



Regulation 19 Representation – Land South of Coven Road, Brewood

For: Boningale Homes Ltd

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Local Plan Review Regulation 19 Land South of Coven Road, Brewood Representation

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1.0 Introduction

1.1 Introduction

1.1.1 This representation to the South Staffordshire Local Plan Review Regulation 19 consultation has been prepared by Enzygo Ltd. on behalf of Boningle Homes Ltd. Boningle Homes have different land interests across the South Staffordshire District.

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

- BH028 Land South of Coven Road, Brewood (No SHELAA Site Reference – nearest comprising Site 687)

2.0 Site Context

2.1 Site Location

2.1.1 The site is located within a land parcel off Coven Road, nearest postcode ST19 9DF. The site is centred at grid reference X: 389241 Y: 307673 (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). Land to the south, west and north within the immediate vicinity of the site is also located in Flood Zone 1. Land to the east, approximately 0.2km from the site, is located in Flood Zone 3 (high risk) following the route of the River Penk, identified by the Environment Agency as a main river.

3.1.2 In regard to surface water flooding, the site itself is not shown to be at risk of surface water flooding based on Environment Agency surface water flood maps. Off-site areas to north of the site, beyond Coven Road, features areas of land at low/medium/high risk of surface water flooding and land to the east of the site is identified as being at medium to high risk of surface water flooding. There are a number of field ponds located north and south of the site ranging from low to high risk of surface water flooding (Figure 3). 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.

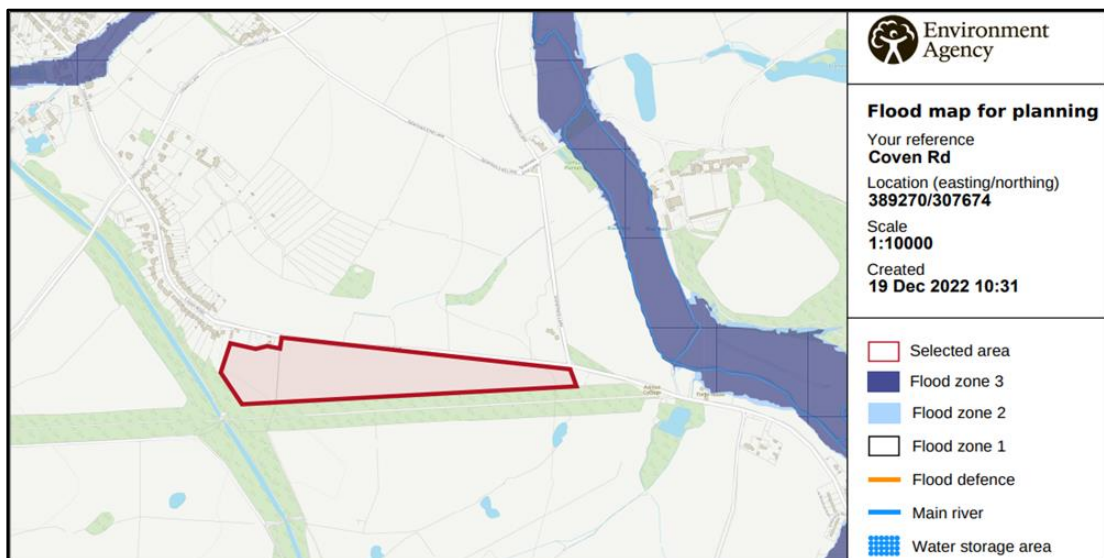


Figure 2: Environment Agency Flood Risk Map (Rivers and Sea)

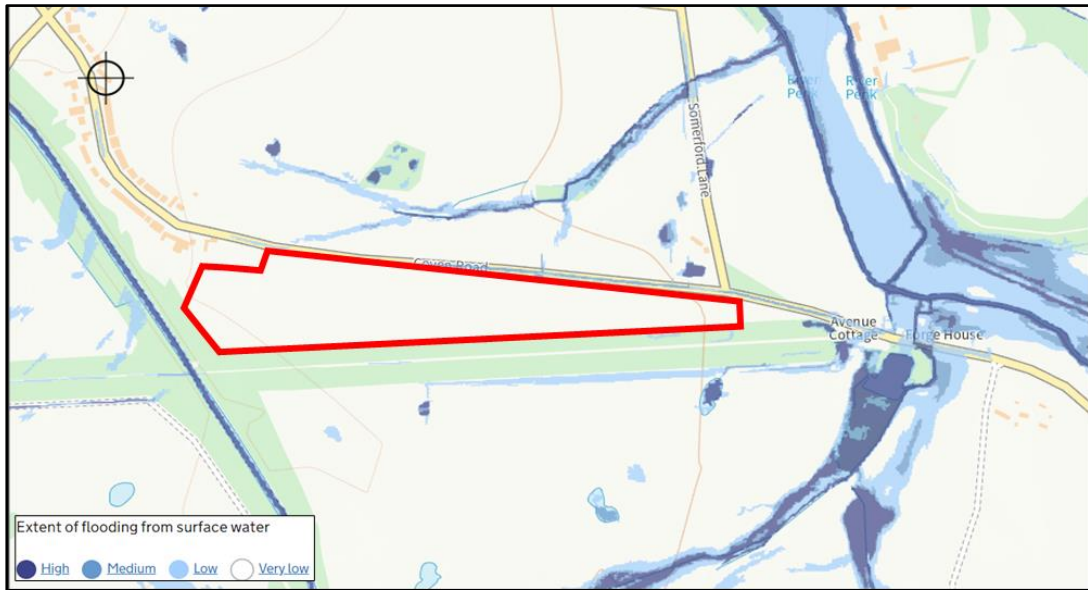


Figure 3: Environment Agency Surface Water Flood Risk Map

3.2 Ecology

- 3.2.1 There are no statutory designated sites within the site boundary (Figure 4). The Four Ashes (SSSI) lies approx. 1.8km northeast of the site, Belvide Reservoir (SSSI) lies approx. 2.8km northwest and Big Hyde Rough (SSSI) lies approx. 2.2km west of the site.
- 3.2.2 Trees are not present with the site boundary, however there is a network of hedgerows bounding the site.
- 3.2.3 Chillington Registered Park and Garden (Grade II*) lies adjacent to the southern site boundary and consists of a mature tree belt.

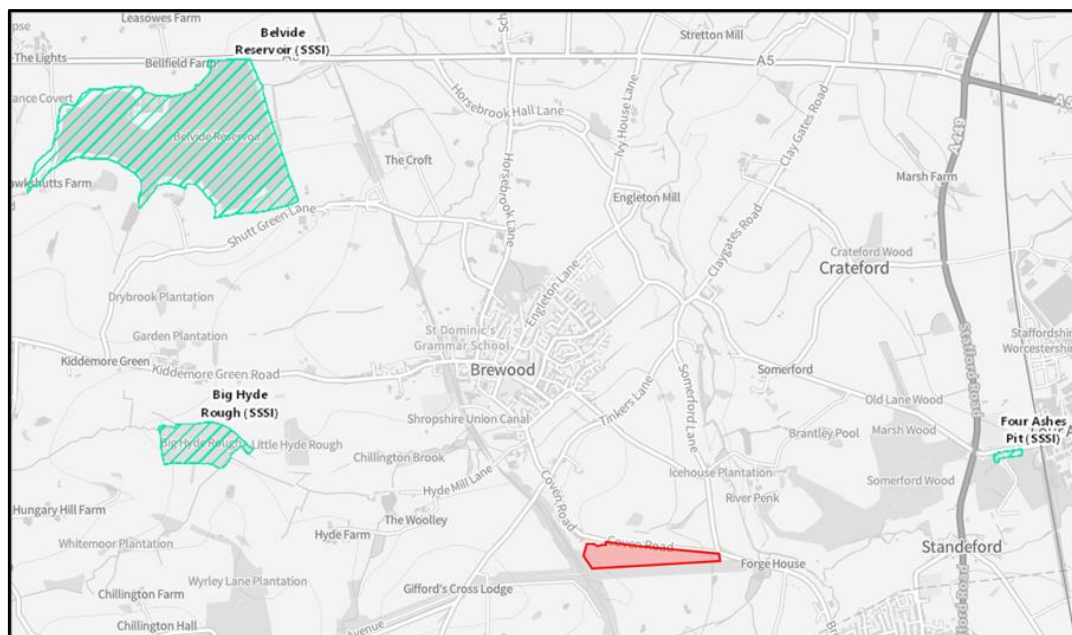


Figure 4: DEFRA Magic Map Extract of Ecological Designations

3.3 Heritage

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 approximately 27 listed buildings within a 1km buffer of the site (Figure 5).

3.3.2 The closest listed buildings to the site are:

- Shropshire Union Canal milepost (Grade II) – approx. 45m southwest of the site;
- Shropshire Union Canal Number 10 (Avenue Bridge) (Grade II) – approx. 55m southwest of the site;
- Shropshire Union Canal Number 9 (Chillington Bridge) (Grade II) – approx. 0.2km south of the site; and
- Dutch Barn (Grade II) – approx. 0.4km north east of the site.

3.3.3 The Chillington Park and Garden (Grade II*) lies adjacent to the southern site boundary.

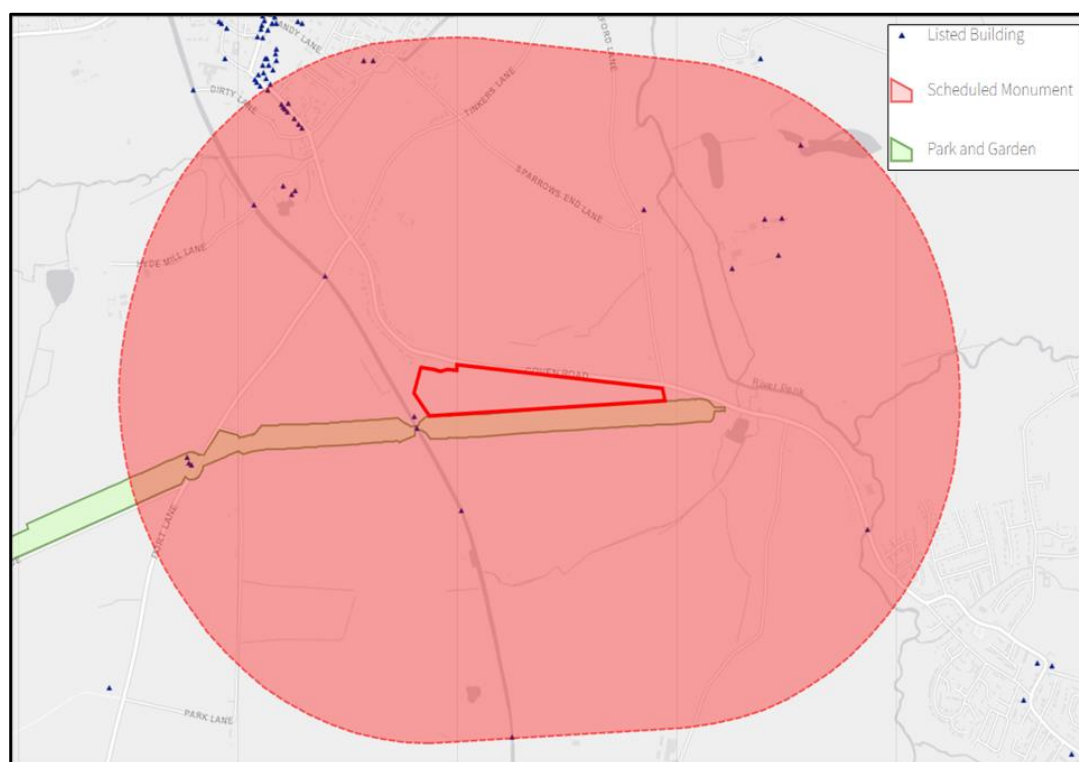


Figure 5: Historic England Map (site denoted by red line and listed buildings denoted by blue triangles)

3.4 Agricultural Land Classification

3.4.1 The map from Natural England (Figure 6) the site to be Grade 2 (good quality agricultural land); the wider area falls within Grade 2 and Grade 3 agricultural land grades.



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 96m AOD in the east to 118m AOD in the west. However, it is considered that the development of the site is not constrained by topography (Figure 7).

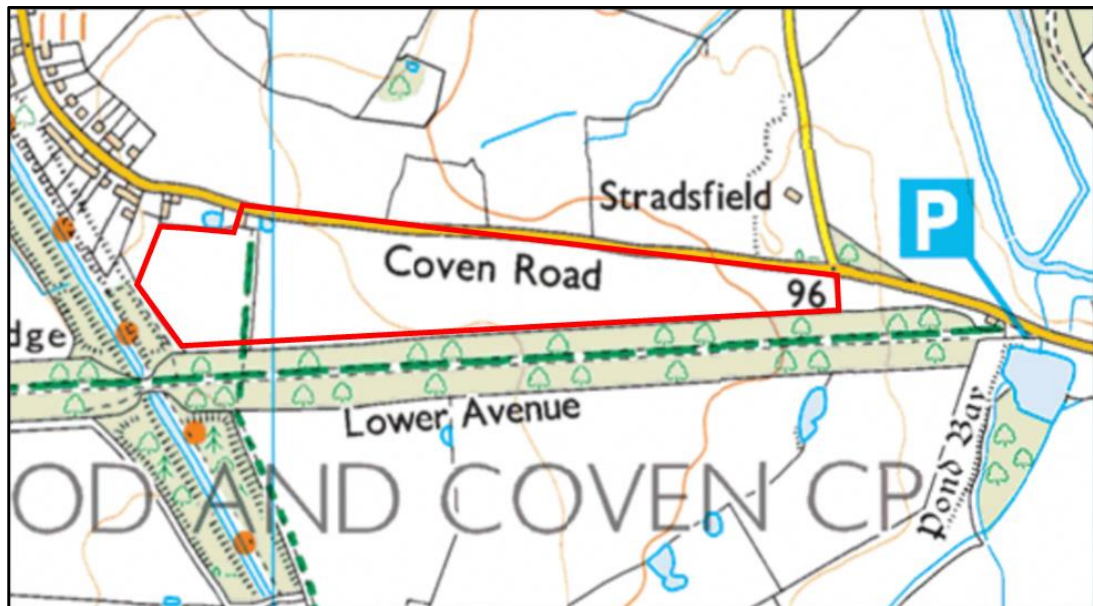


Figure 7: Extract – Ordnance Survey Map

3.6 Landscape And Visual Impact

- 3.6.1 The site is located within a triangular parcel of agricultural land.
- 3.6.2 Coven Road bounds the site to the north and is lined by an existing hedgerow. The southern site boundary is characterised by mature trees / a linear woodland belt, which forms part of the Registered Chillington Park and Garden. The east of the site also features an element of boundary vegetation. To the north of the site lies a builder's yard, which is separated from the site by a well-established hedgerow and cluster of trees.
- 3.6.3 On the whole, the existing boundary vegetation appears to offer a relatively robust level of screening to the site from the south and the east and a moderate degree of screening to the north and west through existing vegetation.

3.7 Public Rights of Way (PRoW)

- 3.7.1 Access to the site is currently attained from Coven Road, which lies adjacent to the northern site boundary.
- 3.7.2 The County Council Public Rights of Way Map indicates that there are no PRoWs which traverse the site itself (Figure 8). The Brewwood and Coven 0.906 Bridleway lines the site's southern boundary, connecting to the Brewwood and Coven 41 (Footpath), which runs south of the site towards Shropshire Union Canal. The Brewwood and Coven 40 (Footpath) lies approx. 1.0km southeast of the site, located on the settlement edge of Coven village.



Figure 8: Extract – South Staffordshire Public Rights of Way Map

3.8 Proximity to Local Facilities

- 3.8.1 The site sits between the villages of Brewwood and Coven. Coven village lies approx. 0.9km southeast of the site and Brewwood lies approx. 1.9km northwest of the site.

3.8.2 The village of Coven features a variety of public amenities including a Co Op Supermarket, the St Paul's C of E First School, Coven playgrounds and St Paul's Church. Brewood also features a variety of public facilities and amenities including the Brewood C of E Middle School, Brewood Tennis Club and a number of public houses.

3.8.3 The location of the site therefore offers access to employment, facilities and services in nearby settlements.

3.9 Public Transport

3.9.1 In terms of sustainable transport links, there are bus stops located approximately 0.8km north east of the site. The Hyde Mill Croft bus stop is located on Coven Road. Services 877 and 878 run from this bus stop, serving Brewood and Stafford Town Centre. Dean Street bus stop also lies approx. 0.8km northeast of the site and serves bus routes 877, 878 and 813. Bus 813 serves the city centre of Wolverhampton, providing a direct link from Coven and Brewood. The nearest railway station is Bilbrook Station, which lies approx. 5.1km south of the site.

3.10 Greenbelt

3.10.1 The site is located within the West Midlands Green Belt.

4.0 Local Plan Review Context and Spatial Strategy

4.1 Brewood Spatial Strategy (Regulation 19 Local Plan Review Context)

4.1.1

4.1.2 The Regulation 19 Publication LP notes the following for Brewood settlement at Para 5.32:

“5.32 Housing growth in the village will be delivered through limited land release alongside the delivery of the safeguarded land previously identified adjacent to the village. This approach balances the historic character of the village, the extent of Green Belt land in this area and the relative level of services and facilities in Brewood compared to other settlements in the district. It also recognises the potential for additional allocations to be made to address the acute local need for specialist elderly housing in this location.”

4.1.3 The proposed allocations for Brewood are shown on p36 of the Publication LP. Two housing allocations are currently proposed. These comprise the safeguarded land to the northeast of the settlement (part of SHELAA site 617) and a new allocation (SHELAA site 079) to the west of settlement which is currently located in the greenbelt. These are proposed to be allocated as follows:

- Four Ashes Lane (Safeguarded land, re-allocated). Residential. 63 dwellings. Part of SHELAA site 617.
- Land South of Kiddermore Green Road. Residential. 43 dwellings (including specialist housing). SHELAA Site 079.

4.1.4 The proposed allocations are shown on Figure 9 below.

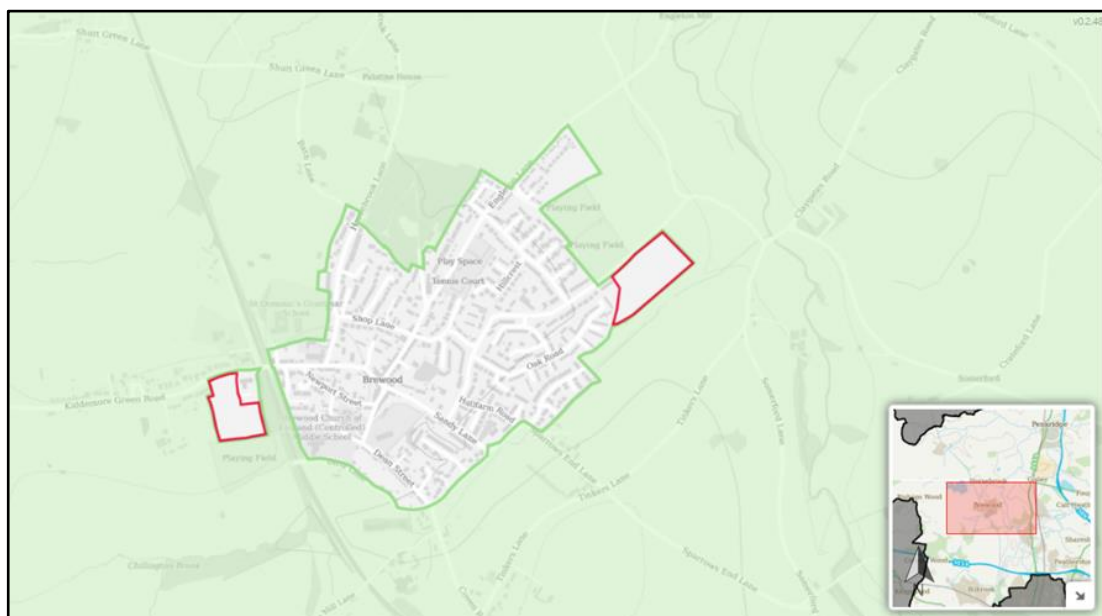


Figure 9 Extract: South Staffordshire District Council Local Plan Review Publication Map 2022 - Brewood proposed allocations

4.2 Site in context of Spatial Strategy

4.2.1 The site subject to this representation is located near to the Tier 2 settlement of Brewood. Tier 2 settlements are recognised as providing access to a range of facilities, services and educational establishments in the local plan.

4.2.2 A representation was submitted by the client to the 'Call for Sites' for a smaller parcel of land comprising the Builders Yard (SHELAA site reference 687, see Figure 10 below) to the north of this representation site. This representation relates to an additional adjacent area of Green Belt land to the immediate south of the Builders Yard which has not been previously assessed as part of the SHELAA process.

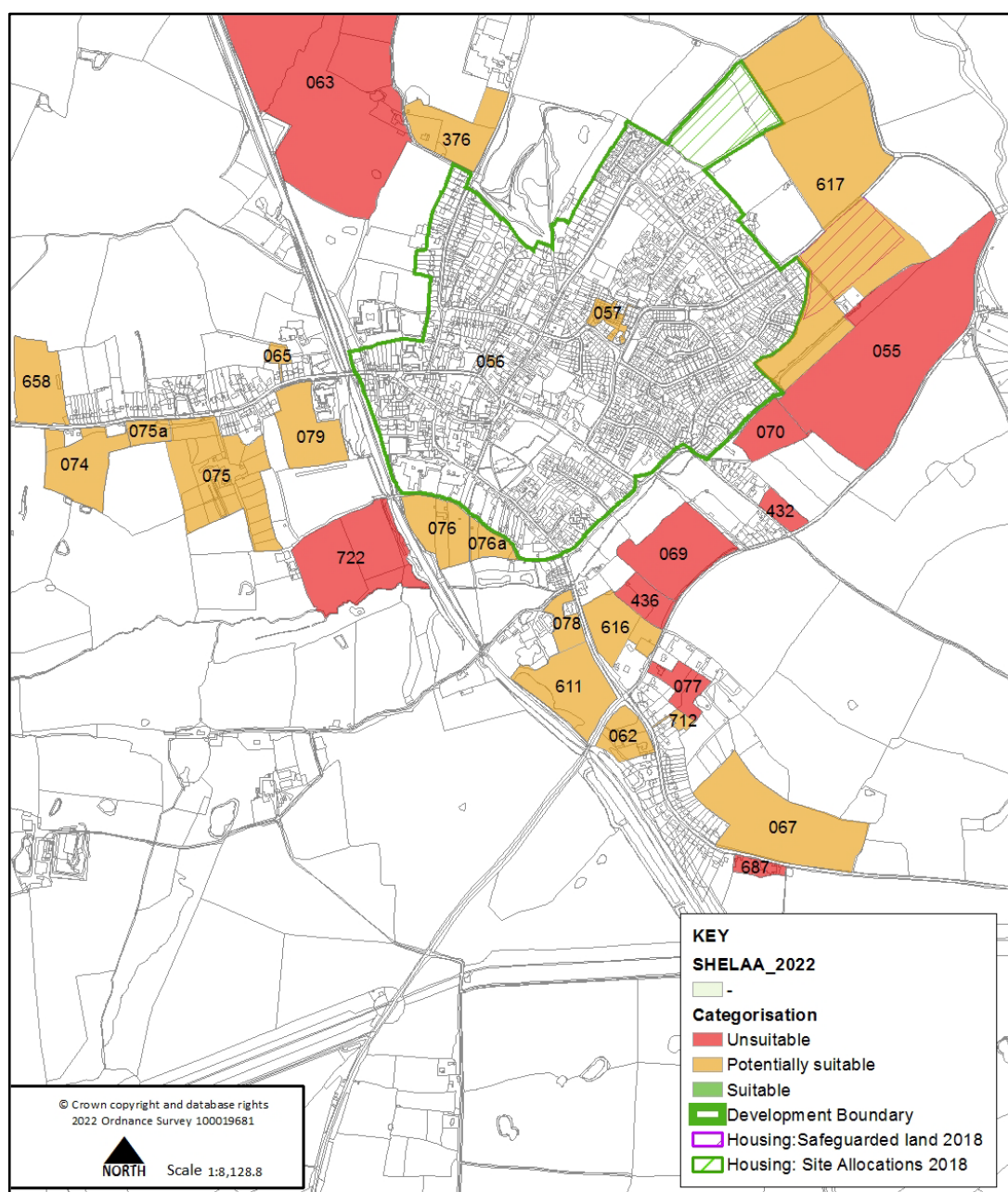


Figure 10: Extract South Staffordshire Council Map of SHELAA Sites Map Locality 2

- 4.2.3 The site that forms part of this representation is located beyond the existing Development Boundary of Brewood, adjacent to the amenity areas of properties along Coven Road to the west and northwest of the site. A builders yard is located to the immediate north of the site. Brewood is considered a Tier 2 settlement under the spatial strategy as part of the local plan review. The representation site is therefore considered as 'potentially suitable' under the criteria of the Housing Site Selection Topic Paper (November 2022) and local plan spatial strategy.
- 4.2.4 The South Staffordshire Green Belt Study Addendum Final Report Prepared by LUC (August 2022) and LUC Phase 1 and Phase 2 Green Belt assessment (2019) does not include the representation site as part of the greenbelt assessment (as a non SHELAA site).

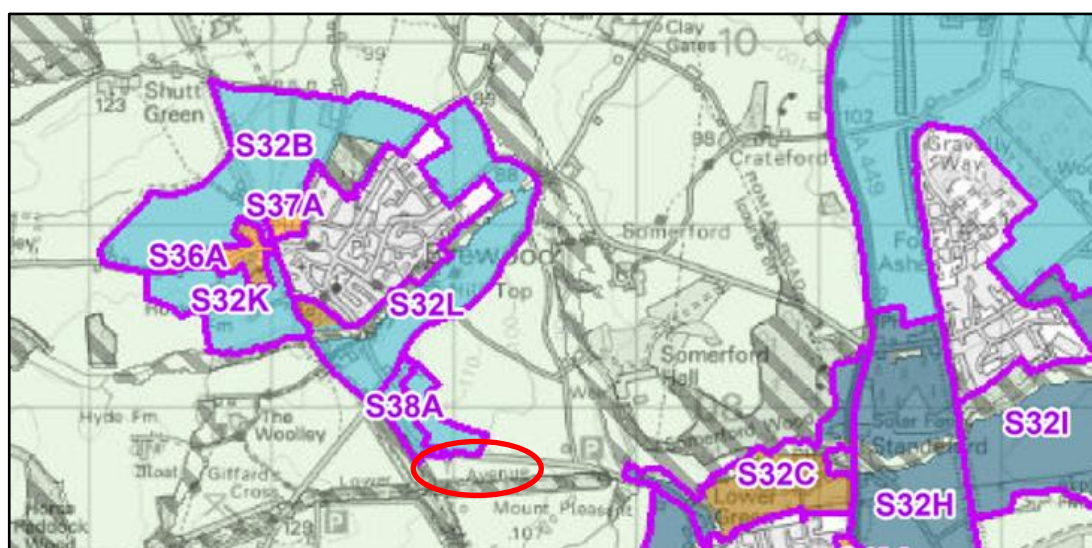


Figure 10 Extract: LUC Greenbelt Study (site denoted by red circle)

- 4.2.5 The site presents an opportunity for an additional or alternative site under Policy SA5 of the local plan that would be consistent with the proposed spatial hierarchy and spatial distribution of sites around Tier 2 settlements, 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 7.32 hectares.
- 4.3.2 This section of the representation has demonstrated that the site is not known to be unduly constrained in terms of topography, ecology, flood risk or heritage.
- 4.3.3 The site is available for development now.

5.0 Conclusion

5.1 Summary

- 5.1.1 The site is located within a land parcel off Coven Road, to the southeast of Brewood.
- 5.1.2 The site is located entirely within Flood Zone 1, so is considered to have a low probability of fluvial flooding. The site is not shown to be at risk of surface water flooding based on Environment Agency surface water flood risk maps.
- 5.1.3 The site is not subject to statutory ecological designations, nor are there any within a 1km buffer. The nearest designated heritage asset is the Shropshire Union Canal milepost (Grade II listed), located approximately 45m southwest of the site. The Chillington Registered Park and Garden (Grade II* listed) also lies adjacent to the southern boundary of the site. The site is located within the West Midlands Green Belt.
- 5.1.4 The site sits between the villages of Brewood and Coven. Coven village lies approx. 0.9km southeast of the site and the centre of Brewood lies approx. 1.9km northwest of the site. The village of Coven features a variety of public amenities including a Co Op Supermarket, the St Paul's Church of England First School, Coven playgrounds and St Paul's Church. Brewood also features a variety of public facilities and amenities including schools, recreational amenities and retail facilities.
- 5.1.5 In terms of public transport links, there are bus stops located approximately 0.8km north-east of the site which provide services to the surrounding settlements and a number of PRow in proximity to the site.
- 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.



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