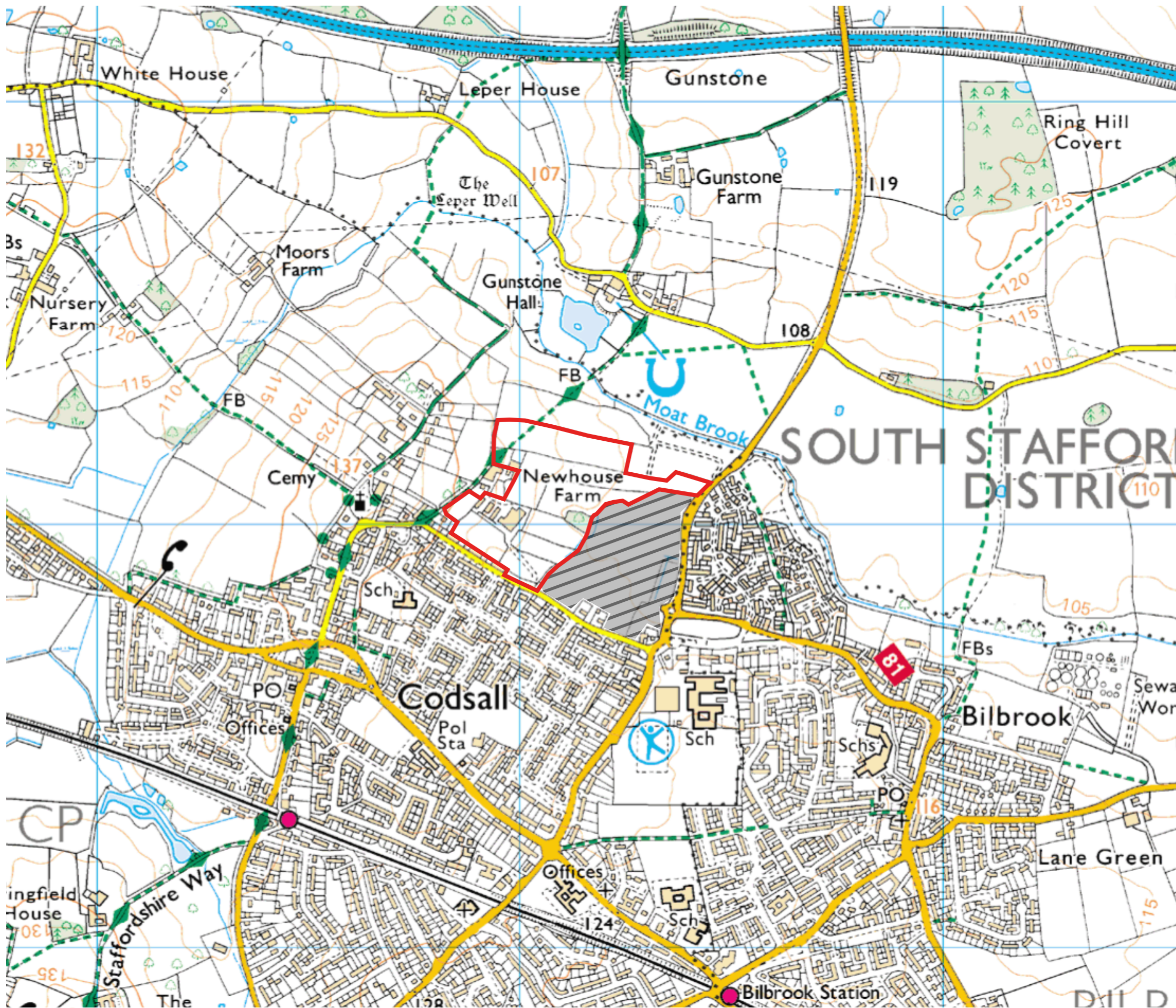
They are very experienced at working with local authorities and communities to deliver high quality places.



This document has been prepared to demonstrate the suitability and deliverability of a new housing development.

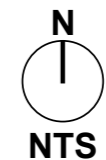
Based on preliminary environmental assessment work, this document contains the guiding principles for the future delivery of a high quality, well designed new development that could provide around 125 new homes.



Context Plan



-  Site Boundary
-  Recently Constructed Residential Development (Taylor Wimpey-Wheatfield Manor)



Site Location Plan



Site Boundary



Aerial Map

2. SITE ANALYSIS

A range of technical assessments have been undertaken to understand the environmental character and suitability of the site.

Planning

The site is designated as Green Belt – as are most of the proposed Site Allocations within the South Staffordshire Preferred Options Plan. (80% of South Staffordshire is covered by green belt). However, this site is less sensitive than many other sites around Codsall/Bilbrook and better fulfills the criteria for the release of sites from the Green Belt in the following ways:

- It is on the northern edge of Codsall in a location which has been highlighted for suggested growth by the 2018 GL Hearn/Woods report.
 - It is well contained by existing development on three sides (south, west and east), which includes new housing, and by landform and mature vegetation such that it is visually well-contained within the landscape.
 - The village is contained within the wider landscape to the north by the nearby Moat Brook which is lined with mature woodland.
- There is a well-defined limit to development and hence it would not result in unconstrained sprawl unlike other sites to the east of Codsall/Bilbrook, it would not lead to coalescence with Wolverhampton or any other settlement.
 - Potential development is judged by LUC consultants* to have only moderate/high 'harm' to the Green Belt compared with 'high' or very 'high harm' for land to the east of Codsall/Bilbrook'.

Landscape

The site and the surrounding landscape are not covered by any landscape quality designation.

The site comprises a series of rectilinear agricultural fields defined by hedgerows. There are mature trees and woodland within the eastern part of the site, and mature tree cover around Gunstone Lane.

The site forms part of a very gentle east facing slope above the valley of Moat Brook, which lies to the north of the village.

The site is visually well contained in the wider landscape. A small ridge at Church Hill and Mill Lane forms an arc of higher land which contains the site from the wider landscape to the west. The surrounding built form also visually contains the site, whilst overlapping mature trees and woodland, to include the strong natural feature of Moat Brook, which is aligned by mature trees and woodland, visually contains Codsall from the wider landscape to the north.

This landscape could absorb well-designed and well-planned development with new green infrastructure integrating the development into its built and landscape context. Benefits can be provided through accessible greenspace and new native, species rich planting.

2. SITE ANALYSIS

Biodiversity

No sites of international or national nature conservation importance are located within 5km or 2km search areas.

From the preliminary assessment that's been undertaken, the site is dominated by habitats of limited ecological value, namely species-poor grassland with buildings and hardstanding surrounded by bramble and leylandii hedgerows. There are some habitats of greater ecological value which comprise mature trees, hedgerows, semi-natural broadleaved woodland and a boundary ditch to the east of the site.

The initial habitat assessment has found that the site provides some degree of suitable habitat for protected species.

Appropriate masterplanning, to include a green infrastructure framework, can ensure that features of ecological value are protected and enhanced, whilst suitable mitigation strategies can be developed for protected species.

Transport, Access & Movement

The site fronts onto Sandy Lane and Watery Lane.

Much of the site is not publicly accessible, although a short stretch of the Staffordshire Way (long distance recreational path) crosses the very northernmost part of the site.

The closest bus stops to the site are at Codsall Community High School' located approximately 300 metres away from Sandy Lane. Codsall Train Station is located around 800 metres from the site.

The site is within easy walking and cycling distance to nearby community facilities within Codsall such as local shops and the First School and High School.

An initial assessment of the highway network highlights that to the east of the site the surrounding roads (including both Sandy Lane and Watery Lane) have adequate widths and geometry to accommodate traffic associated with development.

Suitable access could be delivered at either Sandy Lane or Watery Lane (or from both points) to serve development upon the site.

Heritage

There are no Scheduled Monuments or Listed Buildings within the site.

The very southwestern part of the site borders Codsall Conservation Area (CA). The CA is focussed on the village church (St Nicholas), that occupies higher ground at Church Hill, and includes the area Church Road, Drury Lane and the northern parts of Sandy Lane. There is a further CA to the south within the village.

The CA Appraisal identifies a series 'buffer zones' around the boundaries of the CA, which includes part of a 'buffer zone' within the southwestern part of the site.

The development can respond sensitively by locating built development away from the CA and the 'buffer zone', with the southwestern part of the site including areas of greenspace and planting.

2. SITE ANALYSIS

Housing in Codsall



1. View from Gunstone Lane of site near Newhouse Farm



Viewpoint Location Plan

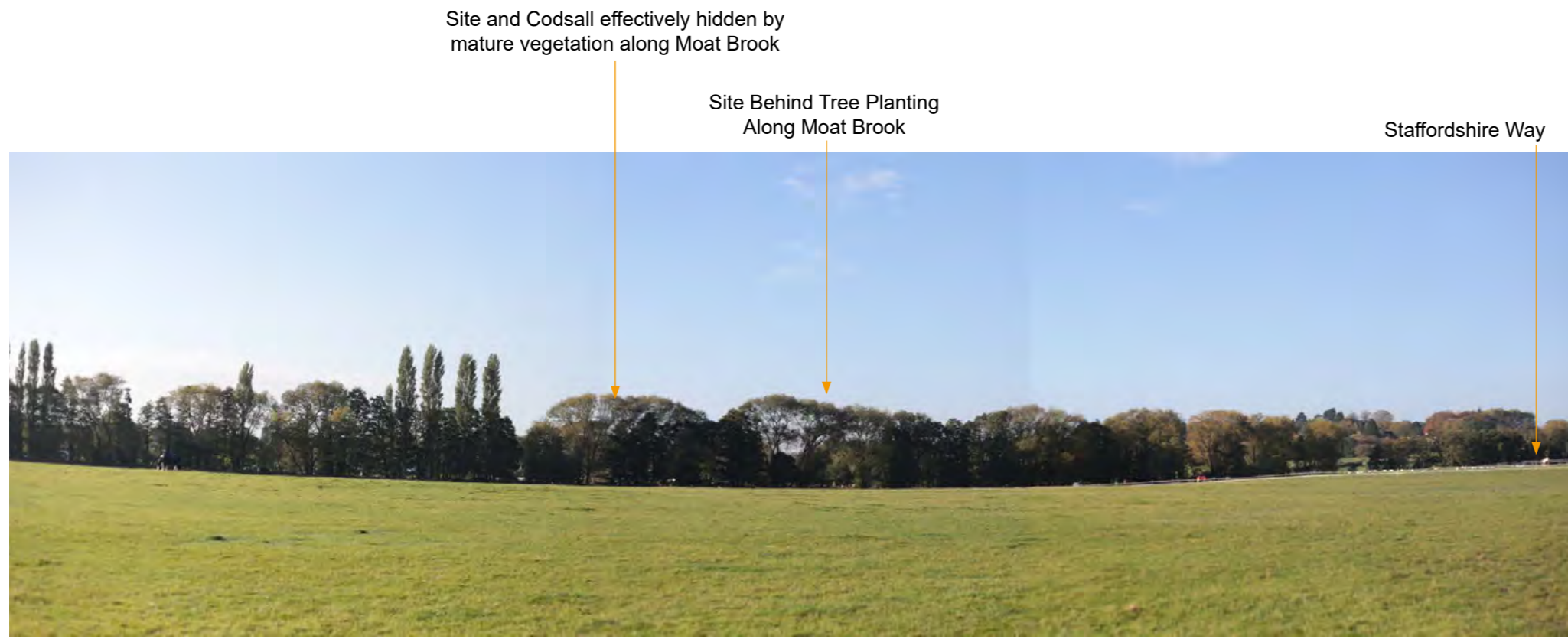
Site Behind Hedgeline

Properties off Gunstone Lane
Footpath (Codsall 3)



2. View south from Staffordshire Way looking back towards Codsall

2. SITE ANALYSIS



3. View from Public Footpath, near Whitehouse Lane



Viewpoint Location Plan



4. View east from public bridleway that connects with Mill Lane (Codsall 1)

2. SITE ANALYSIS

Issues & Opportunities

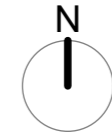
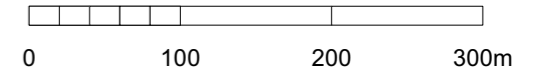
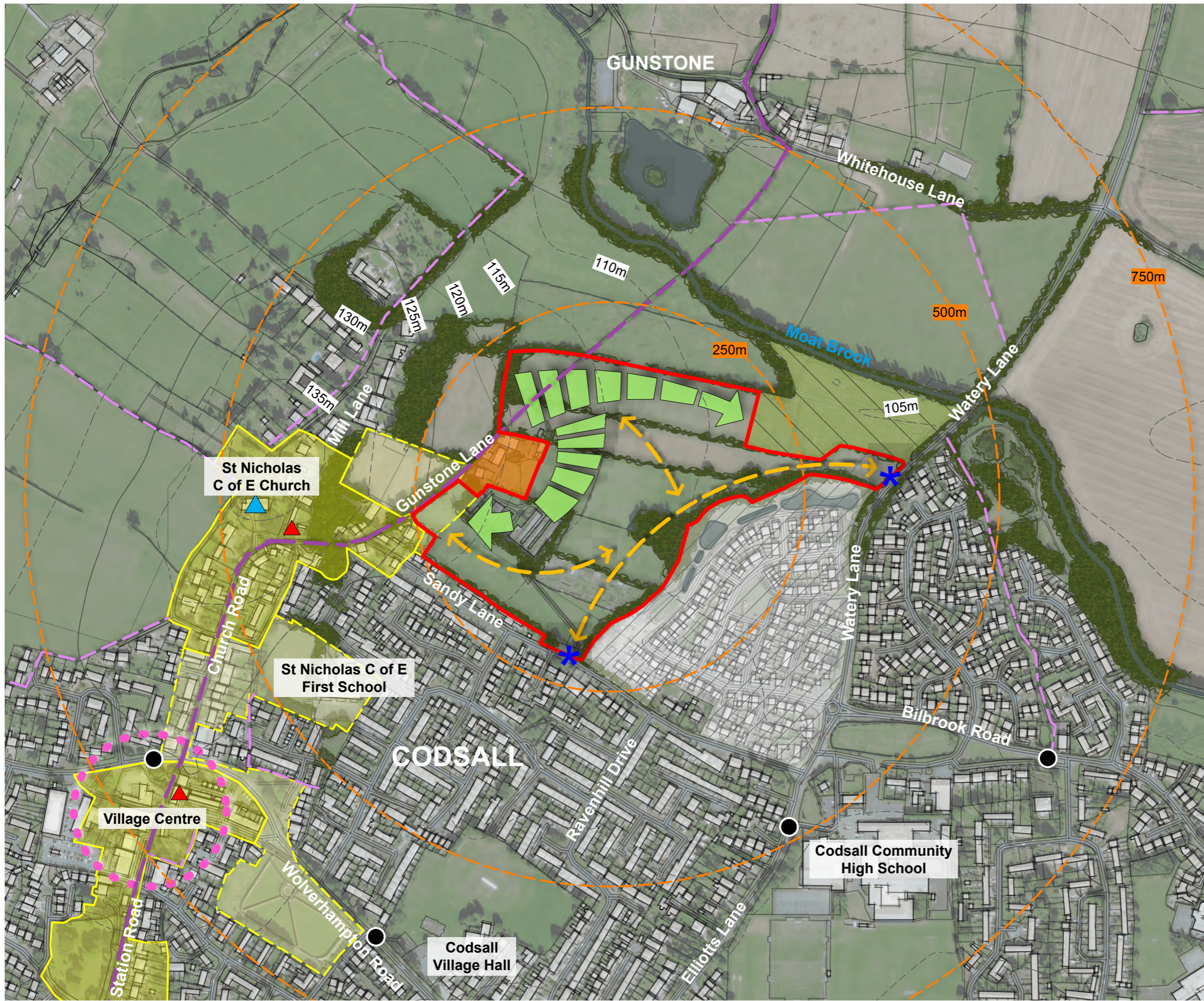
An analysis of the site and its surrounding context in terms of constraints and opportunities, helps to shape the potential for locating development upon the site, and guides the masterplanning process.

Responding to the site's features and the consideration of environment and technical issues ensures that a responsive and sensitive design approach can be delivered. Not only does the design seek to address constraints in a sympathetic and appropriate manner, but it also aims to expand upon the key opportunities and benefits afforded by the site.

Key elements that have informed the masterplan are the following:

Design Process

- Using a 'ground up' approach to masterplanning where the site's woodland, hedges and mature trees are expanded upon to create a perimeter green infrastructure framework within which to sensitively integrate built development into the landscape.
- Locating built development within the eastern part of the site so that it is observed as a logical continuation of the recent housing development to the east and provides a sensitive design response to the higher land along Gunstone Lane and Mill Lane to the west, and the Conservation Area.
- No built development would be located within the Conservation Area 'buffer zone'. This area can be expanded upon to create a larger 'buffer zone' designed as new of area of accessible greenspace for the local community, providing recreational and biodiversity benefits
- Existing hedgerows and mature trees within the western part of the site can be strengthened by the addition of new woodland, trees and hedgerows. This would 'soften' and filter views of the development as well as increasing wildlife habitats.
- The mature northern hedgerow can be enhanced by the introduction of new woodland planting such that the built development would have a strong and well-defined edge - similar in character to the wooded Moat Brook.
- Protecting the route of the Staffordshire Way and expanding upon this with the use of new recreational routes within and around the site which can provide new links, for example, between Sandy Lane and Watery Lane.
- New development, and in particular the use of colour, materials and design finishes, can explore locally distinct vernacular to sensitively integrate the development into the context of the village.
- Fronting built development onto areas of greenspace to include the eastern landscape corridor.



KEY

-  Site boundary
-  Topography - contours
-  Distance from site
-  Existing vegetation
-  Moat Brook
-  Allotments
-  Recently constructed residential development
-  New House Farm on Gunstone Lane
-  Conservation Area
-  Conservation Area buffer
-  Staffordshire Way
-  Public Right of Way
-  Village centre
-  Grade II* listed building
-  Grade II listed building
-  Bus stop
-  Potential access point
-  Potential pedestrian & cycle connection
-  Potential green infrastructure

3. CONCEPT MASTERPLAN

A Conceptual Masterplan has been prepared which sets out the initial thoughts of the masterplanning team in terms of development capacity and how best to deliver a sensitive well-designed new development.

Concept Masterplan

A 'ground up' landscape led approach would be adopted whereby the site's key features and characteristics, such as trees, hedgerows and rights of way are retained as key elements of the design. These are then reinforced or expanded upon to create a framework of green and blue infrastructure.

Mature vegetation can be retained and enhanced through new planting and additional green corridors to deliver biodiversity and recreational benefits. This framework would establish logical and efficient development parcels within which the built form can be successfully integrated.

The built form would be based on coherent and connected layout of streets and routes that are direct, accessible and easy to move around. Using a descending hierarchy of higher order primary streets and lower order lanes and mews arrangements would create series of distinct 'character streets'

Enclosed and defined by an attractive mix of new homes and buildings the layout would deliver widely accepted placemaking themes such as streets converging to focal spaces and main public areas, the introduction of keynote buildings, and the delivery of views and vistas.

Pedestrians and cyclists will take priority and the movement strategy would include a series of new recreational routes so as to encourage healthy active lifestyles. This would also include access to public transport, education, local shopping, health provision and green space.

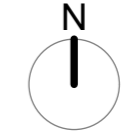
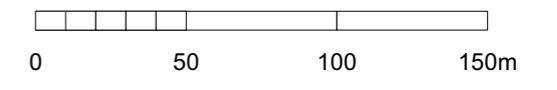
The development can provide a variety of house types for all age groups, which could include, for example, 'first time' homes, family homes, care homes, and retirement living. These can be designed to allow for modern lifestyles. Plot design could accommodate opportunities for home working, cycle storage and electric charging points, and gardens that provide space for recycling,

food growing and harvesting.

The built form should explore locally distinct vernacular in terms of height, scale, design, materials and colours which will help the development respond to its setting.

To respond to climate change the design would explore existing and emerging technologies for delivering renewable energy and energy efficient buildings.





- KEY
- Site boundary 10.8ha
 - Residential development c. 3.5ha (around 125 dwellings at 35dph)
 - Green infrastructure
 - Topography - contours
 - Existing vegetation
 - Moat Brook
 - Indicative woodland, trees and hedges
 - Access point
 - Access street
 - Pedestrian & cycle connection
 - Staffordshire Way
 - SUDS basin

125 New Homes

Including Affordable Homes and the potential for retirement and care homes



Contribution to New Facilities

Community Facilities



What can the site deliver?



New Habitat & Improved Connectivity of Existing Habitat



New Woodland Planting, Trees, Hedgerow and Greenspace



Provision of Accessible Open Space & New Recreational Routes



SuDS capable of improving flood mitigation

