



## Regulation 19 Representation – Tong Road, Bishop's Wood

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**For: Boningale Homes Ltd**

Report No. MAN.710.003.PL.R.002



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# Local Plan Review Regulation 19 Tong Road, Bishops Wood Representation

Project:	Local Plan Review Regulation 19 Representation
For:	Boningle Homes Ltd.
Status:	Final V2
Date:	December 2022
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## 1.0 Introduction

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### 1.1 Introduction

1.1.1 This representation has been prepared by Enzygo Ltd in respect of the Draft Local Plan Publication Version for South Staffordshire 2018-2039, Regulation 19, November 2022 (hereafter referred to as the 'Publication LP') on behalf of Boningle Homes Limited (Boningle). Boningle Homes have different land interests across the South Staffordshire District.

1.1.2 This representation contains information relating to the following land parcel:

- BH025 Tong Road, Bishop's Wood (SHELAA Site Reference Site 097)

## 2.0 Site Context

### 2.1 Site Location

2.1.1 The site is located on a parcel of agricultural land south of Bishops Wood, off Tong Road nr. Postcode ST19 9AB. The site is centred at grid reference X: 383823 Y: 309219 (see Figure 1 below for site location).

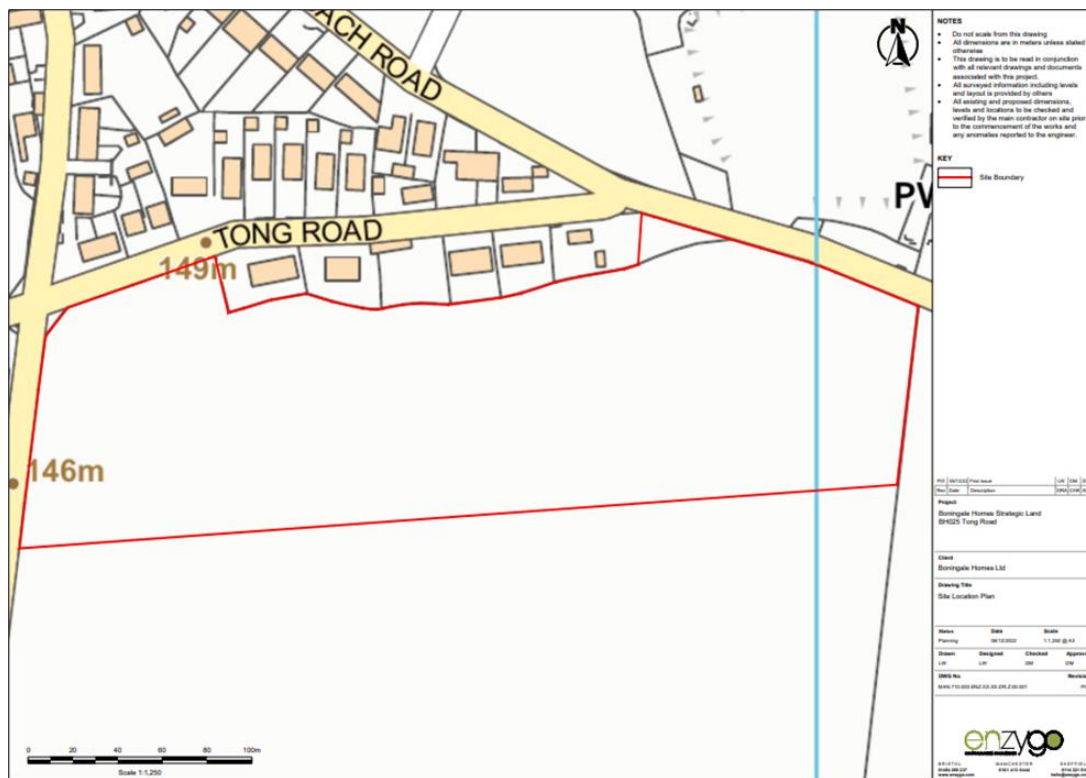


Figure 1: Site Location (site denoted by red line)

### 3.0 Site Characteristics

#### 3.1 Flood Risk

3.1.1 The site is located within Flood Zone 1 (low risk of fluvial flooding) as illustrated in the Environment Agency's online flood map records (see Figure 2). The majority of the site is not at risk of surface water flooding, although there are small pockets of land within the eastern extent of the site which are identified as being at low risk of surface water flooding (Figure 3). Land further east, beyond the site boundary is identified as medium to high risk of surface water flooding and features a number of field ponds. There are no known drainage constraints which would form insurmountable barriers to the delivery of this site subject to detailed design and consideration of infrastructure capacity.

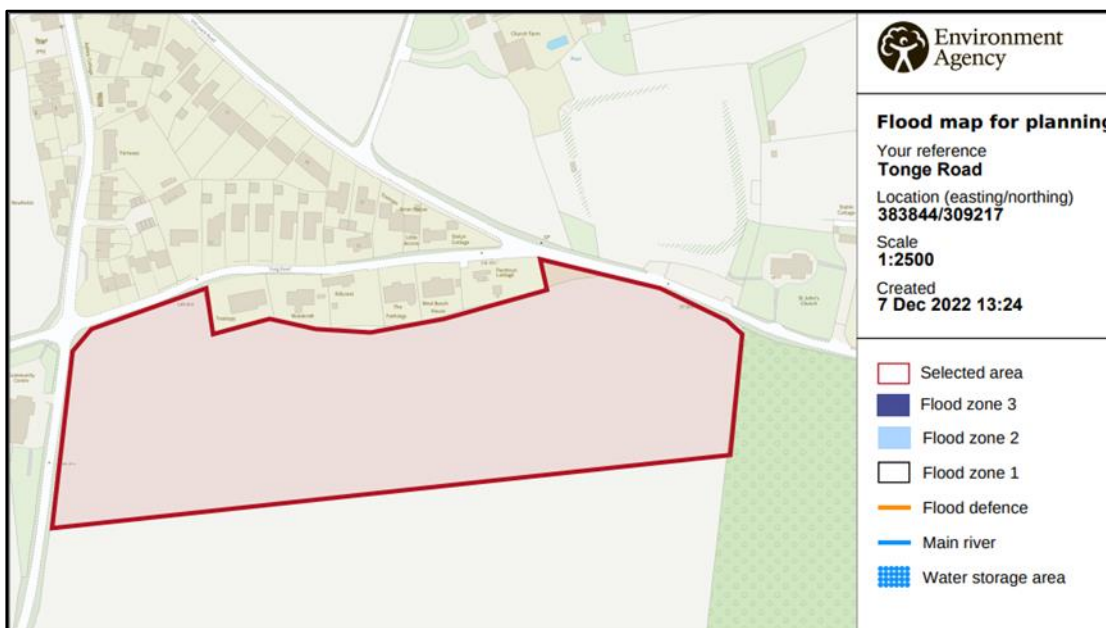


Figure 2: Environment Agency Flood Risk Map (Rivers and Sea)



Figure 3: Environment Agency Surface Water Flood Risk Map

### 3.2 Ecology

3.2.1 There are no statutory ecological designations within the site boundary (Figure 4). The closest ecological designations to the site are:

- Big Hyde Rough (SSSI) – approx. 2.2km southeast of the site.
- Belvide Reservoir (SSSI) – approx. 1.6km northeast of the site.

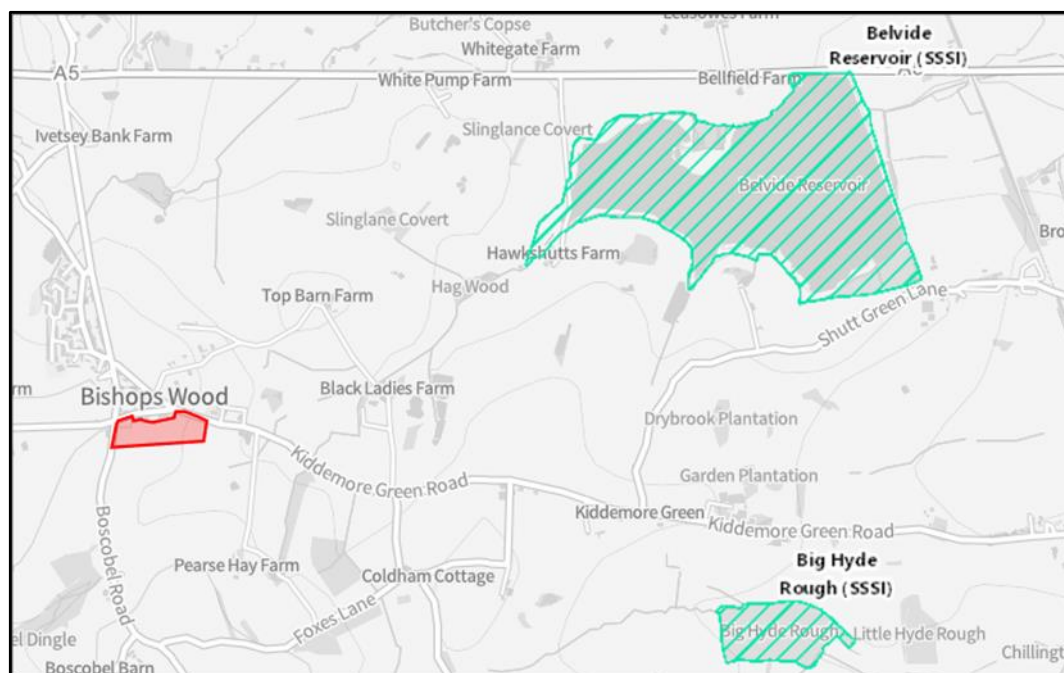


Figure 4: DEFRA Map of Ecological Designations

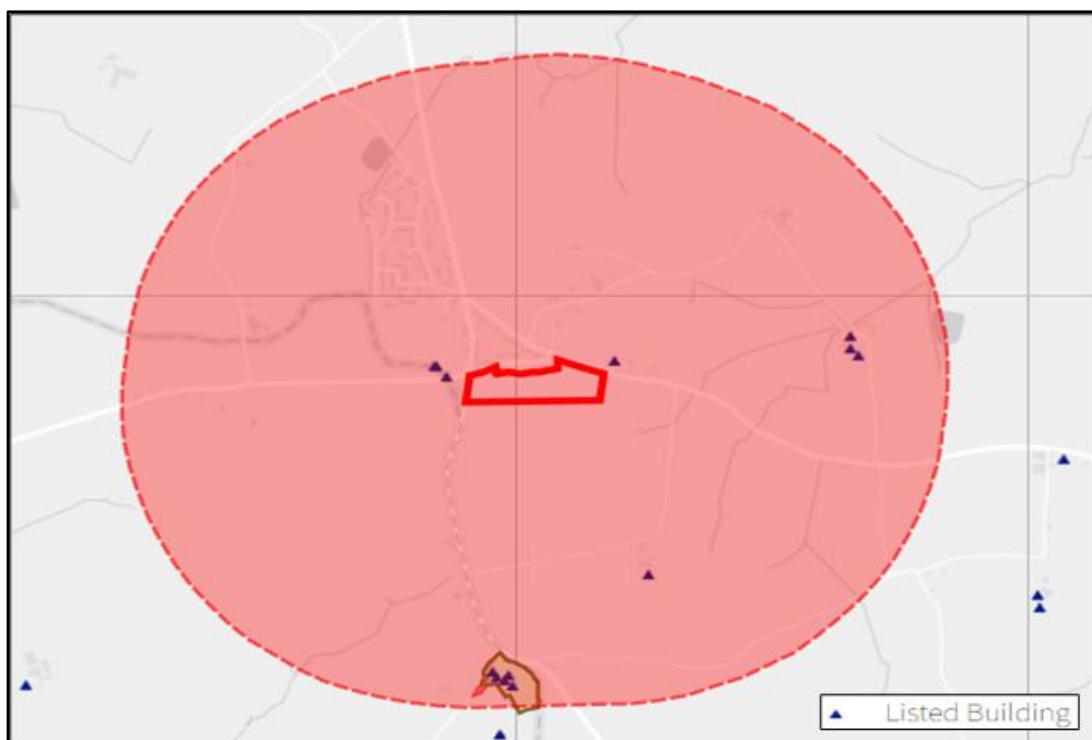
### 3.3 Heritage Impacts

3.3.1 The site is not within a Conservation Area. There are no listed buildings or other defined heritage assets within the boundary however, there are thirteen listed buildings within a 1km buffer of the site (Figure 5). Those closest to the site are:

- Church of St John (Grade II) – approx. 0.1km east of the site;
- Milestone in the grounds of Acorn Cottage (Grade II) – approx. 80m west of the site;
- Cow House approximately 25m to the north west of Acorn Cottage (Grade II) – approx. 0.1km west of the site.

3.3.2 The Boscobel House (Grade II Registered Park & Garden) lies approx. 0.95km south of the site.





**Figure 5: Heritage Assets (site denoted by red line)**

3.3.3 The HESA scores as part of the SHELAA assessment identifies the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.

### **3.4 Agricultural Land Classification**

3.4.1 The map from Natural England (Figure 6) shows the site to be Grade 3 (good to moderate quality agricultural land); the wider area falls within Grade 3 with areas of Grade 2. The Natural England Map does not subdivide ALC into Grade 3a or 3b.



Figure 6: Extract: Natural England - Agricultural Land Classification Map  
(site denoted by red star)

### 3.5 Topography

3.5.1 The site rises slightly from a height of approx. 145m AOD in the southern extent to 150m in the northern extent. The site also rises from east to west, from a height of approx. 140m AOD to 148m AOD.

### 3.6 Landscape And Visual Impact

3.6.1 The site benefits from an existing hedgerow on the northern, eastern and western boundaries (see Figure 7 for the surrounding landscape characteristics). This offers natural screening of the site, limiting views from Offoxey Road to the east, Tong Road to the north and the neighbouring agricultural field to the immediate west. The southern boundary does not feature existing vegetation and instead adjoins the wider field in which the site is situated within.

3.6.2 Beyond the site, further south are undeveloped agricultural fields and isolated farmsteads. To the north are existing residential dwellings located in the settlement of Bishops Wood, which are sensitive receptors regarding potential development on the site.

3.6.3 There is limited vegetation within the site. There is one mature tree present on the southern site boundary.

- 3.6.4 There are a number of potentially sensitive receptors in regard to the proximity of the site, such as the dwellings identified on Tong Road and the Village Hall to the immediate east.



Figure 7: The site in the wider context (site denoted by red line)

### 3.7 Public Rights of Way (PRoW) and Access

- 3.7.1 Although there are no direct links to the site via PRoWs there is an extensive PRoW network within the vicinity of the site (Figure 8). The Blymill and Weston under Lizard 23 footpath, lies to the northwest of the site into the settlement of Bishops Wood. A number of brideways are located to the east of the site, for example the Breewood and Coven 60 and 76 brideways located approx. 0.11km and 0.25km northeast, run from Old Church Road (immediately north of the site) towards Bridleways Farm.

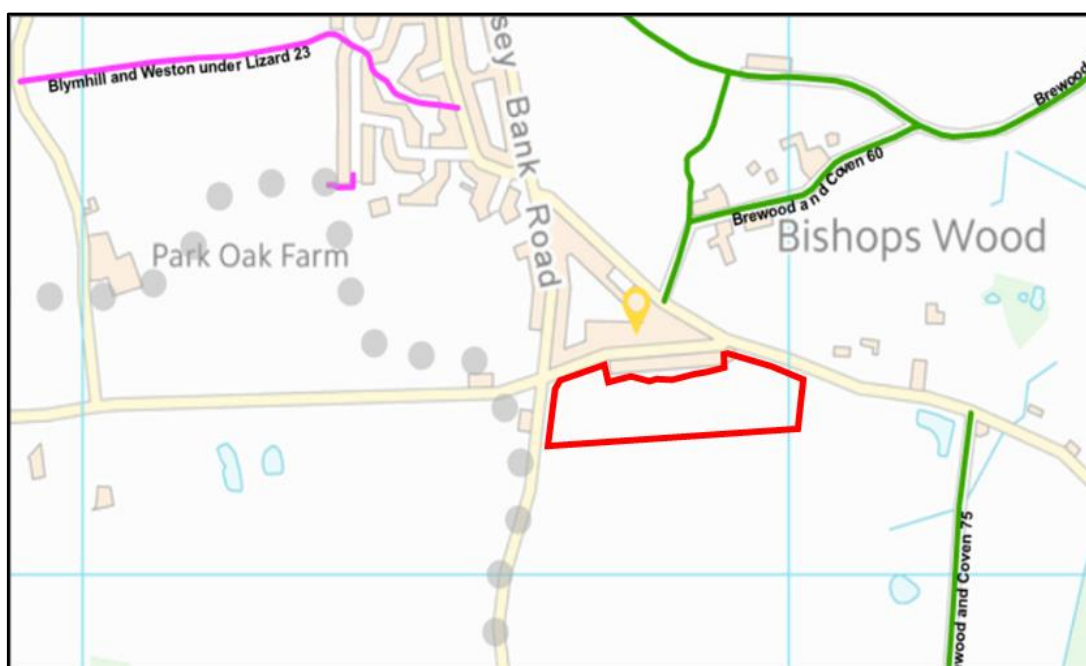


Figure 8: Extract - Staffordshire County Council Public Rights of Way Map

- 3.7.2 The site does not, appear to have direct footway access to the site. Therefore, the road would require widening to provide a suitable footway, in consultation with the highway's authority. The County highways assessment at the SHELAA stage of the Council's assessment noted that the site is ***"Ok in principle, subject to road widening to provide footway."***

### **3.8 Proximity to Local Facilities**

- 3.8.1 To the immediate north of the site are residential dwellings located on Tong Road, forming the settlement edge of Bishop's Wood. The Bishop's Wood Village Hall lies to the immediate west of the site, beyond Offoxey Road.

- 3.8.2 Bishop's Wood is characterised by residential dwellings and agricultural fields. There are a number of public amenities in the vicinity of the site. The St Johns Church lies approximately 50m to the northeast of the site, and the St Johns C of E First School lies approx. 0.38km northwest of the site. Further amenities and facilities include the Bishops Wood Play Area, approx. 0.6km northwest of the site and Country Kids Day Nursery, approx. 0.65km to the west.

### **3.9 Public Transport**

- 3.9.1 Public transport facilities are within walking distance of the site. There are two bus stops located on Old Coach Road, 0.24km north of the site. Services 877 and 878, which serve the city of Wolverhampton and Coven, make use of these stops. Therefore, sustainable transportation options are within proximity of the site.

## 4.0 Local Plan Review Context and Spatial Strategy

### 4.1 Regulation 19 Local Plan Review Context

4.1.1 The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Bishops Wood, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.

4.1.2 There has been a change in the proposed spatial strategy associated with the Regulation 19 Publication LP (compared to earlier stages of the local plan preparation review process) where no allocations are currently proposed adjacent to Tier 4 settlements. We disagree with this revised approach in the context of seeking to ensure proportionate and balanced growth across the District, and the need to deliver a mix of sites in sustainable locations to ensure effective delivery across different phases of the plan period.

### 4.2 Site in context of Spatial Strategy

4.2.1 The SHELAA proforma for Site 097 SHELAA recognises that whilst the site is 'moderate-high' Green Belt harm, similar to the majority of land in this location (See Figure 9), under site opportunities for the SHELAA assessment it is recognised that:

*"The size of the site could offer opportunities for additional Green Belt compensation measures by providing public access to green belt land that makes up the wider site."*

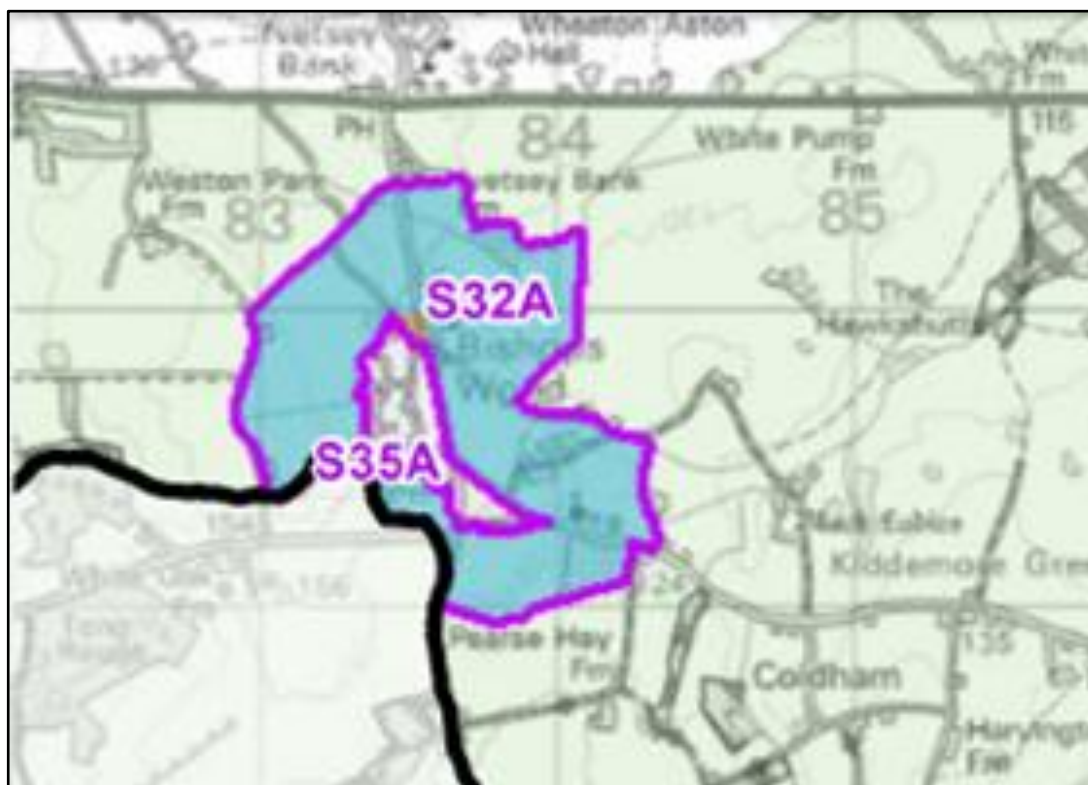


Figure 9 Extract: LUC Greenbelt Study

4.2.2 The site presents an opportunity for an additional site allocation under Policy SA5 of the local plan, subject to the consideration of Green Belt boundaries under Policy DS1.

### **4.3 Capacity, Suitability and Availability**

4.3.1 The representation site area is approximately 4.068 hectares (ha).

4.3.2 The regular shape of the site offers good opportunities for permeability throughout the site. The size of the site and existing use also provides opportunities for a high-quality scheme design and landscape framework that respects and responds to the existing landscape context.

## 5.0 Conclusion

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### 5.1 Summary

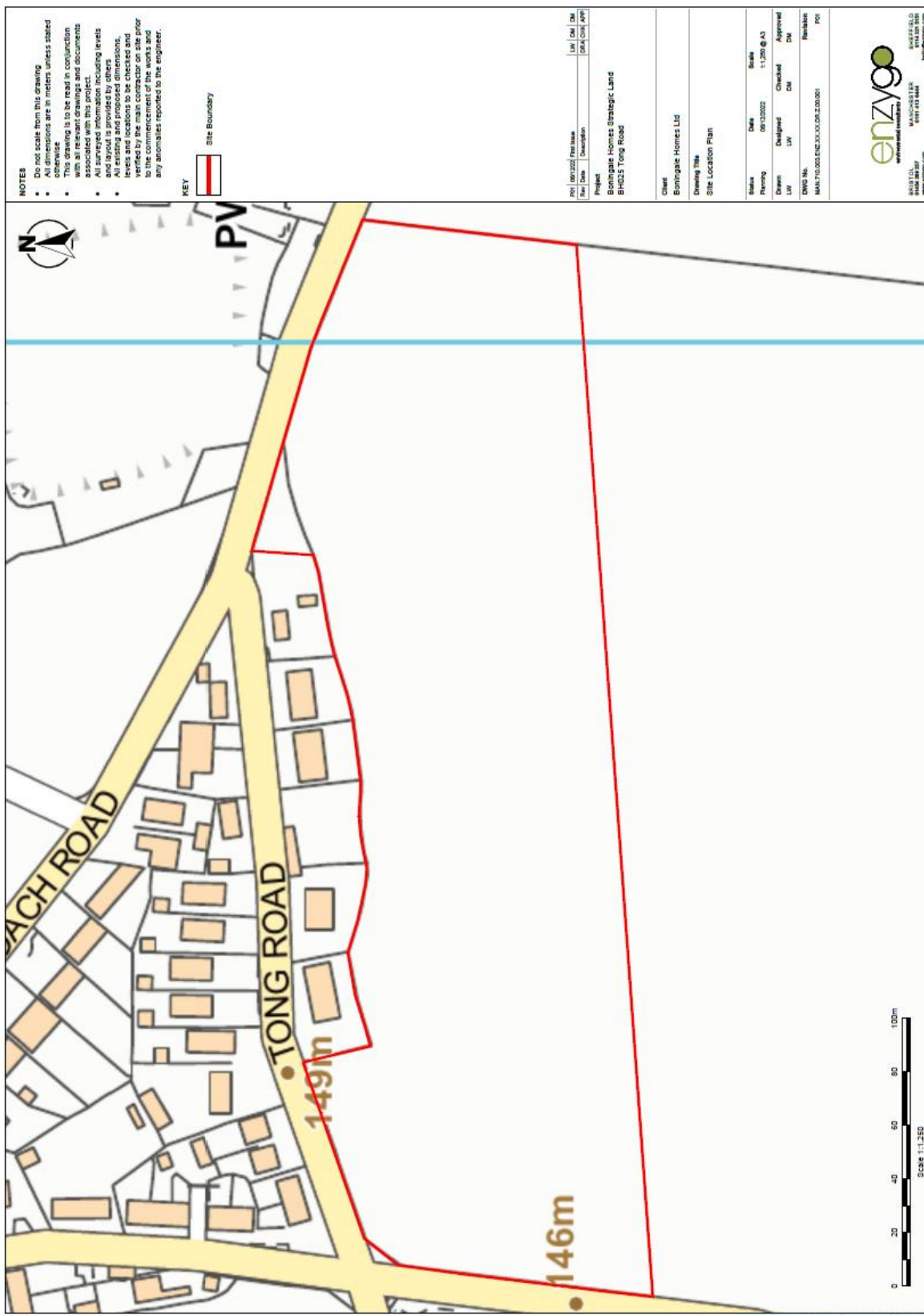
- 5.1.1 The site is located on a parcel of agricultural land south of Bishop's Wood, off Tong Road.
- 5.1.2 This representation has demonstrated that the site is not known to be unduly constrained in terms of topography, ecology, flood risk or heritage.
- 5.1.3 Although there are no direct links to the site via PRowS there is an extensive PRow network within the vicinity of the site. There are two bus stops located on Old Coach Road, 0.24km north of the site, which serve the city of Wolverhampton and Coven. Development of the site would require consideration of new pedestrian footpath along the existing highway, in consultation the Highways Authority.
- 5.1.4 To the immediate north of the site are residential dwellings located on Tong Road, forming the settlement edge of Bishop's Wood. There are a number of public amenities in the vicinity of the site. St Johns Church lies approximately 50m to the northeast of the site, and the St Johns C of E First School lies approx. 0.38km northwest of the site. Further amenities and facilities include the Bishops Wood Play Area, approx. 0.6km northwest of the site and Country Kids Day Nursery, approx. 0.65km to the west.
- 5.1.5 The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Bishop's Wood, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.
- 5.1.6 Taking other constraints into account, and as evidenced above, the site is considered potentially suitable as an allocation for residential development in the local plan.

## 6.0 Appendices

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### Appendix 1 : Site Location Plan







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