

APPENDIX 1

Site Promotion Document – Springhill Lane, Wolverhampton



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SPRINGHILL LANE, WOLVERHAMPTON

Site Promotion Document

CONTENTS

1.0 INTRODUCTION	1
Site Location and Ownership	1
Planning Context	2
Report Format and Content	4
2.0 CONSIDERATION OF GREEN BELT	5
National Planning Policy Framework	5
South Staffordshire Partial Green Belt Review (2016)	5
Forthcoming Green Belt Review	6
SLR Green Belt Review	6
3.0 TRANSPORT AND ACCESS	9
Transport and Access	9
Site Access Provision	9
Summary	10
4.0 LANDSCAPE AND VISUAL	11
Site Overview	11
Local Development Context	11
Green Belt	12
Landscape Character Assessment	12
Design Considerations	13
Summary	13
5.0 GROUND CONDITIONS	14
Geology	14
Soils 14	
Mineral Safeguarding	14
Environmental Sensitivity	15
Potential Sources of Ground Contamination	15
Summary	15
6.0 ECOLOGY	16
Study Area	16
Summary	16

7.0 HISTORIC ENVIRONMENT	17
Site Context (500m)	17
Designated Heritage Assets (2,000m)	17
Non-Designated Heritage Assets (2,000m)	17
Sites Specifics and the Wider Area	17
Summary	18
8.0 HYDROLOGY AND FLOOD RISK	19
Site Setting and Flood Risk	19
Planning Guidance and Appropriate Development	19
Sustainable Drainage	20
Summary	20
9.0 MASTERPLANNING	21
Constraints and Opportunities	21
Vision and Masterplan	21
Design Strategies	22
Layout and Appearance	24
Development Summary	24
10.0 SUMMARY OF OPPORTUNITY	26
Overall Sustainability	26
Delivery & Timing	26
Key Opportunities & Benefits	26
11.0 CONCLUSIONS	27

FIGURES

Figure 1 – Site Location Plan	1
Figure 2 – Land Ownership Plan	1
Figure 3 – Agricultural Land Classification (Natural England)	2
Figure 4 – Aerial Plan	5
Figure 5 – Extent of Green Belt Designation	5
Figure 6 – Accessibility Plan	9
Figure 7 – Consented Site Access'	10
Figure 8 – ZTV Study	11
Figure 9 – Site Context	11
Figure 10 – Topography	12

Figure 11 – Extent of Green Belt Designation / Potential Landscape and Visual Receptors	12
Figure 12 – Built Development Context	12
Figure 13 – Geological Map	14
Figure 14 – Agricultural Land Classification (GIS)	14
Figure 15 – Minerals Safeguarding	14
Figure 16 – Minerals Stand-Off	14
Figure 17 – Aerial Plan	15
Figure 18 – Ecological Designations	16
Figure 19 – Priority Habitats	16
Figure 20 – Open Space Strategy	16
Figure 21 – Designated Heritage Asset Plan (2,000m)	17
Figure 22 – Non-Designated Heritage Asset Plan (500m)	17
Figure 23 – Historic Mapping Plan	17
Figure 24 – Flood Plan Map	19
Figure 25 – Geological Map	19
Figure 26 – Opportunities and Constraints	21
Figure 27 – Concept Diagram	22
Figure 28 – Illustrative Masterplan	22
Figure 29 – Land Use Strategy	22
Figure 30 – Density and Building Height Strategy	23
Figure 31 – Open Space and Landscape Strategy	23
Figure 32 – Access and Movement Strategy	24

TABLES

Table 1 – Review Criteria Assessment	7
Table 2 – Potential Sources of Flooding	19
Table 3 – Approximate Storage necessary for SUDs	20

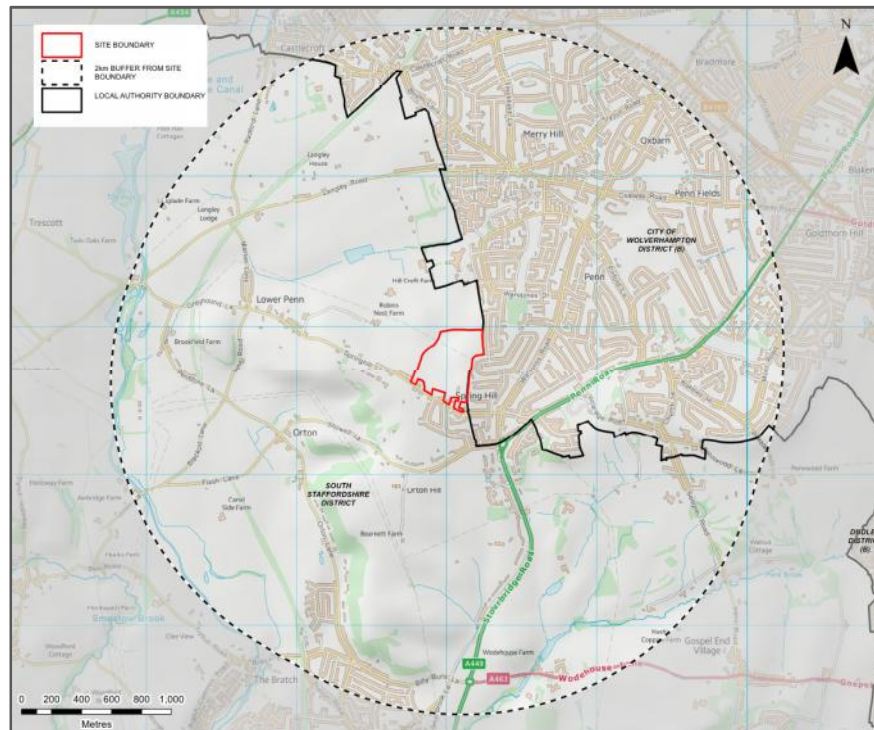
PHOTOGRAPHS

Photograph 1 – Partly Constructed Nursery	11
Photograph 2 – View towards Site from Farmsteads to West	12

1.0 Introduction

- 1.1 This Land Promotion Document is submitted on behalf of our Client(s), Jay Farm Homes Limited and Lawnswood Homes Limited to promote a landholding located to the north of Springhill Lane, Wolverhampton.
- 1.2 Our Client(s) and Staffordshire County Council are the freehold owners of the site in question (please see the Site Location Plan and Ownership Plan attached as Appendices 1 and 2 respectively).
- 1.3 The land is being promoted for release from the Green Belt as a housing allocation to be brought forward as part of the South Staffordshire District Council Local Plan Review. The site, given its proximity to the authoritative bounds of Wolverhampton, has also been promoted through the Black Country Core Strategy.
- 1.4 This site would assist in meeting the identified housing needs for both South Staffordshire District Council (SSDC) and the wider Greater Birmingham and Black Country Housing Market Area (GBBCHMA).

Figure 1 – Site Location Plan



- 1.5 It is duly acknowledged that the site would need to be released from the Green Belt as currently designated. However, as outlined within the Consideration of the Green Belt section of the Promotion Document, it is duly contended that the previous South Staffordshire District Council Partial Green Belt Review

was fundamentally flawed in its approach to identifying land for release from the Green Belt.

- 1.6 The previous Partial Green Belt Review was based on a methodology which only considered sites adjoining the 15 village settlements within South Staffordshire (as identified within the Core Strategy).
- 1.7 As such, this previous approach duly failed to consider sites adjoining the urban fringes of Wolverhampton and Dudley which could potentially provide a more sustainable location for development given their proximity to employment, services and facilities contained within these urban areas.
- 1.8 It should be recognised that this previous approach is not the principal aim of a Green Belt Review and does not accord with the National Planning Policy Framework or associated guidance for the undertaking of such reviews.
- 1.9 Notwithstanding, given the identified shortfall in housing across the GBBCHMA, it is understood that a new Green Belt Review is being undertaken at a strategic level to potentially identify further sites for release up to 2037. This Green Belt Review will cover the Black Country and South Staffordshire.

- 1.10 Indeed, it is noted that this approach has been recognised within the recently published SSDC Core Strategy Issues and Options consultation document (October 2018).

- 1.11 Further information regarding the Green Belt is provided within the various sections below.

Site Location and Ownership

- 1.12 The site, which equates to approximately 15.7 hectares, is located on the south western edge of Wolverhampton, approximately 6km to the southwest of the designated city centre. The site is also located approximately 370m from the designated local centre of Spring Hill, whilst the local centres of Warstones Road, Merry Hill and Penn Manor are all located within 1.6km of the site.

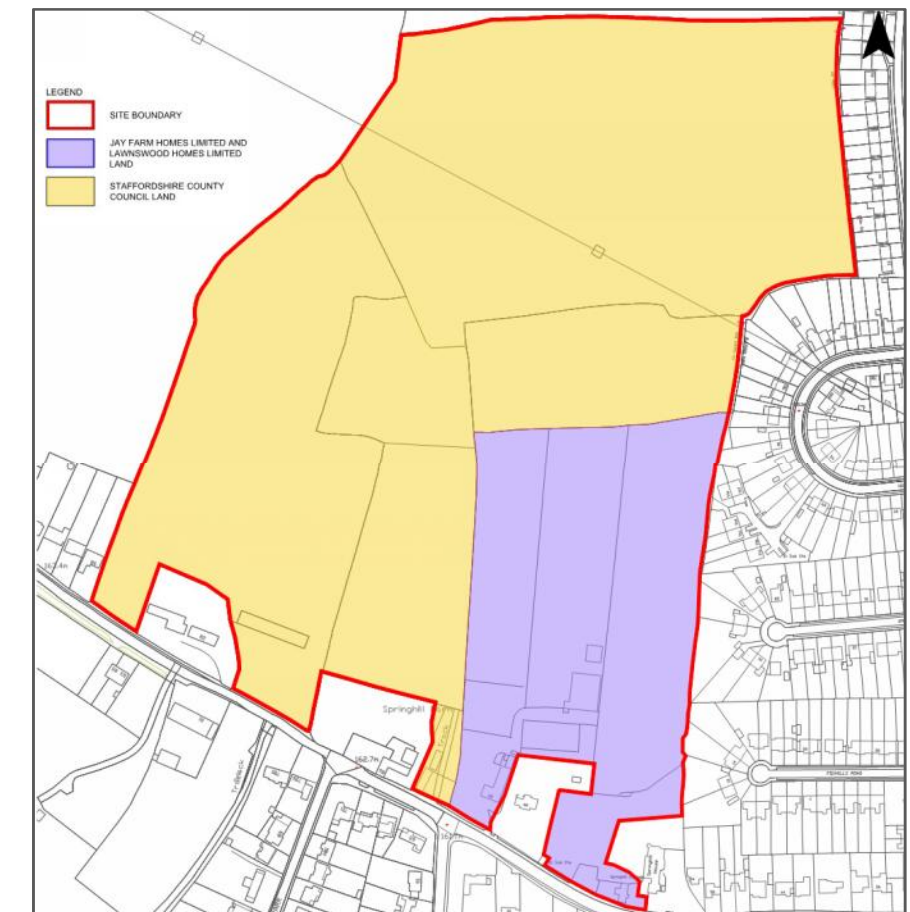
- 1.13 In terms of its wider setting within South Staffordshire, the site is located approximately 1.2 miles north of Wombourne and 0.7 miles to the southeast of Lower Penn. In terms of other major centres, the site is located approximately 4.8 miles northwest of Dudley and 4.2 miles west of Bilston.

- 1.14 The site is currently a mixture of residential and agricultural uses, with a variety of built structures spread across the southern portion of the site including two residential properties, large barn structures and a number of ad hoc

outbuildings. As such, whilst the site is currently located within the designated Green Belt, its character is a mixture of both greenfield and brownfield land.

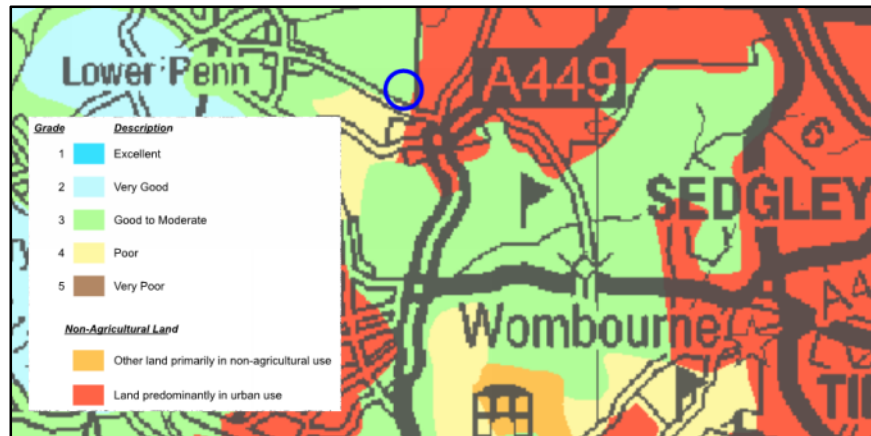
- 1.15 Indeed, given the site’s current character and context with the adjoining settlement boundary of Wolverhampton, the principal purposes of the Green Belt are considered to have been eroded in this location. This is considered further later in this Land Promotion Document.
- 1.16 The Site Location Plan, which is provided within Appendix 1 and reproduced above (Figure 1), identifies the extent of promotion site and illustrates how this relates to the administrative boundary of Wolverhampton.
- 1.17 Approximately 3.64 hectares of the site is within the freehold ownership of Jay Farm Homes Limited and Lawnswood Homes Limited. The remaining 12.6 hectares of the site is within the ownership of Staffordshire County Council.
- 1.18 The Ownership Plan, as provided within Appendix 2 and reproduced below (Figure 2), details the ownership split across the site.

Figure 2 – Land Ownership Plan



- 1.19 As identified within the Natural England Regional Maps, the site has an Agricultural Land Classification (ALC) of '3 – Good to Moderate' but immediately adjoins land identified as 'land predominantly in urban area' (site within blue circle). 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 – Agricultural Land Classification (Natural England)



Planning Context

Planning History

- 1.20 The site has been subject to a number of planning applications in the recent past which clearly demonstrate the development history of the site despite its location within the Green Belt. These are outlined, in brief, below.

Jay Farm Homes Limited and Lawnswood Homes Limited Land Area

- 1.21 Historic applications with limited information available on the local authority website:

- 83/00694 – Tennis Court and plunge pool – unknown outcome;
- 84/00205 – Erection of floodlights and use of tennis court for league and cup netball – unknown outcome;
- 86/00329 – Renewal of permission for use of netball court and floodlights – unknown outcome; and
- 87/00662 – Extension to Springhill Cottage – unknown outcome.

- 1.22 Applications with full information provided on the local authority website:

- 99/00887/FUL – Front Boundary Wall – Refused 10th November 1999;
- 00/00009/REF – Appeal of Front Boundary Wall (application ref. 99/00887/FUL) – Appeal dismissed 25th August 2000;
- 00/01098/FUL – Boundary Wall and Gates – Approved 8th November 2000;
- 01/00558/FUL – Replacement changing rooms, equipment store and swimming pool – Approved 11th October 2001;
- 01/01052/COU – Change of use of barn to dwellinghouse – Refused 7th January 2002;
- 01/01053/FUL – 3 freshwater pools and boathouse, walled garden, new track and septic tank – Approved 8th February 2002;
- 04/01086/COU – Conversion of garage to bungalow – Refused 20th October 2004;
- 05/00014/REF – Appeal of conversion of garage to bungalow (application ref. 04/01086/COU) – Appeal dismissed 11th April 2005;
- 05/00768/FUL – Conversion of the existing detached garage workshop and store to an annexe to provide accommodation for a dependent relative – Refused 9th February 2006;
- 05/00072/NONDET – Appeal for non-determination of Conversion of the existing detached garage workshop and store to an annexe to provide accommodation for a dependent relative (application ref. 05/00768/FUL) – Appeal dismissed 9th February 2006;
- 08/00022/TREE – Tree Preservation Order No. 22/1965. G23 – prune mature Beech – Approved;
- 11/00966/COU – Conversion of garage into a dwelling – Refused 30th January 2012;
- 12/01022/LUP – Conversion of garage to annexe for family member – Refused 19th February 2013;
- 12/01023/COU – Change of use of land within the residential curtilage for the storage of 5 caravans (maximum) – Withdrawn 27th February 2013;
- 13/00258/LUP – Conversion of garage to annexe for family member – Approved 24th May 2013;
- 13/01027/COU – Change of use to holiday let – Approved 27th February 2014;
- 14/00637/COU – Re-use of netball court to provide 10 pitches for touring caravans – Refused 31st October 2014;
- 15/00290/FUL – Change of use of an annexe to a dwelling – Approved 4th June 2015;
- 15/00764/COU – Change of use to granny annexe – Approved 20th October 2015;
- 15/00902/FUL – Proposed re-use of net ball court providing six pitches for touring caravans – Refused 8th December 2015;
- 16/01078/FUL – Proposed alteration works to existing access provision from No. 62 and 58 Springhill Lane – Approved 11th January 2017;
- 16/01095/FUL – 2 no. proposed 4 bedroom detached dwellings and associated detached garages – Refused 9th March 2017;
- 17/00012/REF – Appeal 2 no. proposed 4 bedroom detached dwellings and associated detached garages (application ref. 16/01095/FUL) – Appeal dismissed 26th July 2017;
- 17/00224/SCHNUR – Change of use of existing agricultural building to nursery – Refused 25th April 2017;
- 18/00022/FUL – 4 bedroom detached dwelling and associated detached garage – Refused 26th February 2018;
- 18/00008/REF – Appeal of refusal of 4 bedroom detached dwelling and associated garage (application ref. 18/00022/FUL) – Appeal Allowed 20th August 2018;
- 18/00110/FUL – change of use of barn to D1 Nursery – Approved 19th March 2018;
- 18/00311/FUL – replacement dwelling – Refused 28th June 2018;
- 18/00017/REF – Appeal of refusal of replacement dwelling (application ref. 18/00311/FUL) – Awaiting determination;
- 18/00354/FUL – demolition of an agricultural building (previously granted planning permission for D1 use) and the construction of a new building for use as a D1 nursery – Approved 22nd June 2018;
- 18/00764/FUL – Proposed first floor front / side extension and detached garage – Refused 30th November 2018; and

- 19/00048/FUL – The construction of a new building for use as a D1 nursery (part retrospective), drainage works to the rear of the nursery (retrospective) and associated works – Awaiting determination.

Staffordshire County Council Land Area

- 1.23 Historic applications with limited information available on the local authority website:
- 06/00510/CCD – Construction of new gated access to fields at Holding No. 107 -
 - 15/00447/CCD – Proposed gate and new access gate to enable access to agricultural land –
 - 15/01009/COU – Conversion of outbuilding to residential use -
 - 15/01342/CCD – Construction of new gated access to fields

Planning History Summary

- 1.24 As can be evidenced from the above planning history, the Jay Farm Homes and Lawnswood Homes area of the site has been subject to a number of built developments dating back to 1983 (no online records available prior to this date).
- 1.25 As such, the site is considered to have a significant brownfield footprint within the southern half of the site that has been subject to significant change over this period.
- 1.26 The remainder of the site, principally that within Staffordshire County Council ownership, is greenfield in nature and has limited planning history beyond its agricultural use.

Housing Need within South Staffordshire

- 1.27 South Staffordshire District Council's housing target in the adopted Core Strategy is 3,850 dwellings over the period 2006 to 2028. However, the Black Country and South Staffordshire Joint Strategic Housing Market Assessment (March 2017) has identified an Objectively Assessed Need for South Staffordshire of 270 dwellings per annum over the period 2014 to 2036.
- 1.28 The 5 Year Housing Land Supply Statement for 2016-2017 identifies that South Staffordshire District Council can demonstrate a 4.39 year housing land supply including a modest windfall allowance of 30 dwellings per annum.
- 1.29 Between 2014 and 2017, there has been a single year where housing completions exceeded the OAN and 2 years with a shortfall, leading to a 10% shortfall against the target for the 3

year period. Notwithstanding, the Council's past housing completions met or exceeded a lower annual housing target of 175 dwellings per annum between 2006 and 2014. This led to a considerable cumulative oversupply of 553 dwellings during this period and, as such, the authority is only required to accommodate a 5% buffer as required by the NPPF.

- 1.30 The 5 Year Housing Land Supply Statement identifies that there is a supply of 4,773 dwellings as proposed to be allocated through the Site Allocations Document ('SAD') for the period 2006 to 2028. However, following adoption of the SAD in 2018, the document allocated sites for an additional 1,012 dwellings over this period (2006 to 2028). A further 86.8 hectares of land was identified for safeguarding for potential future release/allocation.
- 1.31 The SAD also included Policy SAD1 which commits SSDC to undertaking an early review of the Local Plan that will be submitted to the Secretary of State for examination by the end of 2021. The intention of this Local Plan Review is to accommodate additional housing needs which will be offset from the wider GBBCHMA shortfall.

Greater Birmingham Housing Market Area

- 1.32 Given the above, housing needs must be placed in the context of the wider Housing Market Area, which includes that of the Black Country. This is known as the Greater Birmingham and Black Country Housing Market Area (GBBCHMA).
- 1.33 The Birmingham Development Plan (adopted January 2017) identifies a shortfall of 37,900 dwellings for the period 2011 to 2031.
- 1.34 The Black Country Core Strategy Issues and Options identifies that a total of 24,670 new homes will be required over the plan period (2014-2031), including an accommodation of 3,000 extra homes to address a shortfall in the wider Housing Market Area.
- 1.35 Section 4.31 of the Core Strategy Issues and Options Report details that not all of housing land supply can be met through the release of sites within the Black Country alone. As such, the Black Country will need to work with other authorities to 'export' the shortfall in housing land supply, agreeing to try and accommodate this within other authorities within the Black Country Housing Market Area – including that of South Staffordshire District Council.
- 1.36 Section 4.34 identifies that as the "... *Black Country boundary follows the edge of the urban area in many places, areas on the urban fringe of the Black Country which fall within neighbouring districts of South Staffordshire... may provide sustainable locations for growth to meet Black Country needs. Given the*

possibility that exporting housing growth to authorities within the HMA will be necessary, the Call for Sites extends to parts of these authorities which adjoin the Black Country urban area or which could potentially form part of a larger development which could adjoin the Black Country urban area."

- 1.37 In addition to the above, the GBBCHMA Strategic Growth Study (February 2018) identified that there was a minimum shortfall of 60,855 dwellings over the period of 2011 to 2036. The subsequent GBBCHMA Housing Need and Housing Land Supply Position Statement (September 2018) identifies that the shortfall may have fallen by approximately 5,629 dwellings.
- 1.38 Notwithstanding, there will need to be a commitment between the 14 local planning authorities within the GBBCHMA to meet the remaining identified shortfall up to 2036.

Development Plan Representations

- 1.39 The Springhill Lane site has been previously been promoted for residential development in the Strategic Housing Land Availability Assessment ('SHLAA') Update 2016. Within the SHLAA Update 2016 the site was discounted on the bases that it did "... *not accord with agreed Spatial Strategy and/or Settlement Hierarchy*".
- 1.40 Representations were subsequently submitted to the Housing and Employment Land Availability Assessment ('HELAA') in December 2016. Given the ongoing nature of the HELAA, no formal review of the site associated with this process has been undertaken to date.
- 1.41 Despite submission of representations to the above SHLAA and HELAA (2016), the site was not assessed under the previous Partial Green Belt Review (2016) given that the methodology only considered releasing sites adjacent to the existing 15 villages within South Staffordshire. As such, within this area of South Staffordshire, the Partial Green Belt Review concentrated on reviewing sites around Wombourne, Kinver and Swindon.
- 1.42 Given the above, the Council has not formally addressed whether the Springhill Lane site still meets the Green Belt designation requirements as detailed within the National Planning Policy Framework ('NPPF'). This matter is touched upon further within the Green Belt Review section of the Promotion Document below.
- 1.43 In addition to the above, further representations have recently been submitted to:
- Black Country Core Strategy Issues and Options (2017);
 - Black Country Core Strategy 'Call for Sites' (2017);

- South Staffordshire Local Plan Issues and Options (2018); and
- South Staffordshire Strategic Housing and Economic Land Availability Assessment 'Call for Sites' (2018).

1.44 Given the ongoing nature of these development plan updates, consideration of these representations is currently ongoing. Notwithstanding, it is our client's intention to submit this updated Land Promotion Document to both South Staffordshire District Council and the Black Country Core Strategy team to supplement and inform the above consultations.

Report Format and Content

1.45 The remainder of this Document takes the following format:

- Consideration of Green Belt
- Transport and Access Considerations
- Landscape and Visual Considerations
- Ecological Considerations
- Historic Environment Considerations
- FRA and Drainage Considerations
- Draft Masterplan Process
- Overall Sustainability
- Delivery and Timing
- Key Opportunities and Benefits
- Conclusion

1.46 In addition, a number of detailed plans and drawings are included to support the consideration of this site, within the Appendices to this Promotional Document. Thumbnail extracts of these various plans are reproduced as Figures within the text of this document. However, reference should be made to the 'at scale' drawings for completeness.

1.47 The following Appendices are provided at the rear of this document:

- Appendix 1 – Location Plan
- Appendix 2 – Land Ownership Plan

- Appendix 3 – Aerial Plan
- Appendix 4 – Accessibility Plan
- Appendix 5 – Consented Site Access'
- Appendix 6 – Basic 3D Assessment Model
- Appendix 7 – ZTV Study
- Appendix 8 – Site Context
- Appendix 9 – Topography
- Appendix 10 – Extent of Green Belt Designation
- Appendix 11 – Ecological Designations
- Appendix 12 – Priority Habitats
- Appendix 13 – Agricultural Land Classification
- Appendix 14 – Designated Heritage Assets Plan
- Appendix 15 – Non-Designated Heritage Assets Plan
- Appendix 16 – Historic Mapping Plan
- Appendix 17 – Flood Map Plan
- Appendix 18 – Geological Map
- Appendix 19 – Illustrative Masterplan
- Appendix 20 – Opportunities and Constraints
- Appendix 21 – Concept Diagram
- Appendix 22 – Land Use Strategy
- Appendix 23 – Access and Movement Strategy
- Appendix 24 – Density and Building Height Strategy
- Appendix 25 – Open Space Strategy

2.0 Consideration of Green Belt

National Planning Policy Framework

- 2.1 When considering the Green Belt, it is necessary to first understand the NPPF context. This section has been updated to consider the content of the revised NPPF as published in February 2019.
- 2.2 Section 13 of the revised 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.
- 2.3 Paragraph 136 states that *"Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans."*
- 2.4 Paragraph 138 states that *"When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy-making authorities 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. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land."*

2.5 Paragraph 139 of the NPPF identifies that when defining Green Belt boundaries, local planning authorities should:

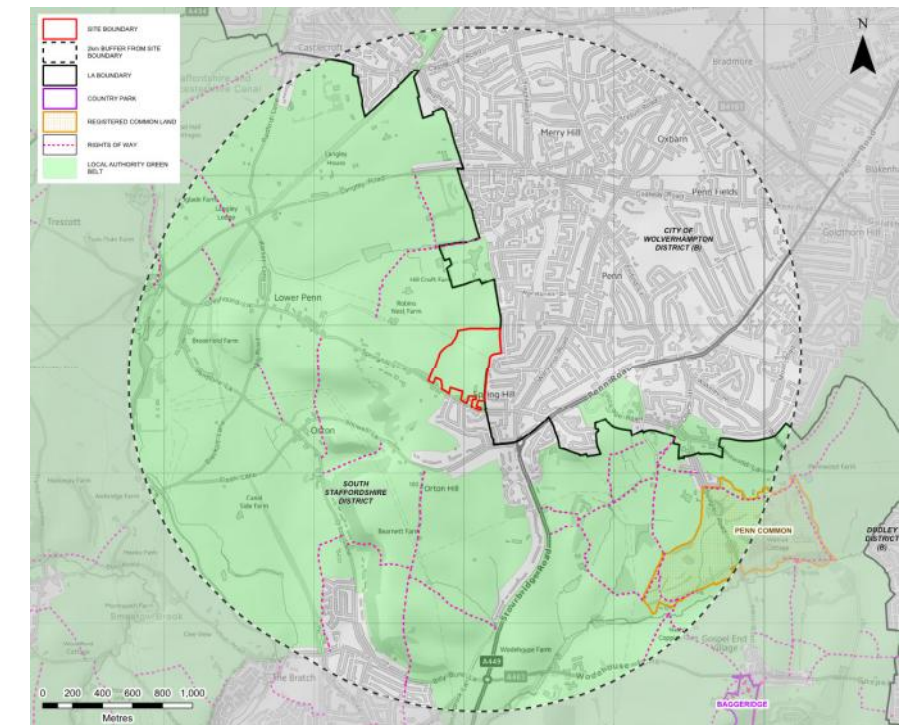
- ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to 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 an update to a plan which proposes the development;
- be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

2.6 Subsequent to the above, we have sought to consider the South Staffordshire District Council's Partial Green Belt Review below.

Figure 4 – Aerial Plan



Figure 5 – Extent of Green Belt Designation



South Staffordshire Partial Green Belt Review (2016)

- 2.7 The South Staffordshire Partial Green Belt Review was originally completed in January 2014 but has subsequently been updated with a number of clarifications and re-published in November 2016. These clarifications and amendments primarily related to representations received during the completion of the South Staffordshire Site Allocations Document ('SAD') Preferred Options Consultation.
- 2.8 The Partial Green Belt Review was intended to review the Green Belt around 15 of the 16 main and local service villages and the four free standing Strategic Employment Sites in South Staffordshire (N.B. only 14 villages were eventually assessed) in accordance with Core Policy 6 and sites identified within the SHLAA Update 2016. As such, consideration of the Green Belt adjacent to the authoritative boundary of Wolverhampton (the 'West Midlands Metropolitan Green Belt') was excluded from the partial review.
- 2.9 In light of the above, it is therefore contended that the underlying strategy to the Partial Green Belt Review was fundamentally flawed as it was based on a preconceived assumption that sites not adjoining the 15 settlements identified within the Core Strategy should be immediately dismissed from consideration. This is not the principal aim of a Green Belt Review and does not accord with Paragraph 138 of the NPPF or associated guidance for the undertaking of such

reviews. Critically this means that the Green Belt Review is silent on any consideration of sites located on the urban fringe of Wolverhampton which might be demonstrated to be more appropriate as a Green Belt release than the limited number of sites considered as a result of the SHLAA.

- 2.10 It should be emphasised that the SHLAA was aimed at identifying potential housing sites between plan reviews and should not be the driving force behind a Green Belt Review. Further given the cross-boundary housing requirements, which are recognised in the Black Country Review Documents, this starting point for the Green Belt Review is inappropriate and liable to lead to a need for successive Greenbelt Reviews, which would be inappropriate and unnecessary if a full and appropriate Green Belt Review were undertaken.

Forthcoming Green Belt Review

- 2.11 Given the identified shortfall in housing across the GBBCHMA, it is understood that a new Green Belt Review is being undertaken at a strategic level to potentially identify further sites for release up to 2037. This Green Belt Review will cover both the Black Country and South Staffordshire assessing sites that have been put forward within the recent 'Call for Sites' process undertaken by both authorities.
- 2.12 Indeed, it is noted that this approach has been recognised within the recently published SSDC Core Strategy Issues and Options consultation document (October 2018).
- 2.13 No information regarding the detailed scope or content of the forthcoming Green Belt Review has been published at this time.

SLR Green Belt Review

- 2.14 On the basis of the above, SLR has sought to undertake a high-level review of the promotion site based on the 'review criteria' contained within Appendix 1 of the South Staffordshire Partial Green Belt Review (2012).
- 2.15 These review criteria were utilised to assess the sites contained within the Partial Green Belt Review but may not be taken forward under the forthcoming Green Belt Review. Indeed, it should be duly recognised that these previous review criteria are significantly skewed to negatively score sites abutting the settlement boundaries of Wolverhampton, Dudley, Walsall or Cannock.
- 2.16 Table 1 below provides the Green Belt Review of the promotion site undertaken by SLR.
- 2.17 As you will note from the reviews provided below, the site is

contended to compare favourably to other sites which have been brought forward for safeguarding under the current Partial Green Belt Review.

Table 1 – Review Criteria Assessment

NPPF Green Belt Purposes	Issues for consideration	Criteria	Value	Assessment and Comments
To assist in safeguarding the countryside from encroachment	Location in relation to the West Midlands urban area (Wolverhampton, Dudley, Walsall and Cannock).	Is the parcel abutting the boundary of Wolverhampton, Dudley, Walsall or Cannock?	If yes, +++. If no, +	+++ The site directly abuts the settlement boundary of Wolverhampton.
	Ribbon development.	Does the parcel play a role in preventing ribbon development?	If strong role (i.e. it lies either side of a road corridor), ++ If no role, +	+ The site is located to the north of Springhill Lane which is already subject to significant Ribbon Development. The southern side of Springhill Lane is already significantly developed around Springhill Park and Wynne Crescent.
	Distance between parcel and the nearest neighbouring settlement(s).	What is the distance to the nearest neighbouring settlement?	If abuts boundary or <500m, +++ If between 500m and 2km from boundary, ++ If more than 2km, +	+++ The site directly abuts the settlement boundary of Wolverhampton.
To preserve the setting and special character of historic towns	Location of the parcel.	Does the parcel play a major role in maintaining separation? (This will partly be a function of the size of the parcel).	Major, ++ Minor +	+ The site plays a minor role in the separation between the Springhill area of Wolverhampton and Lower Penn. However, the distance between the site and this settlement is significant enough that the impact upon separation would be minor.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Type and location of physical boundaries bordering / separating parcels: motorways, railways, rivers or woods.	Are there natural or man-made features that could prevent settlements from merging with one another? (These could be outside the parcel itself).	If there is no significant boundary between the parcel and the neighbouring settlement, +++ If there is a less significant boundary, ++ If there is a significant boundary(s) between the parcel and the neighbouring settlement, +	++ The site is separated from Lower Penn to the west by a number of large agricultural fields, some of which are within the ownership of Staffordshire County Council. Further agricultural fields, Penn Fields School / Highfields School and allotments are located to the north of the site. The site is bound by existing built up areas to the east and south, whilst overhead power lines cross the northern extent of the site.
To check the unrestricted sprawl of large built-up areas	Significance of existing urbanising influences. Openness.	Has the parcel already been affected by encroachment of built development within the parcel?	If no encroachment, +++ If limited encroachment, ++ If already encroached upon, +	++ The site has already been encroached upon by a number of existing residential and agricultural buildings, ad hoc outbuildings and overhead power lines.

NPPF Green Belt Purposes	Issues for consideration	Criteria	Value	Assessment and Comments
	Significance and permanence of boundaries / features to contain development and prevent encroachment.	Are there existing natural or man-made features / boundaries that would prevent encroachment in the long term? (These could be outside the parcel itself).	If no significant boundary between the parcel and the neighbouring settlement, +++ If less significant boundary between the parcel and the neighbouring settlement, ++ If significant boundary(s) between the parcel and the neighbouring settlement, +	+ The site is separated from Lower Penn to the west by a number of large agricultural fields, some of which are within the ownership of Staffordshire County Council, mature hedgerows and established access roads leading to farmsteads. Further agricultural fields, Penn Fields School / Highfields School and allotments are located to the north of the site. The site is bound by existing built up areas to the east and south, whilst overhead power lines cross the northern extent of the site.
To prevent neighbouring towns merging into one another	Countryside access / recreation.	Is there evidence of positive use of the countryside in this location (e.g. footpaths, bridleways, formal or informal sport and recreation)? (Accessible countryside on the doorstep).	If yes and abutting the settlement, ++ If yes but not abutting the settlement, or no +	+ The site is abutting the settlement of Wolverhampton but is not in close proximity to footpaths or bridleways, formal or informal sport and recreation. There is no positive use of the countryside in this location.
	Contribution of parcel to setting and special character of settlement.	Are there features of historic significance in the parcel or visible from the parcel?	If yes and in/abutting the parcel, +++ If yes and not abutting the parcel, ++ If no, +	+ There are no historic features of archaeological or cultural heritage importance within or immediately adjoining / visible from the site.
	The need to incentivise development within settlements.	Does the settlement contain significant areas of brownfield land? (Only applies to one settlement).	If yes, ++ If no, +	+ There are limited opportunities for brownfield development within the Spring Hill area of Wolverhampton. As identified within the Black Country Core Strategy, a number of Green Belt sites will need to be released to meet housing needs within the both the Black Country and the wider Housing Market Area.

3.0 Transport and Access

Transport and Access

Local Services and Destinations

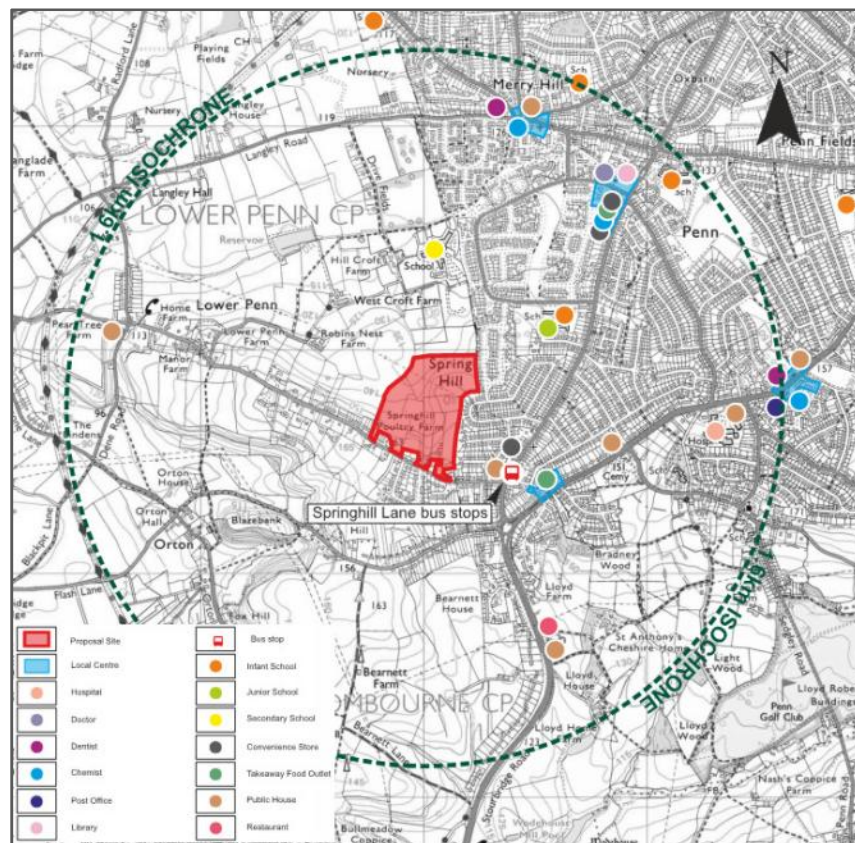
3.1 Manual for Streets (DfT, 2007), notes at Section 4.4.1 that:

“walking offers the greatest potential to replace short car trips, particularly those under 2km”

3.2 The site is also located approximately 370m from the designated local centre of Spring Hill, whilst the local centres of Warstones Road, Merry Hill and Penn Manor are all located within 2km of the site. Key local services within this distance include a hospital, doctors’ and dentists’ surgeries, chemists, library, Post Office, infant, junior and secondary schools. Furthermore, there are at least three convenience stores, two takeaway food outlets, restaurants and six public houses which also lie within 2km of the centre of the site.

3.3 The locations of these services and destinations, and the distances thereto, are shown in Figure 6 below.

Figure 6 – Accessibility Plan



3.4 In addition to the services available in the immediate vicinity of the site, additional day to day services and amenities can be found in Wolverhampton city centre, which lies approximately 6km to the northwest of the development site and is, as noted below, fully accessible from the development site by bus.

Buses

3.5 The nearest bus stops to the proposed development site are the ‘before’ and ‘after’ Spring Hill Lane stops on Warstones Road. These stops lie 350m to the east of the proposed access to the development site (the one which lies immediately to the west of No. 58 Springhill Lane), and thereby approximately 700m to the south-east of the centre of the site.

3.6 The Spring Hill Lane bus stops are used by two bus services, both operated by National Express West Midlands.

3.7 The No.4 service provides a commuting, shopping and leisure service to Wolverhampton every day of the week. It also calls at the University of Wolverhampton bus stops from where it is a 500m walk to Wolverhampton Railway Station.

3.8 The No. 4 service offers a half-hourly service before the morning peak period on weekdays, and until after 9am on Saturdays. This is followed by a 15 minute frequency throughout the daytime from Monday to Saturday; and an hourly service in the evenings and on Sundays.

3.9 The journey time to Tower Street, Wolverhampton is a little under 20 minutes; to the University a little over 20 minutes; and to the i54 a little over 40 minutes. The first i54-bound service leaves the Spring Hill Lane stop at 05:43 from Monday to Saturday and at 09:49 on Sundays. The last return service leaves the i54 at 23:09 every day of the week.

3.10 The 714 service offers a school-run service to Compton Park Schools, with a journey time of 20 minutes. The morning service leaves the Spring Hill Lane stops at 08:09, and the return leg leaves the school at 15:10.

Rail

3.11 Wolverhampton railway station lies on the eastern edge of Wolverhampton town centre, approximately 7km, by road, to the north-east of the proposed development site. From here passengers can travel direct to Birmingham New Street in a journey time of between 16 minutes to half an hour.

3.12 On weekdays and Saturdays there are upwards of 8 trains an hour in each direction, more during the morning peak period,

and upwards of 5 an hour on Sundays. The first Birmingham-bound train leaves Wolverhampton at 05:00 on weekdays, 05:40 on Saturdays and 08:05 on Sundays, and the last return train leaves Birmingham New Street at 01:37 on weekdays, 23:35 on Saturdays and 00:24 on Sundays.

Pedestrian Accessibility

3.13 A footway is present along the majority of the site’s frontage, extending south-eastwards towards the centre of Spring Hill, Springhill Lane is provided with footways and street-lighting on both sides of the road.

3.14 There is, however, a section of Springhill Lane which does not have a footway in place due to a narrowing of the adopted highway. The redevelopment of the site could offer opportunities to link the two sections of footway via a route through the site, without altering the existing highways arrangement in this location.

3.15 The existing footway link provides a direct route through to the Spring Hill Lane bus stops on Warstones Road, at which point a pedestrian crossing on the arm of the roundabout is available.

Site Access Provision

Vehicular

3.16 The site access for vehicular traffic will be from Springhill Lane, which runs along and forms the southern boundary of site.

3.17 At least two potential access points are available onto Springhill Lane from the development site. The upgrading of two access points into the eastern (Jay Farm Homes Limited and Lawnswood Homes Limited) area of the site has recently been approved by South Staffordshire District Council under application ref. 16/01078/FUL. The approved access arrangements are shown on Drawing 1150/300 prepared by CJZ design (Figure 7 below), and this shows 2 T-junctions into site.

3.18 It is understood that these access junctions have been designed to accommodate capacity for up to 200 residential dwellings per access (400 units in total). Construction of these upgraded site access junctions has already commenced on site and will be completed in the near future.

3.19 Notwithstanding, the design and layout of these access points will be reviewed at the appropriate time to ensure they can accommodate the level capacity required for any forthcoming

development proposal within the wider promotion site.

- 3.20 It is anticipated that the western junction would be the principle point of vehicular access to the site as it offers the most direct route from the main development parcels to the wider highway network for vehicles and pedestrians alike. The eastern access route would be available as a secondary access for cars as well as a main route for pedestrian, cycle and emergency vehicle use and also for immediate access to the properties at this location.
- 3.21 Further vehicular access points may be available onto Springhill Lane towards the western end of the site frontage to that highway, subject to suitable supporting highway works, and this frontage will certainly enable the provision of additional pedestrian and cycle links to the wider highway network.

Figure 7 – Consented Site Access'



Internal Layout

- 3.22 The internal layout will be determined at the detailed application stage. Any such layout will be designed to ensure vehicle speeds are maintained at a maximum of 20mph throughout the development site.
- 3.23 Pedestrian routes from each dwelling through to the main site access points will be direct, lit, segregated from the main vehicular access routes and level in gradient where possible.

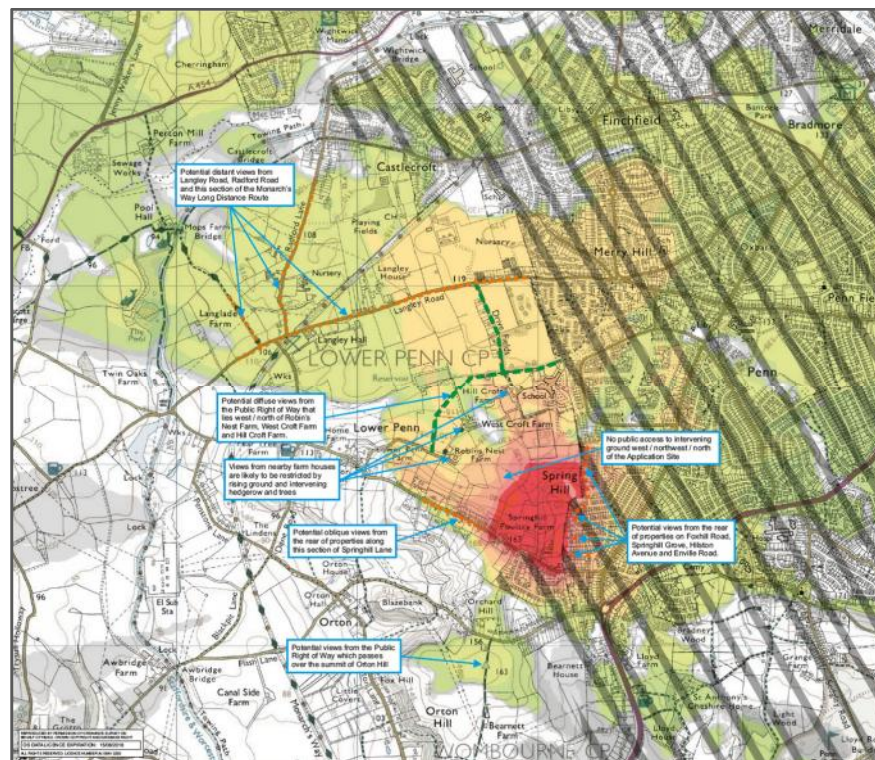
Summary

- 3.24 From the above review of the site location and access opportunities, we can conclude that the site is physically deliverable in terms of the availability of a suitable and safe access point which can be designed to meet current highway requirements.
- 3.25 ***The location of the site also means that there is access to a range of alternative forms of transport. In highway and access terms the site therefore performs well and should be considered as locationally preferable.***

4.0 Landscape and Visual

- 4.1 This section of the document considers the potential landscape and visual effects associated with development of a residential scheme within the promotion site. The output and conclusions are based on a desktop review of published information including forward planning documents, OS mapping and digital terrain models and a detailed walk over of the site and adjacent areas with public access.
- 4.2 This work has included the preparation of a basic 3D assessment model to help assess and analyse the site; this utilises OS DTM 5 terrain data.
- 4.3 The model has been used to examine the visibility of different sections of the promotion site, initially concentrating on the higher more visible part of the site to the east and then including the lower areas of the site to the west and north. Subsequently a 'Zone of Theoretical Visibility study (or ZTV) has been generated for the whole site as illustrated in Figure 8 below.

Figure 8 – ZTV Study



- 4.4 The ZTV provides a 'worst case' representation of the area likely to experience visual effects and as such the scope of this section. In reality hedgerow and tree vegetation in, gardens, along Springhill Lane, and in the agricultural land to the north west provides a good visual barrier for views into the site.

Site Overview

- 4.5 The promotion site is primarily in residential and agricultural use at present, with a number of residential buildings, medium scale barns and hardstanding located within the southern bounds of the site, extending to a total area of 15.7 hectares. The existing brownfield area of the site comprises approximately 10.8% (1.7 hectares) of the promotion site, and includes existing buildings, gardens and children's nursery development. The remaining areas being rough pasture / paddock (3.6 hectares) and arable cropping (10.4 hectares).
- 4.6 When the field work was carried out construction work had begun on the new nursery building near the highest section of the site. The scaffold poles and partly constructed second storey provided a useful gauge for the visibility of the site as viewed from the open countryside to the north as illustrated on the ZTV.

Photograph 1 – Partly Constructed Nursery



- 4.7 Both external and internal boundaries are formed by hedgerows incorporating some mature trees; while some gaps would appear to be present the peripheral hedgerow is reasonably continuous and is expected to provide a robust boundary. The context of the promotion site is illustrated within Figure 9, which uses aerial photography to depict the local landscape characteristics.

Local Development Context

- 4.8 The local development context is illustrated within Figure 9, which uses an aerial photograph as a base to reveal the pattern of development and associated landscape character. This

drawing has been annotated to highlight our key thoughts about the locality with the following paragraph providing a brief written description of the development context. An extract of the Site Context Plan is shown in the Figure 9 below.

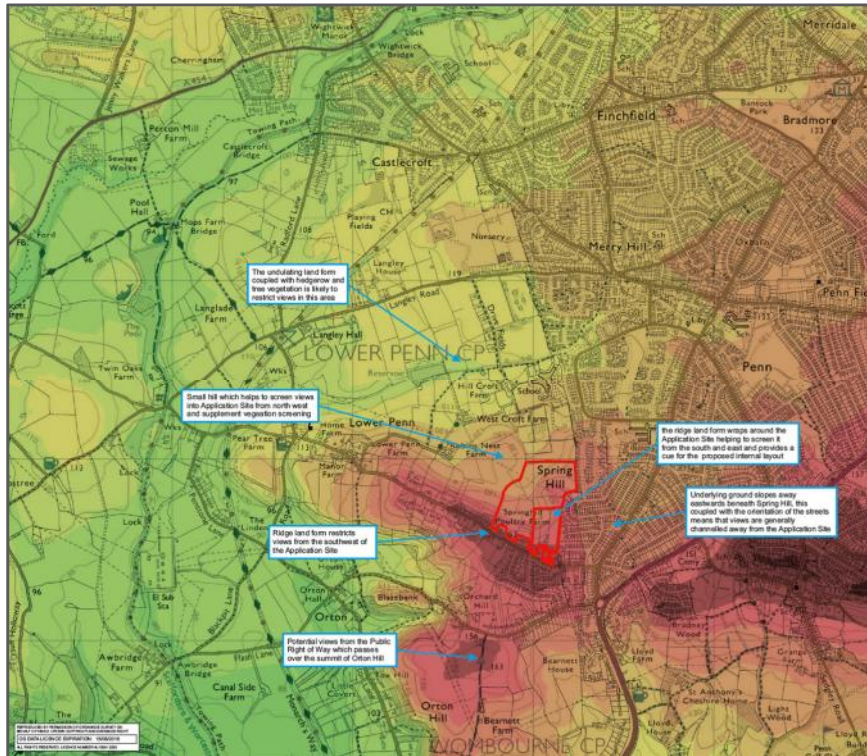
Figure 9 – Site Context



- 4.9 Adjacent built development includes properties along Springhill Lane to the south and the main conurbation of Spring Hill itself to the east. The properties immediately to the south of the promotion site are larger units of varying age and architectural style; further to the west, heading towards Lower Penn, the properties are arranged in a more regular fashion, are also more modest in scale and have a more consistent architectural appearance.
- 4.10 Springhill Park and Wynne Crescent lie on the opposite side of Springhill Lane, directly south of the promotion site. Properties here are again of varying age and architectural style and mainly detached. Springhill Lane follows the line of a ridge and has a reasonable level of vegetation along its length, thus views into the promotional site are restricted from these housing areas.
- 4.11 The main conurbation of Spring Hill is immediately to the east of the promotion site with Foxhills Road, Springhill Grove and Hilston Avenue. These streets are mostly lined with semi-detached properties and public views are prevented by fencing and built form, views to the promotional site are

expected to be limited to the immediately adjacent houses only, with the majority of views channelled eastwards (away from the promotion site) due to the prevailing slope and alignment of the road. The local topography is illustrated by Figure 10 below.

Figure 10 – Topography



4.12 To the north of the promotion site there are allotments and Highfields / Penn Fields Schools. The school site is a large modern development within the Green Belt and was constructed in 2012. There is a belt of medium / large scale farm complexes (including Hill Croft Farm, West Croft Farm and Robins Nest Farm) that wrap around the area north west of the Promotion site with the intervening land not having any public access. The ground in this area slopes away to the north (as illustrated by Figure 10) so views from the farmhouses and Public Right of way to the west / north would generally be directed away from the promotion site.

4.13 Photograph 2 illustrates the view towards the promotional site, the partly constructed nursery building, on the highest part of the site is just visible (at hedgerow height) to the right of the group of trees on the right side of the view. The small hill that provides further screening for the promotional site is located at the base of the second pylon in the line of pylons to the left of the photograph. This photograph thus illustrates the high level of screening from the agricultural area to the north west.

Photograph 2 – View towards Site from Farmsteads to West

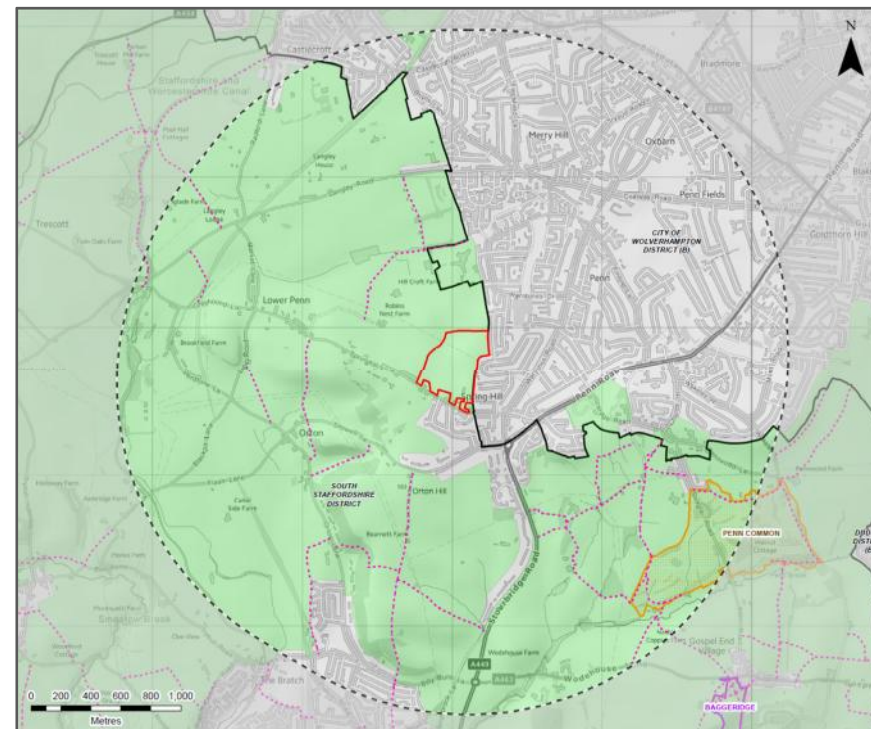


4.14 The wider landscape characteristics of the study area are described in more detail later in this section, but in broad terms the promotion site and its immediate context forms part of the urban fringe to Wolverhampton.

Green Belt

4.15 The current extent of the Green Belt is shown on Figure 11 below.

Figure 11 – Extent of Green Belt Designation / Potential Landscape and Visual Receptors



4.16 The Green Belt would appear to be a ‘wash over’ of the area, loosely relating to the boundary between local authorities rather than the local characteristics of the urban fringe; particularly given that more recent development (such as Highfields / Pennfields School) is likely to have had a modifying effect on the characteristics of the Green Belt in this area.

4.17 While the proposed development would undeniably have an effect on ‘openness’ of the promotion site itself the context of the site and proposed layout means that wider implications on openness are limited. A key consideration should also be who will perceive any effects, given that views of the development are likely to be limited and in most cases it would be seen either through, or against the backdrop of existing development.

Figure 12 – Built Development Context



Landscape Character Assessment

4.18 A landscape character assessment has been published under the heading ‘Planning for Landscape Change: Supplementary Planning Guidance (SPG) to the Staffordshire and Stoke on Trent Structure Plan 1996 – 2011’¹. While this document is outdated by the recently revised ‘National Character Assessment’² it does provide a detailed characterisation of the area and suitable for the purposes of this document.

¹ Staffordshire County Council, Development Services Department 2001

² Natural England 2015

- 4.19 The national level character assessment places the promotion site NCA 67 'Cannock Chase and Cank Wood', as alluded to above this is a high level assessment but it does pick up on some of the 'key characteristics' associated with the locality of the promotion site by stating that: *"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."*
- 4.20 The SPG document further divides the area and places the promotion site in the 'Sandstone Hills and Heaths' Landscape Character Type (LCT), this to recognises the characteristics of the locality stating under 'Visual Character' that: *"The urban influence is very great, with built up areas visible and farm cottages improved. The small roads are all very well used, giving the impression of an area that is travelled through by large numbers of people. The variable condition tends to emphasise the vulnerability to change of this landscape."*
- 4.21 The SPG also makes reference to 'Incongruous Landscape Features' which include *"Urban edge; horseyculture; inappropriate poor quality fencing; agricultural setaside."* A key passage relating to what is to be proposed is found under the heading 'Potential Value of New Woodland Planting' which states that it would be: *"Of moderate value overall, to provide a replacement structure to the landscape as hedgerows disappear due to general decline or farming intensification. It could also serve to screen incongruous urbanising landscape features and to reduce the visual influence of urban edges."*
- 4.22 The proposed development offers a significant opportunity to strengthen landscape structure in this area and via considerate design reduce the proposed development's visual influence on the urban edge.

Design Considerations

- 4.23 This section outlines design considerations relating to Green Belt and Landscape Character
- 4.24 The supporting drawings (Figures 8 to 10) aim to illustrate the key landscape characteristics, the scope of any likely landscape / visual effects and any potential opportunities to enhance the existing landscape / cues for the proposed design. This, coupled with our understanding of the published Landscape Character Assessments and policy relating to the Green Belt, has informed the following key design considerations:

- Opportunity to improve existing hedgerows to the periphery of the site and potentially those associated with adjacent field compartments;
- Opportunity to enhance landscape structure by introducing woodland (as alluded to in the SPG document);
- To create a diffuse edge to the urban fringe akin to areas south of the promotion site providing a more subtle transition to the Green Belt;
- Consideration of the visual appearance of the site from potential views coming in from the northwest; and
- To prepare a design which responds to the underlying landform which integrates green and blue infrastructure.

- 4.25 By taking these considerations into account the proposed development would to not only assimilate itself as part of the wider landscape by minimised landscape and visual effects, but would also provide enhancement to the current situation, particularly with regards improvement of landscape structure which is identified as being a high priority locally.

Summary

- 4.26 The 'Draft Masterplan' shown in Figure 28 is a culmination of the key considerations taken from the technical studies, notably 'Landscape and Visual' and 'Ecology'. The local landscape characteristics of the landscape along with the opportunities and constraints offered by the site itself also lead the design process with existing trees and hedgerow being retained where possible and integrated as part of a wider landscape strategy for the Site.
- 4.27 These features coupled with proposed planting would help to reinforce the landscape pattern and enhance biodiversity by creating wildlife corridors across the site. Retention of existing vegetation will also bring a degree of maturity to the public open space which would become a focal point for recreational activity and community interaction. The layout of the development aims to be conducive to free movement around the site and aims to work with the topography and maximise linkages to public open spaces.
- 4.28 ***From a visual perspective potential lines of sight from the northwest of the Site have been taken into account, with the peripheral landscape treatments and aforementioned layout / massing of the built form softening the potential impact of the development on views from this direction. As such, the masterplan clearly shows that the site could be brought***

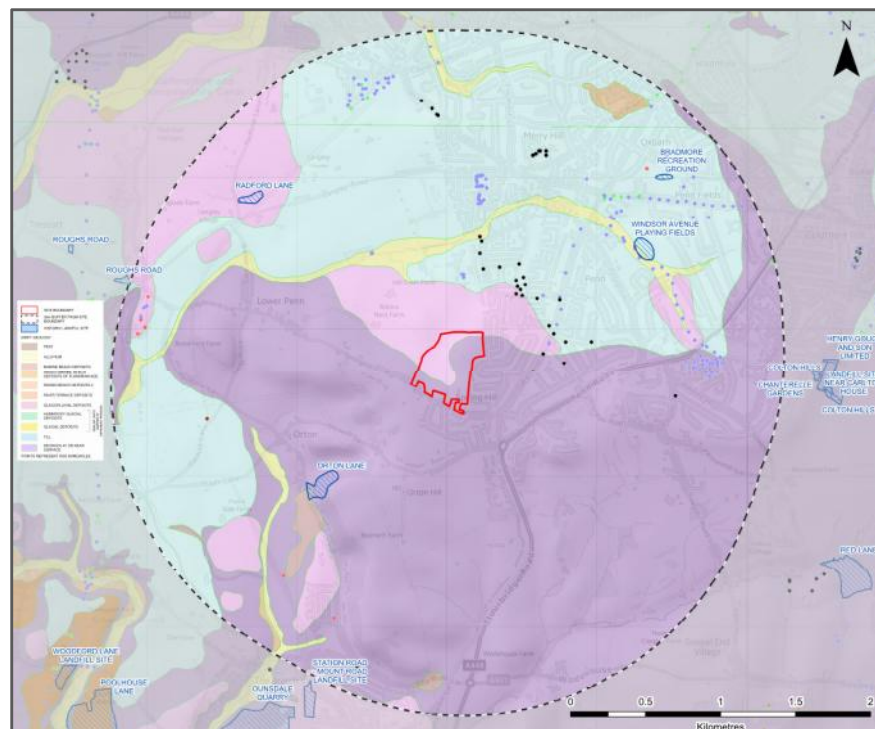
forward with a suitable solution to minimise Landscape and Visual Impact

5.0 Ground Conditions

Geology

5.1 Review of the British Geological Survey mapping data¹ for the site indicates that the eastern and southern margins of the site are underlain by solid geological strata of the Helsby Sandstone Formation and the western area of the site is underlain by strata of the Wildmoor Sandstone Member. The western area of the site is mapped as having a covering of Glaciofluvial sand and gravel Deposits, of unknown thickness. (Figure 13).

Figure 13 – Geological Map



5.2 The Helsby Sandstone Formation is described as comprising pebbly sandstone and the Wildmoor Sandstone Member comprises sandstone. Both strata are of fluvial origin, ranging from coarse to fine grained and forming beds and lenses of deposits reflecting the channels, floodplains and levees of a river.

5.3 The Glaciofluvial Deposits were formed under ice age conditions and can comprise a variety of material types, including sand and gravel, locally with lenses of silt, clay or organic material.

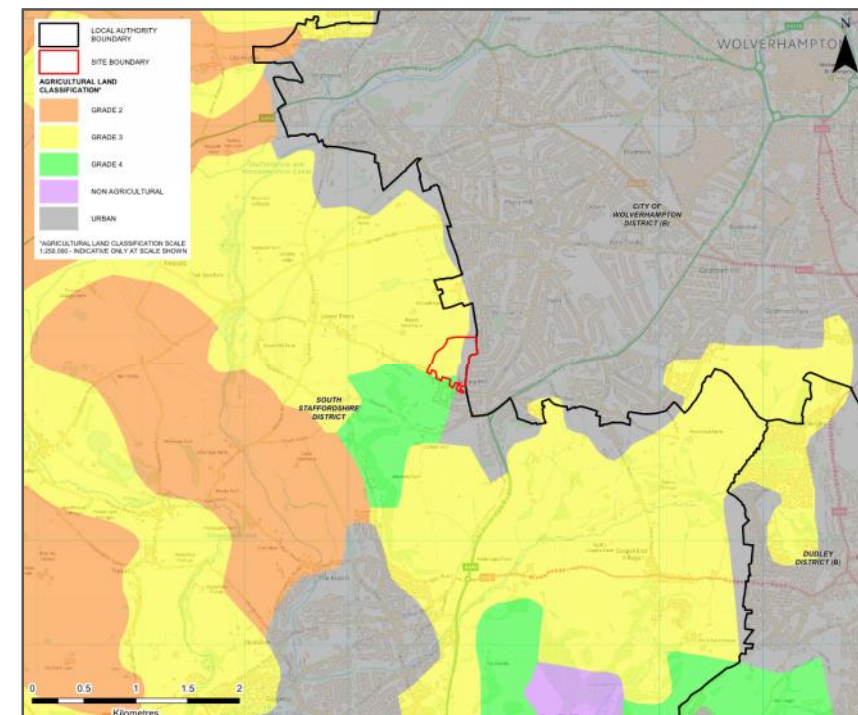
5.4 No borehole records are shown within the site itself, although descriptions from borehole records in the surrounding area largely confirm the mapped geology.

Soils

5.5 National Soil Research Institute (NSRI) Soilscape data² describes the soils freely draining slightly acid loamy soils.

5.6 As identified within the Natural England Regional Maps (Figure 14), the site has an Agricultural Land Classification of '3 – Good to Moderate' but immediately adjoins land identified as 'land predominantly in urban area' (site within blue circle). 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 14 – Agricultural Land Classification (GIS)



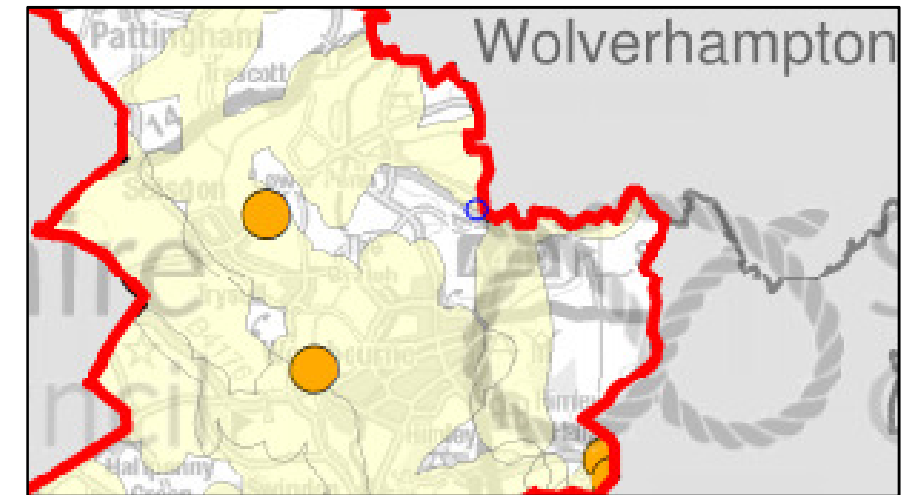
Mineral Safeguarding

5.7 The identified development site area contains land which has been mapped as a glaciofluvial superficial deposit, safeguarded by Staffordshire County Council.

5.8 Notwithstanding, Policy 3 of the Minerals Local Plan for Staffordshire (February 2017) seeks to safeguard mineral deposits that are either currently of economic importance or

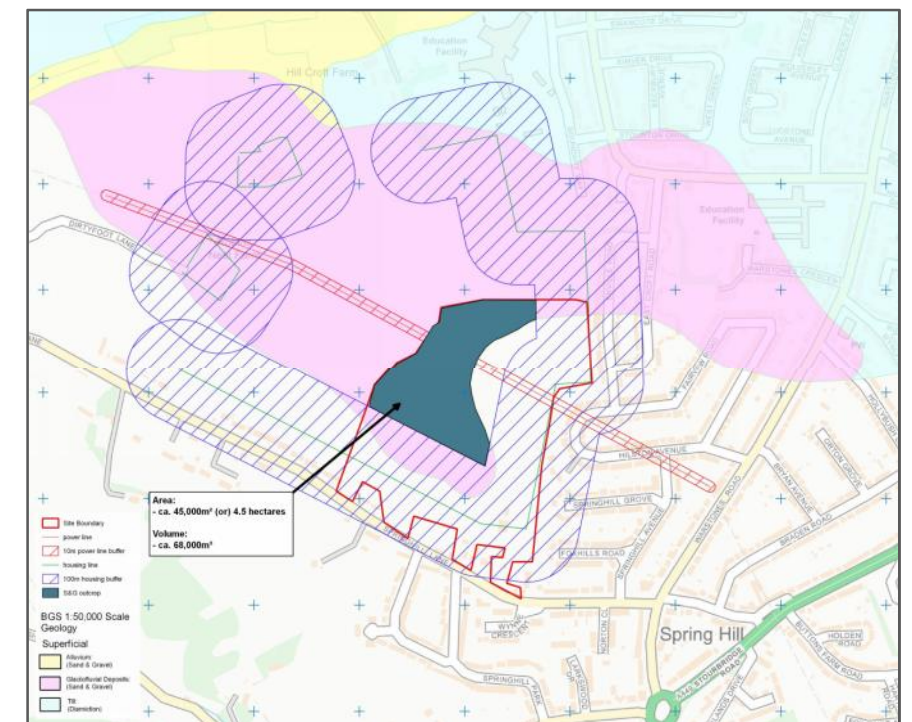
that have the potential to become important in the future (Figure 15).

Figure 15 – Minerals Safeguarding



5.9 The proposed development is bound by existing residential properties on its southern and western flank. Any excavation of minerals would require a stand-off to residential property which could typically be in the region of 100m. An overhead electricity power line also transects the site area. This would also require a stand-off should any potential extraction not involve relocation of this feature.

Figure 16 – Minerals Stand-Off



¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

² <http://magic.gov.uk>

- 5.10 The resulting stand-off zone within the site area totals some 10.3 hectares; leaving 4.5 hectares of un-sterilised safeguarded mineral remaining. This area is illustrated in Figure 16 above.
- 5.11 Glaciofluvial deposits are complex, and geological mapping, sometimes based on limited information, does not reflect the variability in the materials found within a site on a small scale. The composition of the deposits can vary between clay, containing sand and gravel, to clean sand and gravel suitable for extraction. Deposits commonly vary with depth, whereby clay deposits overly sand and gravel or vice versa.
- 5.12 The boundary of the safeguarding area does not necessarily define the proven existence or absence of a mineral deposit.
- 5.13 It is not possible to determine from publicly available information at this stage as to whether the glaciofluvial sand and gravel would constitute an economically viable mineral deposit; in terms of the suitability of the material for use as construction aggregate.
- 5.14 Further investigatory work would be required to confirm the extent and value of the mineral resource as would be required by a mineral assessment in line with Policy 3.

Environmental Sensitivity

- 5.15 The shallow soils beneath the site are classified as a secondary A aquifer and the underlying solid geology is classified as a principal aquifer; the site is located within a Source Protection Zone 3 (SPZ).
- 5.16 Based on the Hydrology section of this report, the nearest surface water feature is the Merry Hill brook, located 1km to the north-west of the site. (Figure 24).
- 5.17 As a result, the site is considered to be in a relatively high environmental sensitivity setting from a controlled waters (i.e. ground and surface water) perspective.

Potential Sources of Ground Contamination

- 5.18 Published online data, including UK Government environmental data² and historical mapping³, has been reviewed to identify potential sources of ground contamination both within the site and in the immediate surrounding area that could impact potential development.

Figure 17 – Aerial Plan



Onsite

- 5.19 No significant or widespread potential sources of ground contamination have been identified within the site itself. The site has historically been used as agricultural land.
- 5.20 A series of farm buildings are present in the southern area of the site, and a former poultry farm was present in the southwestern corner. It is possible that these areas of the site may include point sources of potential contamination, e.g. fuel/oil storage tanks, and old farm or building demolition waste. However, these potential sources are likely to be localised resulting in relatively limited potential impact.

Offsite

- 5.21 No significant or widespread potential sources of ground contamination have been identified offsite within close proximity. Historical mapping indicates the surrounding land has largely comprised agricultural land or residential development.
- 5.22 There are no historic landfill sites recorded within 1000m of the site boundary.

Summary

- 5.23 As a result of this review, the ground conditions at the site do not present any significant constraints in relation to the proposed overall development.
- 5.24 The site is in an environmentally sensitive location with respect to controlled waters and this will need to be taken into account during development design, particularly with respect to drainage, albeit the lower elevation areas of the site are of slightly lower sensitivity due to the presence of a secondary A aquifer.
- 5.25 ***There are no significant or widespread sources of potential ground contamination within the site itself; identified sources are localised resulting in limited potential impact. There are also no identified potential offsite sources in the vicinity of the site which would significantly affect the proposed development.***

³ <https://www.old-maps.co.uk>

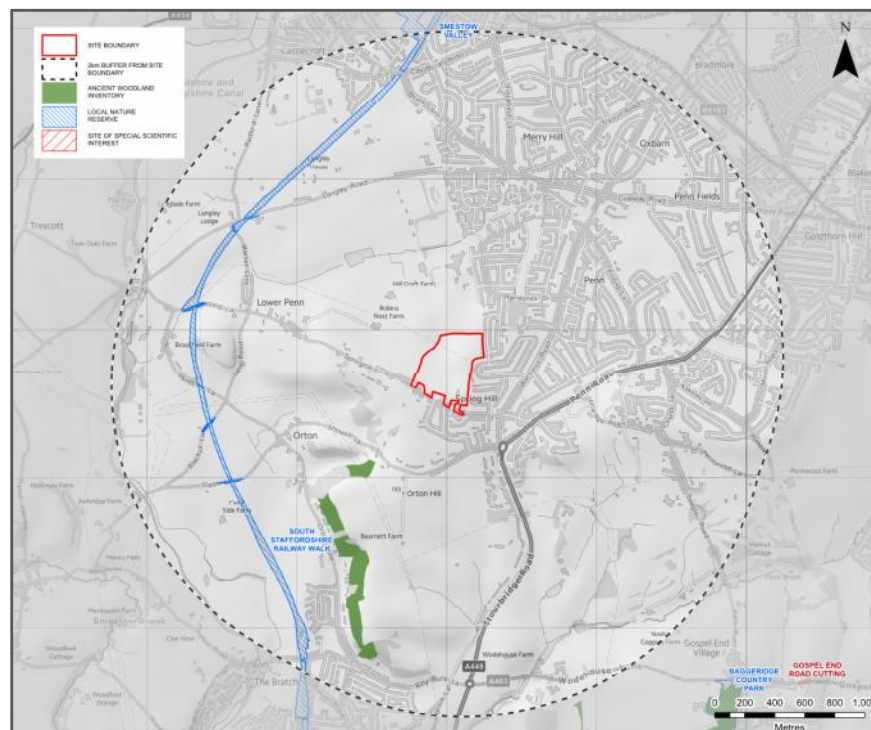
6.0 Ecology

- 6.1 A desk study has been undertaken by reviewing publicly available sources of data pertaining to the site and within a 2km buffer from the boundary (the study area).

Study Area

- 6.2 The desk study has found that there are no ecological designated sites within the study area which are subject to statutory designation of importance at a national level or above (e.g. Sites of Special Scientific Interest [SSSI] or Special Areas of Conservation [SAC]).
- 6.3 Within the study area the South Staffordshire Railway lies approximately 1.4km to the west of the site which is designated as a Local Nature Reserve (LNR).

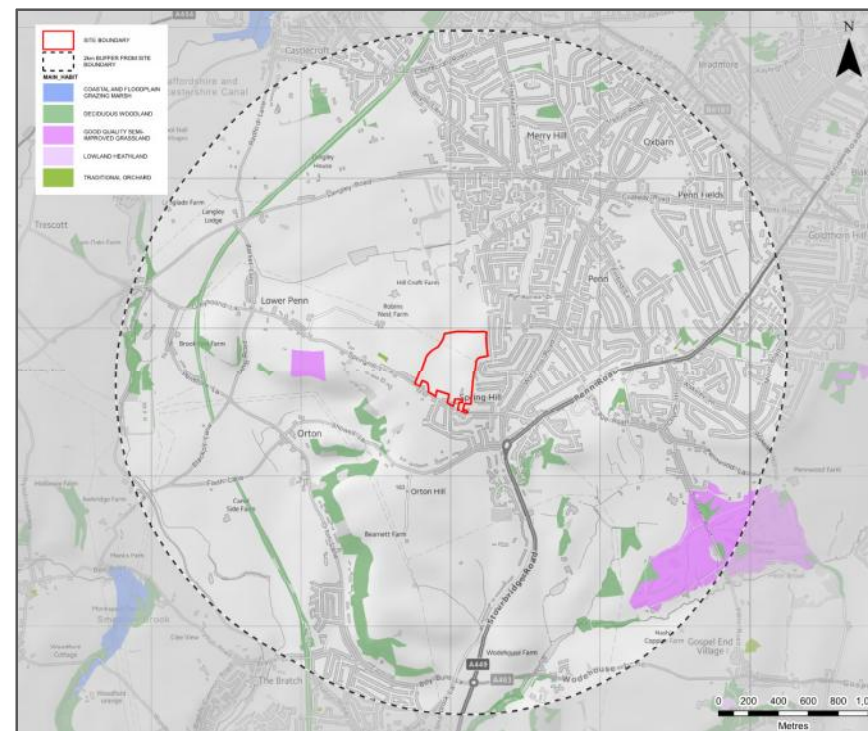
Figure 18 – Ecological Designations



- 6.4 A desk-based review of available datasets has been undertaken in respect of un-designated habitats and species⁴ (e.g. priority habitats and species). The site does not contain any priority habitats with a possible exception of native hedgerows (to be confirmed through appropriate site survey). An area of ancient woodland is located 0.5km south west of

the site boundary.

Figure 19 – Priority Habitats



- 6.5 A review of available OS mapping, aerial photography and photographs taken at the site in November 2018 has identified the site has a predominantly agricultural use, comprising a mixture of pasture and arable farmland with hedgerows marking field boundaries.
- 6.6 An area of low-lying ground in the north-eastern corner of the site is reported to have previously been a pond which has now at least partially succeeded to willow scrub. This, and any other ponds within 500m, may have the potential to support amphibians.
- 6.7 Agricultural outbuildings occur within the site to the southern entrance and mature trees are also present. These features have the potential to provide opportunities for roosting by bats and nesting by birds. The site habitats are likely to be used by bats, as part of a wider resource, for foraging and commuting.
- 6.8 The farmland habitats present may support a range of bird species during winter or breeding seasons and the potential presence of badgers has also been identified.
- 6.9 Any development should seek to retain important hedgerows

and trees and provide appropriate buffers where possible to maintain general habitat resources and connectivity for wildlife within the site and the local area.

Summary

- 6.10 To conclude based on relevant desk study assessments, it is considered feasible that a scheme could be developed to provide appropriate ecological mitigation and compensation to address any potential impacts arising from future development proposals. This would be informed by completion of the relevant ecological surveys and an Ecological Impact Assessment.
- 6.11 An indicative plan of the potential retention and enhancement of existing hedgerows within the site is shown as Figure 20, which also identifies an opportunity for habitat creation and enhancement of land around the drainage pond.

Figure 20 – Open Space Strategy



- 6.12 **Overall it is considered, following relevant surveys and assessments, that it would be feasible to develop an appropriate scheme of ecological mitigation and compensation to address any potential impacts of future development proposals.**

⁴ <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx> accessed 19/08/2017.

7.0 Historic Environment

7.1 This Section considers any potential heritage issues which should be taken into account as part of the future development of the site for housing.

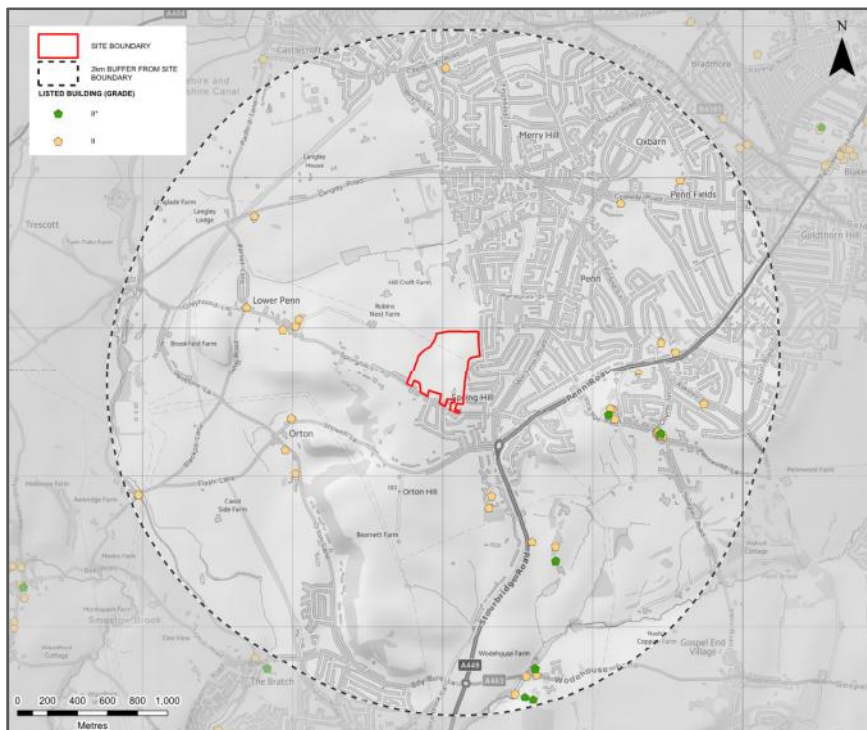
Site Context (500m)

7.2 The proposed site at Springhill Lane contains no known heritage assets. Three locally listed assets are recorded within 500m, which consist of a milestone on the A449 south of the site, a public house (The Spring Hill, Warstones Road) which is a significant example of the architect Twentyman’s designs, and the site of the 1714 Old School at Wynne Crescent (Penn). These heritage assets would not form any constraint to development of the site.

Designated Heritage Assets (2,000m)

7.3 Within 2km there are 44 designated heritage assets, consisting of two scheduled monuments at St Bartholomew’s Church, Penn, and 42 listed buildings, of which six are Grade II* and the rest are Grade II. The nearest listed buildings lie c.600m to the south-east at Barnett House. There are no conservation areas, registered battlefields, or registered parks and gardens within the 2km study area.

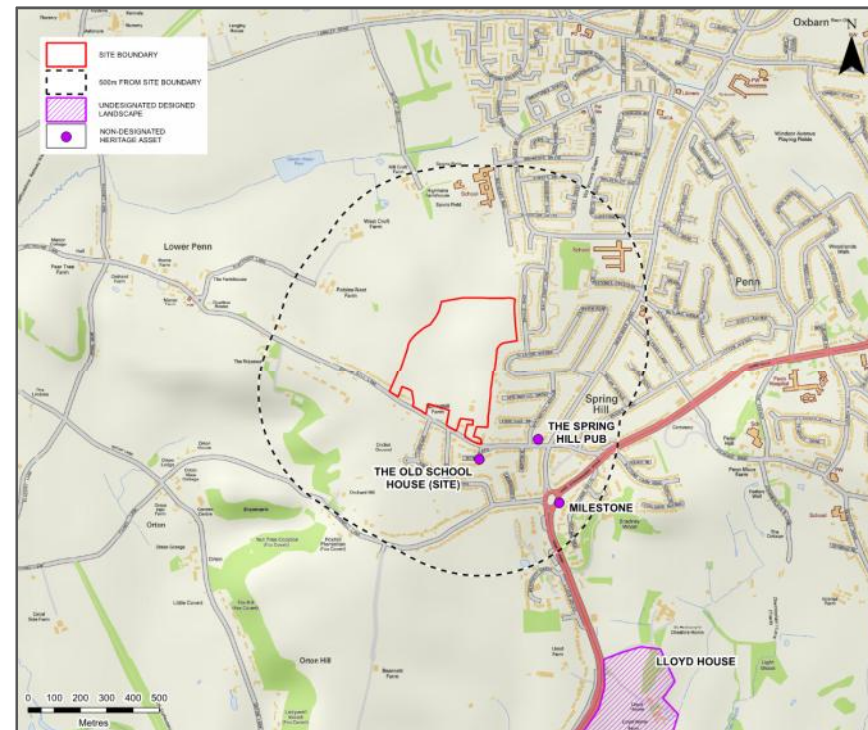
Figure 21 – Designated Heritage Asset Plan (2,000m)



Non-Designated Heritage Assets (2,000m)

7.4 A large number of heritage assets are recorded within this area, however, with 59 identified in Staffordshire and 66 in Wolverhampton. The vast majority of these entries are for post-medieval buildings, and there is virtually no evidence for archaeological remains except for the scheduled monuments of churchyard crosses at St Bartholomew’s Church in Upper Penn (c.1.3km to the east), and a possible prehistoric hillfort on Church Hill, Penn. In addition, an 18th century designed landscape (parkland) surrounding Lloyd House, Wombourne, is recorded 1km to the south-east of the proposed site.

Figure 22 – Non-Designated Heritage Asset Plan (500m)



7.5 Of these non-designated heritage assets, and as identified on Figure 22 above, three are located within 500m of the promotion site, whilst a designed landscape is located further afield to the south east of the A449. These assets are listed below:

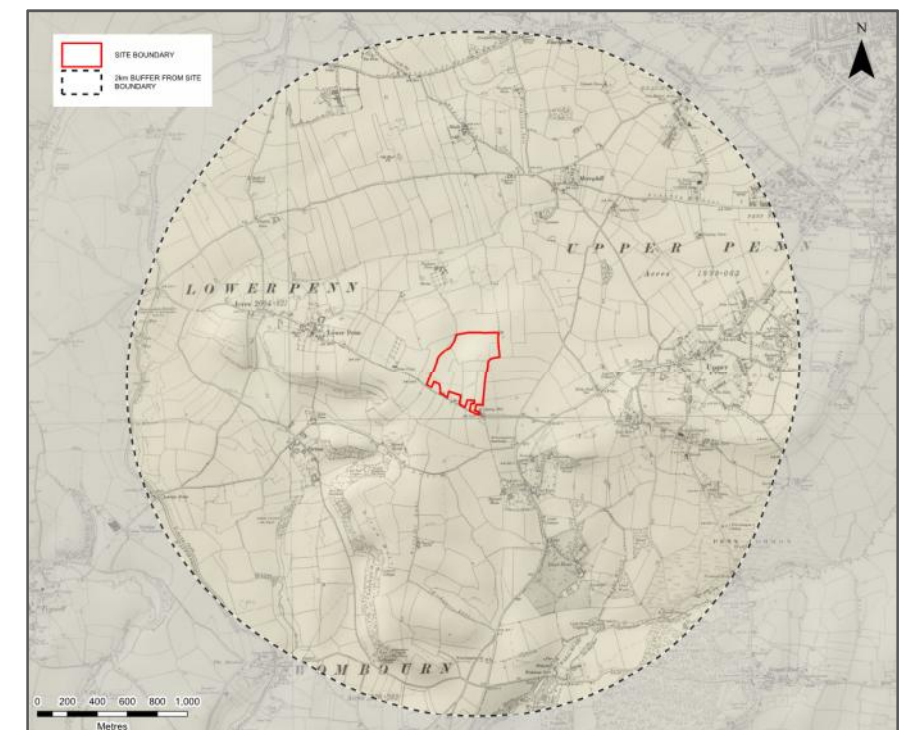
- Designed Landscape – Lloyd House, Wombourne at SO 8868 9442.
- Heritage Asset – Milestone, north of Lloyd Farm, Wombourne SO 884 952.
- Heritage Asset – The Spring Hill pub, Warstones Road SO 8833 9543.

- Heritage Asset – The Old School House (site); Wynne Crescent; Penn SO 8813 9539.

Sites Specifics and the Wider Area

7.6 Historic mapping shows that the eastern boundary of the site runs along the parish boundary between Lower and Upper Penn. At the beginning of the 20th century Spring Hill was the only building in close proximity, located at the south-eastern edge of the site, which comprised two agricultural fields subdivided by a north-south boundary.

Figure 23 – Historic Mapping Plan



7.7 The surrounding field pattern strongly suggests that the fields were laid out as part of an enclosure award in the late 18th or early 19th centuries, with Penn Common and woodland shown in the south-eastern part of the study area. The main settlement nuclei within the study area were to the east, at Upper Penn, and to the west at Lower Penn. The road system has a co-axial pattern, with a north-south orientation to the east of the proposed site, and a west-east orientation to the south, and (further away) to the north. The southern edge of the site is located on the road that runs between the two settlements of Penn, and there are no historic rights of way within close proximity.

7.8 Topographically and geologically the proposed site lies on some of the highest land in the area, at the watershed between two streams draining westwards and southwards.

Spring Hill has no recorded superficial geology but a thin layer of soil overlies bedrock. This would have made the land attractive for early farming as it would have been well-drained and relatively easy to plough, and the high ground would also have been attractive for long views, a similar strategic position as suggested for the possible hillfort to the east.

Summary

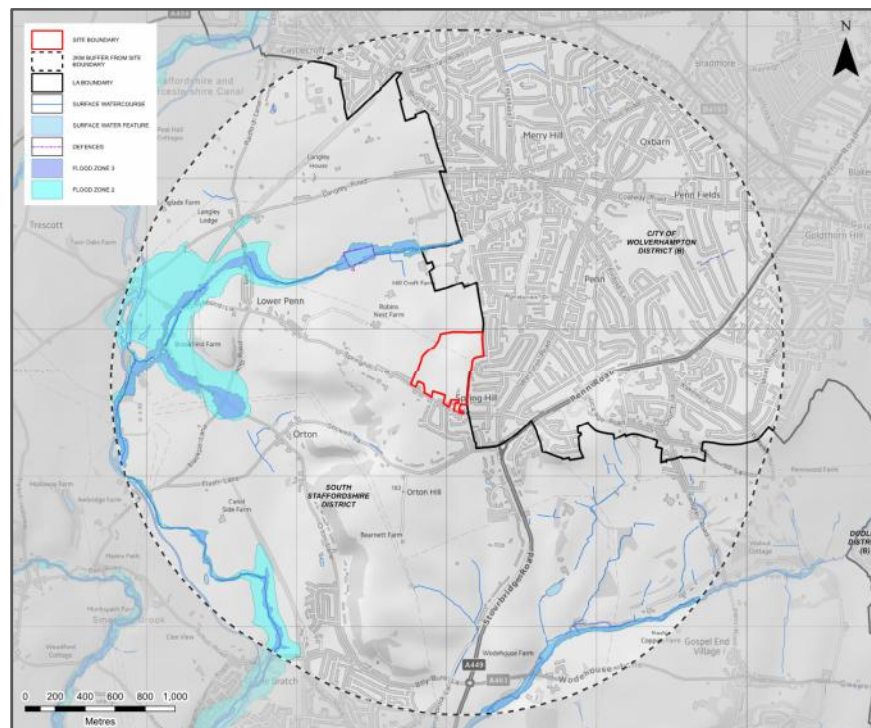
- 7.9 The lack of archaeological evidence within the study area could be due to an historical lack of archaeological investigation, and so there remains a low risk that unknown buried remains could survive within the proposed site, but this risk can be appropriately managed as part of the planning process.
- 7.10 ***In summary there is no indication from existing knowledge and available published information to suggest the proposed site might be unsuitable on cultural heritage or archaeological grounds.***

8.0 Hydrology and Flood Risk

Site Setting and Flood Risk

8.1 A desk based study of the site has been undertaken based on Ordnance Survey (OS)⁵, British Geological Survey (BGS)⁶ and Environment Agency (EA)⁷ mapping. Review of EA flood map for planning indicates that the site is located entirely within Flood Zone 1 (low probability).

Figure 24 – Flood Plan Map



8.2 The site is located within the catchment of Merry Hill Brook, an EA main river and tributary of the River Stour, located approximately 1km to the north-west of the site. This watercourse rises on the western edge of the City of Wolverhampton urban area, immediately to the north of Highfields School (c.580m to the north of the site) and flows in an initially westerly and then southerly direction to its confluence with the River Stour.

8.3 A reservoir is located on Merryhill Brook approximately 800m north of the site. The site is not within the flood extent from failure (breach) of this or any other reservoir.

8.4 Other surface water features within the area include the Wom Brook and its tributaries which rise c.1 – 1.5km to the south-

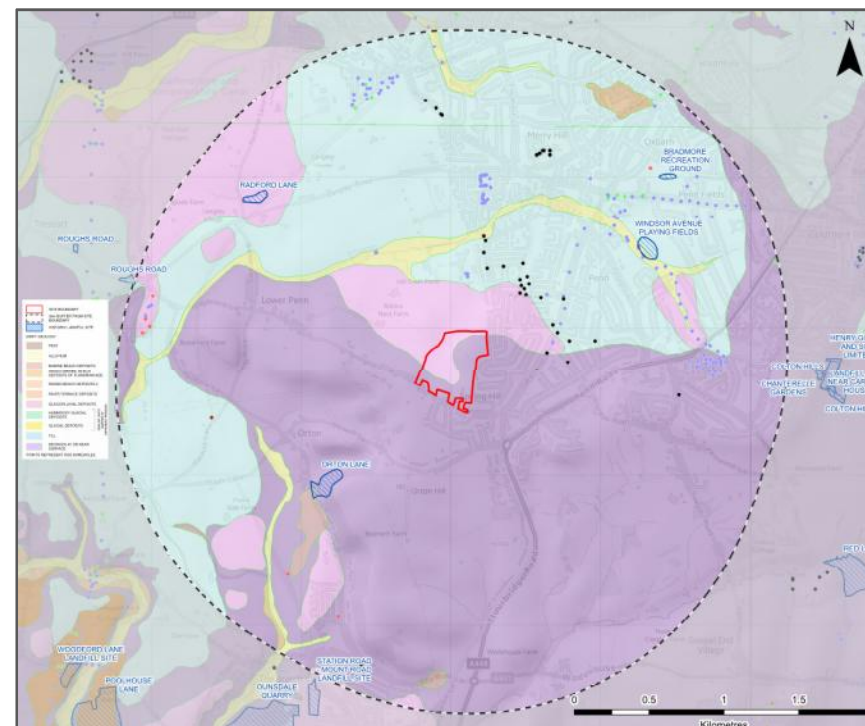
east of the site and flow in a predominantly south-westerly direction and away from the site.

8.5 2.1km west of the Site is the Staffordshire and Worcestershire Canal. It is orientated north south and has is intertwined with the course of Merryhill Brook.

8.6 There are no surface water features (i.e. ponds or streams) within the site boundary.

8.7 The surface water flood maps indicate that the vast majority of the site is assessed as ‘Very Low’ risk from surface water flooding. The only exception is a low risk surface water flow path which flows northerly through the central area of the site.

Figure 25 – Geological Map



8.8 Review of BGS mapping indicates that the local bedrock geology comprises of a mixture of Bromsgrove Sandstone Formation and Wildmore Sandstone Formation of the Early Triassic period. Both formations are classified by the EA as a Principal Aquifer with high intergranular permeability.

8.9 The bedrock geology is superficially overlain by glaciofluvial deposits in the western area of the site. There are no recorded superficial deposits across the remainder of the site.

8.10 Given the nature of the soils and underlying geology it is

considered that infiltration rates across the site will be high with the majority of incidental rainfall infiltrating to groundwater. A typical hydraulic conductivity of 0.86 – 86.4 m/d⁸ can be attributed to the glaciofluvial deposits. The bedrock sandstone units have a hydraulic conductivity varying between 3x10⁻⁴ – 12 m/d⁹.

8.11 Due to the generally elevated local topography (the site is located at between c.145 and 165m AOD) the risk of groundwater flooding is considered low with any groundwater flood risk likely to be limited to the base of the valley to the west of the site.

8.12 The potential flood risk from a range of sources is outlined in **Error! Reference source not found.** below.

Table 2 – Potential Sources of Flooding

Source	Flood Risk?	Comments
Fluvial	No	Site is located entirely within Flood Zone 1
Tidal	No	Site is remote from coast
Pluvial (Land)	No	Majority of site is Very Low risk. The central area contains a low risk, northward flowing surface water pathway.
Groundwater	No	Flooding most likely with valley base to N-W
Sewers	No	Assumed no sewers within site boundary
Reservoirs	No	Mapping confirms no flood risk from reservoirs

Planning Guidance and Appropriate Development

8.13 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.

8.14 The only areas of concern are along the central area of the site which is at low risk from surface water flooding during events

⁵ <https://www.ordnancesurvey.co.uk/>

⁶ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

⁷ <http://maps.environment-agency.gov.uk/wiyby/>

⁸ Applied Hydrogeology, Fetter 1980.

⁹ The Physical properties of Major Aquifers in England and Wales, Allen et al., 1997

with more than a 3.3% annual exceedance probability. It is recommended that sensitive development is steered away from this part of the site, although it should be noted that this constitutes a very small portion of the total land area.

Sustainable Drainage

- 8.15 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 appropriate Sustainable Drainage Systems (SuDS). SuDS guidance gives preference to discharging surface water run-off to ground wherever possible.
- 8.16 Based on the BGS and soil mapping it is considered that the underlying geology is likely to be highly permeable and has a high potential for utilisation of soakaway techniques to control surface water run-off from any future development.
- 8.17 It is recommended that a site investigation is undertaken to include the digging of trial pits and undertaking of soakaway tests to both confirm the presence of a suitable unsaturated zone within the strata, confirm the permeability of the in-situ material and confirm the feasibility of using soakaways at site.
- 8.18 Due to the north-westerly topographic gradient of the site, it is recommended that any soakaway design should be located in the north-western corner of the site. To avoid off-site discharge of overland runoff, field drains should run along the northern and north-western site boundary, outfalling into the soakaway design.
- 8.19 As given in Table 3, the approximate storage necessary to support 310 dwellings as well as 520 dwellings has been calculated based upon permeability values for the Wildmoor Sandstone and assumptions on impermeable area.

Table 3 – Approximate Storage necessary for SUDs

Wildmoor Sandstone Permeability (m/d)	Approximate storage necessary to support dwellings (m ³)	
	310 dwellings (Impermeable area = 42,700m ²)	520 dwellings (Impermeable area = 88,400m ²)
3x10 ⁻⁴	6279.64	13,000.13
12	544.23	1,127.47

Summary

- 8.20 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.
- 8.21 ***Overall there are no drainage, flooding or other issues which would constrain development of this site.***

9.0 Masterplanning

Constraints and Opportunities

9.1 The site analysis contained within the Chapters above have been summarised into a conceptual 'Opportunities and Constraints' plan as illustrated within Figure 26 below.

Figure 26 – Opportunities and Constraints



9.2 The key constraints and opportunities associated with the site are:

- the scheme will provide a significant number of new affordable houses as a proportion of the overall scheme, giving opportunities for local residents and lower paid employees to remain in the local area;
- the scheme will also provide for public open space on land currently not open to public recreation. This will include children's play areas and parkland;
- existing mature hedgerows occur throughout the site, and alongside existing trees, these features will be retained wherever possible as part of a mature landscape setting for the proposals to deliver biodiversity enhancements;

- there is potential to create new habitats through delivery of green links, ponds, and informal public open space. There will be opportunities for integrating wildlife features within the development, including bat roosting and bird nesting features within the development, sensitive lighting, native landscape planting and embedded Green Infrastructure features within the masterplan;
- the site boundary is defined by a number of rear garden boundaries. In order to protect the privacy and security of these sensitive boundaries, proposed dwellings should back onto existing housing to create new perimeter blocks. There is also opportunity to infill the gaps along Springhill Lane with new frontage housing to create a street character;
- by creating new pedestrian and cycle links to the existing network, this enables opportunities for existing residents to enjoy the benefits of new facilities on site; and
- there is a powerline crossing the site which has been assumed as being placed underground or diverted off site. These will be removed where practicable and viable or retained within green corridors with highway or footway crossings. The overhead electricity lines will be diverted underground or off-site.

Vision and Masterplan

Vision

9.3 The vision for the site is to create a sustainable extension to Springhill, Wolverhampton, to the south and west of the existing settlement that is closely integrated with the town and which respects the setting. It will provide:

- **A 'Landscape-led' Masterplan**

9.4 Provision of areas of public open space as part of a comprehensive green infrastructure network that respects the wider landscape setting, and works with the trees and hedgerows on site, and creates opportunities for recreation and habitat enhancements for wildlife.

- **A Sustainable Development**

9.5 Provision of a range of house types and tenures, including affordable and family homes. This housing will provide for an established housing need in the area. The scheme will also enable the provision of children's play areas and informal recreation areas. New footway connections will enable people

to travel to and from the development by sustainable modes of transport, with direct access to the transport network.

- **An Integrated Scheme**

9.6 The Illustrative Masterplan demonstrates a high quality scheme both in terms of layout and placemaking, with housing that is well-integrated into the settlement 'fabric'. The scheme will include squares and meeting spaces, and building heights, densities and building materials that respect the surrounding character of built development.

Design Concept

9.7 This subsection and the following subsections describe the concept design proposals which have been developed and informed through the site analysis process outlined previously. The Illustrative Masterplan (Figure 28) represents the culmination of site and context analysis. It demonstrates deliverable proposals as a positive response to the site opportunities and constraints, and is a response to the Vision Statement which incorporates sound urban and landscape design principles.

9.8 The key features of the Concept Diagram (Figure 27) are set out below.

1. Green Infrastructure Network and Public Open Space

9.9 The proposals have been designed around the existing landscape features on the site and surrounding area. This has formed the basis to the structure of the scheme and the open space provision and disposition. In particular, this includes linear landscape corridors running north-south and east-west within the site, aligned with existing trees and hedgerows.

9.10 The main public open space is located to the north and west of the site and will form a large informal open space which will perform a range of functions, including drainage, informal recreation, and wildlife habitat creation.

2. Key Squares and Spaces

9.11 The scheme includes proposed squares along the main streets to form key 'pocket parks' within the development which will aid orientation and place-making. The scheme includes a crescent focused around a high point of the site, and a green square with two large mature trees at the centre. These features will also help to calm traffic speeds.

3. Community Facilities

9.12 A nursery site has been consented and will be delivered on site and retained within the scheme.

4. Permeability and Accessibility

9.13 New footpaths will be provided to reinforce the connected and legible green infrastructure network. There will be clearly defined pedestrian routes throughout the scheme connecting the site to the wider network with three access points onto Springhill Lane. Cyclists will use the street network on site with speeds limited to 20 mph to enhance pedestrian and cycle safety.

Figure 27 – Concept Diagram



Illustrative Masterplan

9.14 The Design Concept has been taken forward to form an Illustrative Masterplan (Figure 28). This gives a graphic illustration of how the scheme might be laid out and includes indicative tree planting, ponds, and building frontages. The following pages provide supporting plans and text briefly describing the key components of this Masterplan.

Figure 28 – Illustrative Masterplan



Design Strategies

Land Use Strategy

9.15 The distribution of land use is illustrated on the Land Use Strategy (Figure 29). This plan clearly illustrates the extent and location of the residential development area, nursery site, and open space areas, together with access points that will be delivered with any proposal.

9.16 The development areas form a sequence of near discrete housing parcels encompassed by green space or backing onto existing residential gardens or fields to the west. The green spaces are in linear form connecting all the housing areas to within easy walking distance of an open space.

9.17 As described previously, the extent of the developable areas is defined by careful response to landscape and other considerations, with many of the linear green spaces also acting as surface water flow channels. The green corridors will also allow for new tree and hedgerow planting. This creates a positive landscape-led structure into which the development parcels fit.

9.18 The following land uses are indicated on the Land Use Strategy Plan and reflected in the Illustrative Masterplan:

- Housing: the scheme includes 12.14 ha of housing land, which also includes gardens, streets and spaces within the housing parcels;
- Open Space: this comprises 3.03 ha of greenspace, including formal play areas and informal open space. This represents around 20% of the site area, and excludes the outdoor space for the nursery school;
- Nursery school: the site encompasses the consented nursery school site of 0.42 ha (excluding the consented access to Springhill Lane which is included in the residential area); and
- Other Infrastructure Highway: 0.11 ha of the land within green space is also indicatively identified for infrastructure highway to service the housing and nursery school.

Figure 29 – Land Use Strategy



Density and Building Heights

Density

9.19 The Density and Building Heights Strategy Plan (Figure 30) indicates zones of varying density that the development parcels may deliver in order to achieve approximately 450 dwellings. This also ensures variation across the scheme in

terms of built form and massing. Overall, the average residential density will be circa 37 dwellings per hectare, which excludes all non-residential open space areas and highway infrastructure outside the housing parcels.

- 9.20 The disposition of density 'bands' follows a simple pattern, with slightly higher densities towards the south and centre of the site near to Springhill Lane and the access points into the site. Lower densities are located along the western and northern edges as a transition to the countryside edge. Existing housing surrounding the site is typically of medium density and of a very similar density to that proposed.
- 9.21 Lower density areas will comprise predominantly detached dwellings, with higher density frontages along the main street predominantly comprising a mix of semi-detached and short terrace units, and possibly a limited number of apartment units around the squares. The medium density areas will predominantly comprise a mix of detached and semi-detached units, with a greater proportion of detached units towards the periphery of these areas so that there is a transition from the higher density 'core' to a relatively lower density edge.

Building Heights

- 9.22 Building heights will be in keeping with the surrounding area, which consists of predominantly two-storey detached and semi-detached dwellings. The building heights would accord closely with the density strategy outlined above. The final siting and design of buildings will be subject to a planning application and subsequent planning approval.
- 9.23 The disposition of maximum two and two and a half (room in the roof) -storey dwellings exactly reflects the density strategy, ensuring that in lower density areas only two-storey dwellings can be constructed, and in medium and higher density areas up to two and a half storeys.
- 9.24 Along the main street in higher density areas, there can be a greater concentration of two and a half storey units to emphasise the hierarchy of the street and the central squares, and these would be of limited scale and located sensitively.
- 9.25 These storey heights have also been guided by landscape considerations, with a need to limit the height of buildings across the scheme to sensitively respect the relationship to existing dwellings. The nursery building is consented, albeit a separate retrospective application has been submitted given discrepancies with the 'as built' building footprint (application ref. 19/00048/FUL).

Figure 30 – Density and Building Height Strategy



Landscape and Open Space

- 9.26 The layout of the site has been guided by the Landscape and Visual Appraisal and reflects the existing landscape structure on the site and the need for surface water attenuation on the lowest part of the site as part of open space areas. Whilst in accordance with the vision for the site, it has been prepared as a 'landscape-led' masterplan. The masterplan includes the following elements which are illustrated on the Open Space and Landscape Strategy (Figure 31):

- existing well-established trees and boundary hedgerows should be retained wherever possible and reinforced with new, mixed native tree and shrub planting, particularly along the western and northern boundary of the site at the interface with the surrounding fields;
- the largest open space area to the north-west will also incorporate a balancing pond. This can have marginal and aquatic planting to increase biodiversity. This area would be bounded by woodland on two sides and fronted by development on the higher ground to the south and east to create a tranquil, quiet parkland area overlooked by residential development;
- linear green corridors, with swales, would be incorporated

into the layout which would connect areas of residential development with both the larger parkland area, and children's play areas. Footpaths would be provided along these corridors to increase their accessibility. Where possible, existing hedgerow boundaries within the site would be incorporated into the corridors and enhanced with additional native tree and shrub planting. Trim trail stations could be located along the routes to provide additional opportunities for recreation across the site; and

- two equipped children's play areas would be provided, connected by green corridors, ensuring new areas of residential development have easy access. Both of these would be overlooked by new housing.

Figure 31 – Open Space and Landscape Strategy



Drainage Strategy

- 9.27 The Land Use Strategy Plan and Illustrative Masterplan have been informed by an indicative drainage strategy. These incorporate SuDS, including an attenuation basin and swales. These will be supplemented with a range of sustainable drainage techniques such as porous paving, bioretention areas and pollution prevention devices.
- 9.28 As required by the NPPF, the proposed system will be designed to manage a 1 in 100 year rainfall event, with an allowance for

an increase in rainfall intensities to take account of the predicted effects of climate change.

Access and Movement

- 9.29 The NPPF is predicated on the assumption that new developments should provide safe and suitable access for all, and include measures that ensure sustainable transport options are taken up. A summary of the key features is summarised below. The access and movement strategy is illustrated on the Access and Movement Strategy (Figure 32).

Pedestrian and Cycle Access

- 9.30 The Illustrative Masterplan has been designed to be people-orientated. It therefore provides a positive relationship between built form, the street and open space, to create locally distinctive streets intrinsically linked to the settlement character and pattern. To ensure that the internal routes cater for people from all groups, the internal network of roads, shared surfaces and footways will be constructed using slip resistant materials, include appropriate lighting and be free from obstacles to movement.

Vehicular Access

- 9.31 At this stage, it is envisaged that vehicular access to the site will be provided via the creation of two upgraded accesses off Springhill Road, both of which are already consented but will require upgrading. As is shown on Figure 32, these comprise:

- a new mini roundabout located on Springhill Lane, currently consented without a roundabout to serve the existing residential property and the new nursery; and
- the upgrade to the existing farm access to the east along Springhill Lane.

Street Hierarchy

- 9.32 The Access and Movement Strategy identifies a simple street hierarchy. All streets will be overlooked by housing and be designed to significantly reduce traffic speeds and give pedestrians and cyclists priority wherever possible. The street hierarchy is as follows:

- Main Street: the main route which connects the two vehicular access points together and links the housing parcels to form a circular route. Direct access from the housing area will be allowed throughout the scheme, except in areas where it would conflict with ensuring safe

access into the site or at junctions;

- Squares: a series of squares are located as gateways to the scheme and housing neighbourhoods, together with placemaking features throughout. These will be well-defined by buildings and incorporate landscaping and public realm spaces;
- Neighbourhood Streets: leading from the main street will be a series of neighbourhood streets which provide connections to all the housing parcels;
- Shared Driveways / Mews Streets: leading either directly from the main street or neighbourhood streets, shared driveways and mews streets will be pedestrian priority spaces with a special surface treatment where possible. These more intimate spaces will be closely overlooked by housing. These spaces will not have segregated footways and cycleways wherever possible, rather a shared surface design character; and
- Footways and Cycleways: these are an integral part of the movement network, and footpaths will be delivered throughout within green spaces. Due to low traffic speeds, cyclists will generally have ease of movement throughout on the street network. The Access and Movement Strategy (Figure 32) identifies three points of access from Springhill Lane for pedestrians, one of which will be dedicated without vehicular access. This additional western pedestrian access will link the elements of existing footway along Springhill Lane.

- 9.33 At this stage, it is intended that all roads within the scheme will be designed in accordance with the principles outlined in the Manual for Streets (MfS). In this regard, the design of the main street will ensure users can pass through the development in a timely manner with limited disruption whilst also ensuring 'low' vehicle speeds to create a safe environment for cyclists and pedestrians. Speeds within the scheme will be limited to 20 mph.

- 9.34 The network of neighbourhood streets and shared surfaces will be designed in accordance with the sense of 'Place' that is outlined in the MfS, which is based on the concept of 'Living Streets'. As such, these streets will be seen as a destination in their own right for a variety of activities, including providing access to open space and designed to ensure that pedestrians and cyclists take precedence over vehicles.

Figure 32 – Access and Movement Strategy



Layout and Appearance

Layout

- 9.35 The Illustrative Masterplan gives a clear indication of how the scheme may be laid out, with the inclusion of indicative frontage, streets, spaces and shared driveways, and how they interact with open space. The detailed design of dwellings, outbuildings and boundary features will take place as part of a detailed design at reserved matters.

Architectural Appearance

- 9.36 The appearance and design of buildings within the scheme will reflect features of local vernacular and materials. Certain architectural elements and features, typical of the area, are to be considered in order to enhance the built environment and to establish a meaningful connection to the surrounding context. As with layout, appearance will be a matter for detailed design at reserved matters.

Development Summary

- 9.37 This document has set out the emerging development vision and demonstrates the deliverability of the Springhill Lane site

for a residential-led development of approximately 450 new dwellings.

- 9.38 If allocated for development in the Local Plan, the site could make an important contribution to the identified housing need in the Black Country and South Staffordshire, and the wider Housing Market Area.
- 9.39 ***The site is considered to be a sustainable location for new residential-led development. The development would constitute sustainable development in accordance with the NPPF's presumption in favour of sustainable development.***
- 9.40 ***All technical aspects have been investigated to ensure that the development is deliverable in accordance with adopted and emerging local and national policy.***
- 9.41 ***The Illustrative Masterplan (Figure 28) demonstrates a comprehensive design response to the site and how the concept of the development could be delivered in accordance with the Development Strategies set out here.***
- 9.42 ***There are significant benefits that can be drawn from this development, as this document has demonstrated.***

10.0 Summary of Opportunity

Overall Sustainability

- 10.1 The site performs well in terms of its sustainability credentials, albeit that it is located at the edge of the urban area. Wolverhampton City Centre lies approximately 6km to the northeast of the site providing access to a full range of town centre services and facilities, whilst Spring Hill Local Centre is located approximately 370 m to the east of the site, whilst the local centres of Warstones Road, Merry Hill and Penn Manor are all within 1.6km.
- 10.2 The site also benefits from connectivity to a range of forms of transport, including bus stops located along Warstones Road approximately 350m to the east of the site. Access to the site is provided via Springhill Lane, which connects to the wider highway network including a main distributor route (with cycleway), as well as via the existing footpaths for foot and cycle trips. Via these routes a range of key local services are also located within 2km of the site, including;
- Hospital;
 - Doctors' Surgery;
 - Dentist Surgery;
 - Chemist;
 - Library;
 - Post Office;
 - Infant School;
 - Junior School;
 - Secondary School;
 - Convenience stores;
 - Takeaway food outlets;
 - Restaurants; and
 - Public houses.
- 10.3 The site is considered preferential to a number of the other Green Belt sites that have been either identified for

safeguarding or considered as part of the South Staffordshire District Council SHLAA and Partial Green Belt Review. With the exception of the Green Belt itself, the site is outside of other protective designations and, as outlined above, there are no overriding constraints to its development.

- 10.4 In terms of the Green Belt itself, the function of this designation has been eroded a result of existing scattered and ribbon development on and around the site, whilst the site is contended to rate poorly against the NPPF considerations detailed above. As such, the site should be considered preferential for release in all of these terms.
- 10.5 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.
- 10.6 The site can either be released as a strategic allocation and can deliver approximately 450 new houses within South Staffordshire and assist in meeting the housing needs of both the Black Country and the wider Housing Market Area.

Delivery & Timing

- 10.7 In preparing this document our Client(s), Jay Farm Homes Limited and Lawnswood Homes Limited, duly confirm that the site is available and deliverable for housing and associated infrastructure. Indeed, the site access arrangements required for the delivery of the site have already been identified through a previous consent (South Staffordshire Council application ref. 16/01078/FUL), albeit these may need to be upgraded further subject to detailed design.
- 10.8 As outlined above, the site could be delivered immediately as a strategic allocation and can deliver approximately 450 new houses within South Staffordshire and assist in meeting the housing needs of both the Black Country and the wider Housing Market Area.
- 10.9 Notwithstanding, if necessary, the site could be 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.
- 10.10 This need is only expected to increase following the completion of the Black Country Core Strategy Review and the need for adjoining local authorities to release Green Belt sites to meet the needs of the Housing Market Area.

Key Opportunities & Benefits

- 10.11 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 as a strategic allocation 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 is located outside of any other protective designations.
 - Opportunity to identify safeguarded land to avoid successive Green Belt reviews, which would run contrary to NPPF.
 - Opportunity to enhance the settlement edge of Wolverhampton and 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, coupled with the potential delivery of a much needed public building which could be utilised for a nursery and village hall (if required).
 - Provide assistance to the adjoining Black Country Core Strategy and Housing Market Area in delivering their housing requirements.
- 10.12 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.

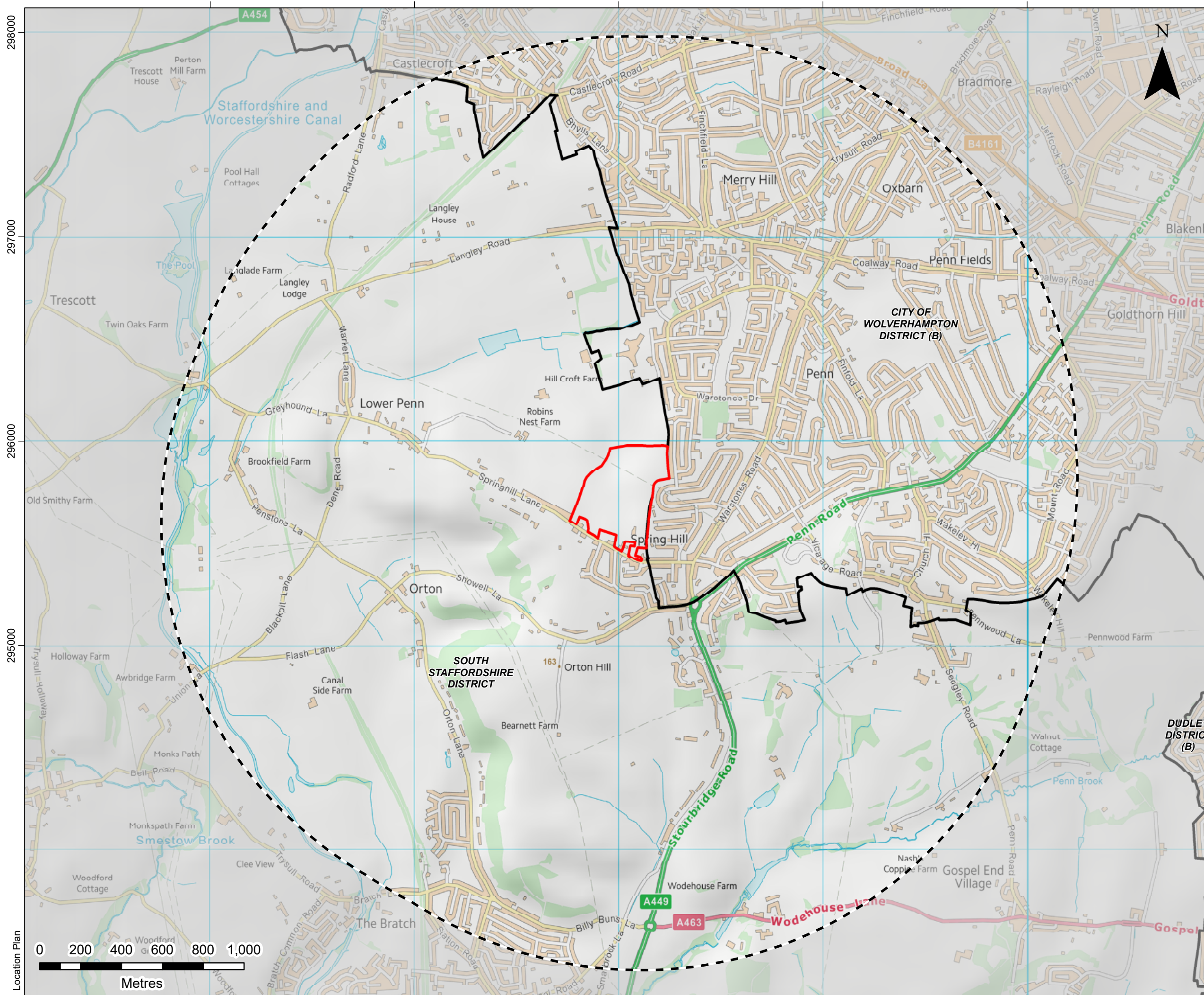
11.0 Conclusions

of the site and the forthcoming Strategic Green Belt Review.




- 11.1 Analysis of the site identifies that whilst it is recognised that the land parcel is situated within the Green Belt, the site only makes a limited contribution to its wider designation. Existing built development within the site, together with the encroachment of the settlement edge and overhead power lines compromise the openness of the site – a quality which is defined by the NPPF as needing to be an ‘essential characteristic’ of the Green Belt.
- 11.2 The site, which is 3.64 hectares, is positioned on the urban edge of Wolverhampton and it is considered that the draft masterplan demonstrates that new development here can be successfully integrated with the existing settlement pattern without compromising the overall purposes of the Green Belt. With careful planning and design, in line with the principles set out in the South Staffordshire District Council Core Strategy, the site can make a positive contribution to the needs of the wider Housing Market Area.
- 11.3 Analysis of planning and environmental issues, as set out in this document, identifies that there are no major constraints to development. With a positive and proactive approach, development could capitalise on the attributes of the site and measures could be incorporated to mitigate potential effects.
- 11.4 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 both South Staffordshire and 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.
- 11.5 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.
- 11.6 ***We would welcome the opportunity to discuss the site in more detail with you once you have considered the content of this Promotion Document. We also trust that the information contained herein assists with the consideration***

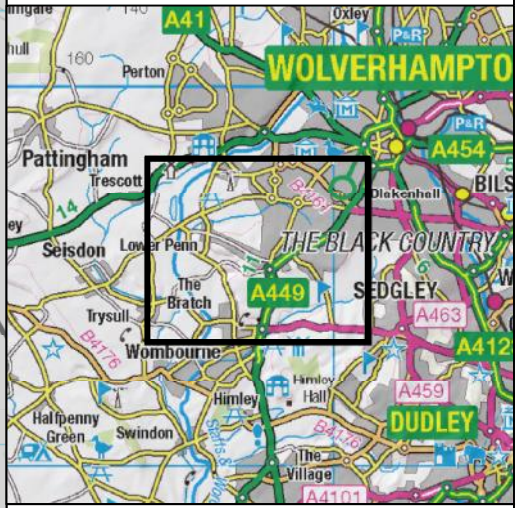
APPENDIX 1 – LOCATION PLAN

386000 387000 388000 389000 390000



LEGEND

-  SITE BOUNDARY
-  2km BUFFER FROM SITE BOUNDARY
-  LOCAL AUTHORITY BOUNDARY



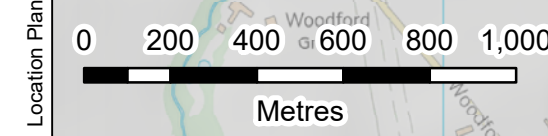
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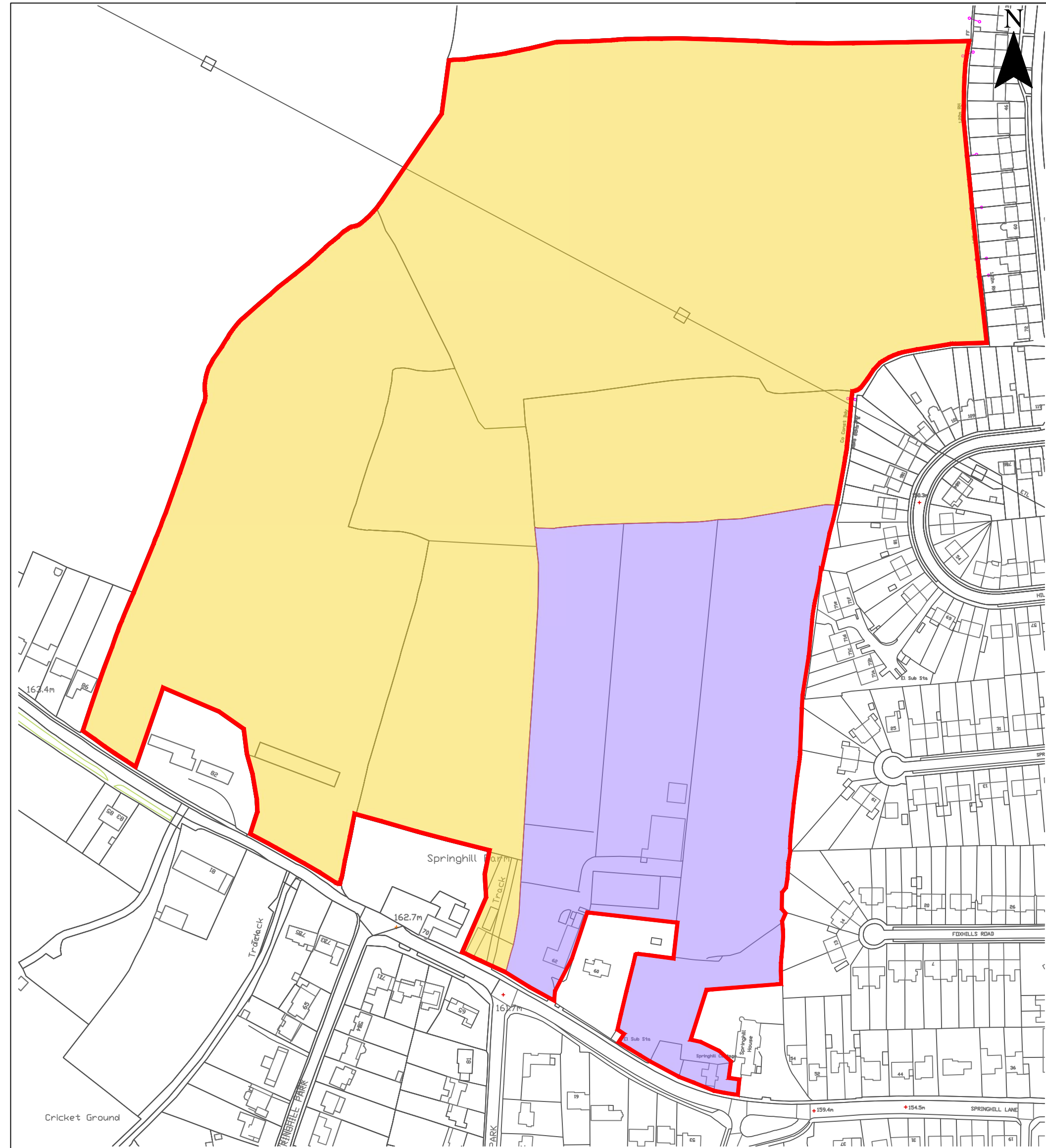
SPRINGHILL LANE, WOLVERHAMPTON
FOR INFORMATION
LOCATION PLAN




1

Scale 1:17,500 @ A3 Date OCTOBER 2018



APPENDIX 2 – LAND OWNERSHIP PLAN



- LEGEND**
-  SITE BOUNDARY
 -  JAY FARM HOMES LIMITED AND LAWNSWOOD HOMES LIMITED LAND
 -  STAFFORDSHIRE COUNTY COUNCIL LAND

JAY FARM HOMES LIMITED AND LAWNSWOOD HOMES LIMITED

SLR
global environmental solutions

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FOR INFORMATION
LANDOWNERSHIP PLAN

2

Scale 1:2000@A3	Date FEBRUARY 2018
--------------------	-----------------------

416.07553.00005.16.002.0-DRG 2 LANDOWNERSHIP PLAN.dwg

APPENDIX 3 – AERIAL PLAN

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296000


295800


295600

3 Aerial Plan

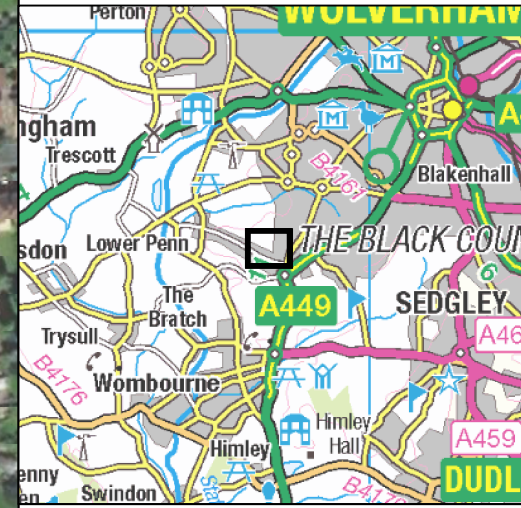


LEGEND

 SITE BOUNDARY

 LA BOUNDARY

Aerial Imagery Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Dated 21/05/2014



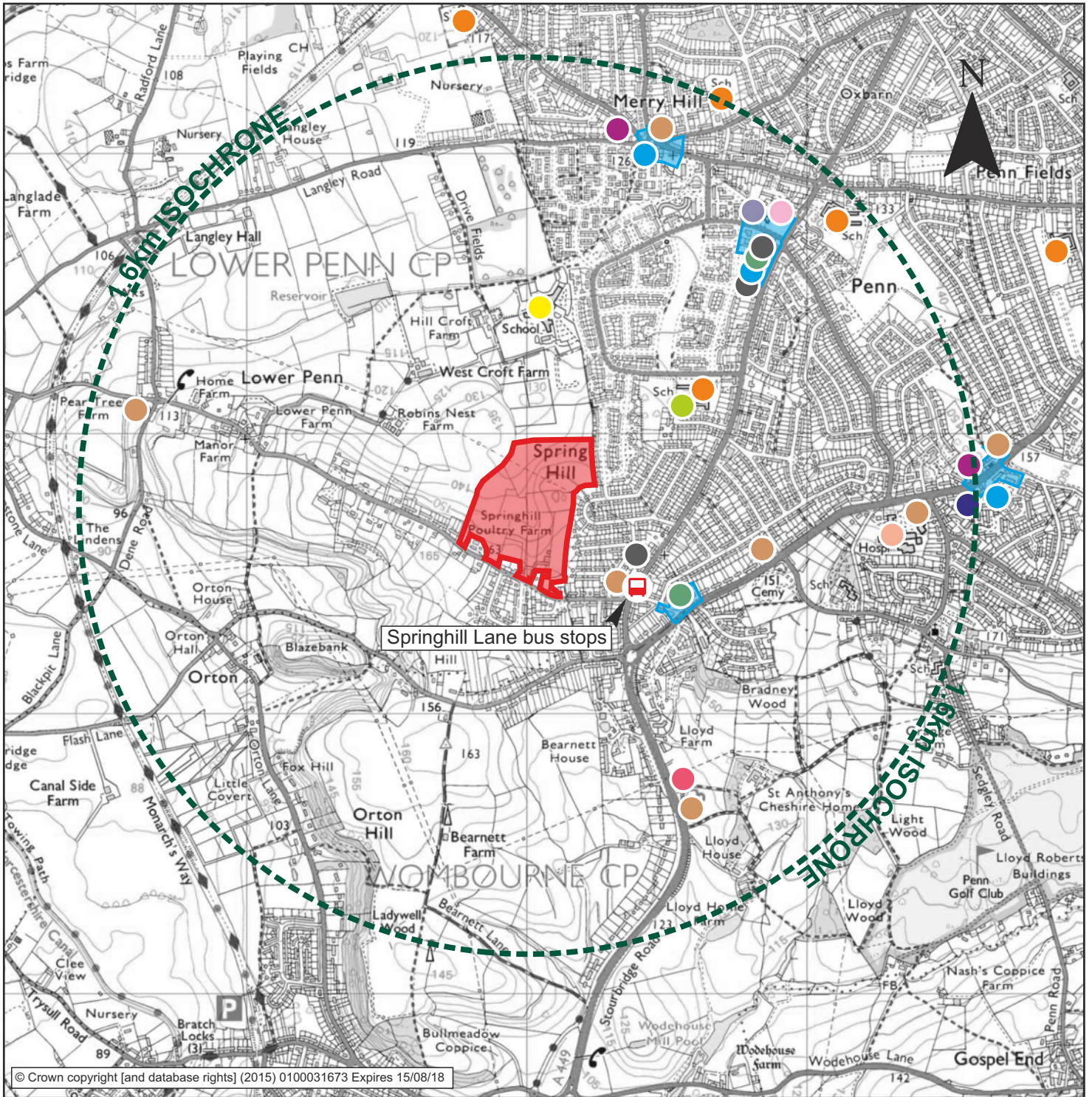
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FOR INFORMATION
AERIAL PLAN
3
Scale 1:2,500 @ A3 Date OCTOBER 2018



















APPENDIX 4 – ACCESSIBILITY PLAN



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LEGEND

- | | | | |
|-------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|----------------------|
|  | Proposal Site |  | Bus stop |
|  | Local Centre |  | Infant School |
|  | Hospital |  | Junior School |
|  | Doctor |  | Secondary School |
|  | Dentist |  | Convenience Store |
|  | Chemist |  | Takeaway Food Outlet |
|  | Post Office |  | Public House |
|  | Library |  | Restaurant |

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www.slrconsulting.com

LAND AT SPRINGHILL LANE,
WOLVERHAMPTON

TRANSPORT ASSESSMENT

ACCESSIBILITY PLAN

PLAN 4

Scale 1:20,000 @ A4

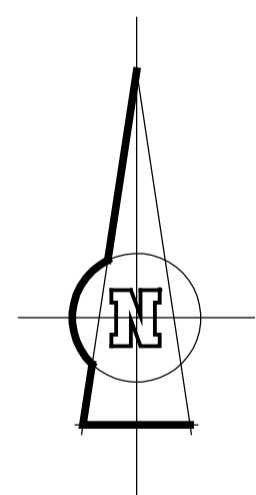
Date FEB 1919

APPENDIX 5 – CONSENTED SITE ACCESS'

DO NOT SCALE FROM THIS DRAWING
 CJZ DESIGN TO BE NOTIFIED OF
 DISCREPANCIES IN FIGURED DIMENSIONS.
 CONTRACTOR TO VERIFY ALL DIMENSIONS.
 THIS DRAWING IS COPYRIGHT.



0 5 10 20m
 (1:250 Scale)



S I T E P L A N
 S C H E M E D R A W I N G

Rev	Description	Date

CJZ design
 ARCHITECTURAL DESIGN & DEVELOPMENT CONSULTANTS

CHURCH VIEW
 25 SCHOOL ROAD
 WOMBOURNE
 SOUTH STAFFORDSHIRE
 WV5 9EF
 TELEPHONE : 01902 893252
 EMAIL : info@cjzdesign.co.uk
 WEBSITE : www.cjzdesign.co.uk

Project
**PROPOSED DEVELOPMENT AT
 58 & 62 SPRINGHILL LANE
 LOWER PENN, WOLVERHAMPTON
 WV4 4TN**

Drawing Title
**SITE LAYOUT PLAN
 NEW ACCESS ROADS'**

Client
**JAY FARM HOMES LIMITED &
 LAWNWOOD HOMES LIMITED**

Project No.	Drawing No.	Revision
1150	300	.

Scale	Date	Drawn by
1:250@A1	DEC. 2016	CH

SCHEME INFORMATION

APPENDIX 6 – BASIC 3D ASSESSMENT MODEL



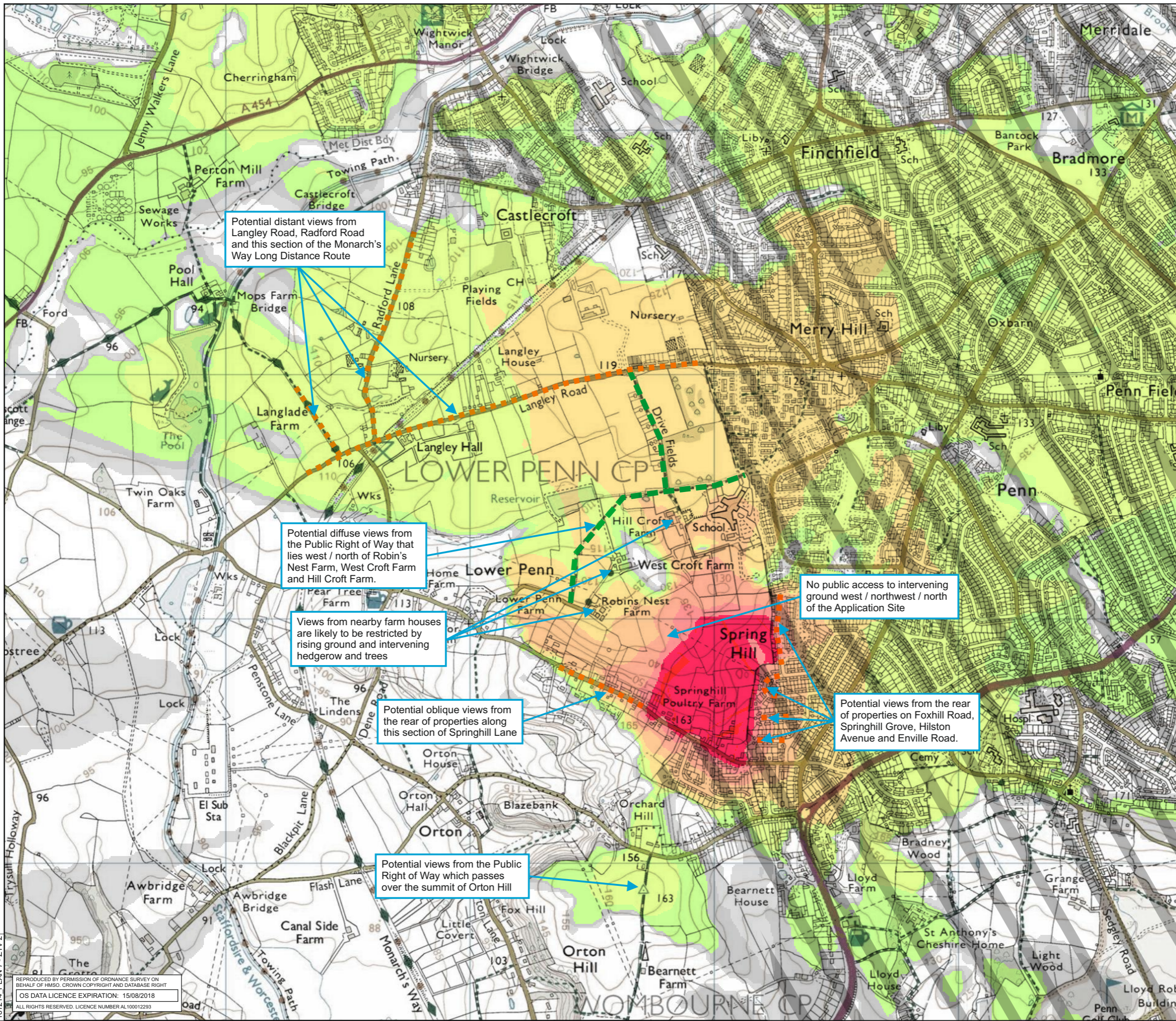
LEGEND

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SPRINGHILL LANE, WOLVERHAMPTON
FOR INFORMATION
BASIC 3D MODEL ASSESSMENT



LEGEND

- SITE BOUNDARY
- SUBTENDED VERTICAL ANGLE (VISIBILITY)**
- SUBTENDED VERTICAL ANGLE OVER 12.8 DEGREES
- SUBTENDED VERTICAL ANGLE 6.4 - 12.8 DEGREES
- SUBTENDED VERTICAL ANGLE 3.2 - 6.4 DEGREES
- SUBTENDED VERTICAL ANGLE 1.6 - 3.2 DEGREES
- SUBTENDED VERTICAL ANGLE 0.8 - 1.6 DEGREES
- SUBTENDED VERTICAL ANGLE 0.4 - 0.8 DEGREES
- SUBTENDED VERTICAL ANGLE 0.2 - 0.4 DEGREES
- SUBTENDED VERTICAL ANGLE 0.1 - 0.2 DEGREES
- SUBTENDED VERTICAL ANGLE BELOW - 0.1 DEGREES
- AREAS WITHOUT VIEWS OF TARGET AREA
- AREAS WHERE URBAN MASSING IS LIKELY TO RESTRICT VIEWS

Notes:
 The Zone of Theoretical Visibility shown is based on the visibility of the proposed development. The study uses Ordnance Survey Profile height data combined with the existing site survey as a base. This data contains no modelling of trees, minor landform details or built structures. In reality large areas of the zone illustrated will already be screened by intervening buildings, minor landform features and vegetation, as discussed in the supporting text. The hatched areas and those grey grey are the areas where such screening is most likely to occur.

Potential distant views from Langley Road, Radford Road and this section of the Monarch's Way Long Distance Route

Potential diffuse views from the Public Right of Way that lies west / north of Robin's Nest Farm, West Croft Farm and Hill Croft Farm.

Views from nearby farm houses are likely to be restricted by rising ground and intervening hedgerow and trees

Potential oblique views from the rear of properties along this section of Springhill Lane

Potential views from the Public Right of Way which passes over the summit of Orton Hill

No public access to intervening ground west / northwest / north of the Application Site

Potential views from the rear of properties on Foxhill Road, Springhill Grove, Hilston Avenue and Enville Road.

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SPRINGHILL LANE, WOLVERHAMPTON
 PROPOSED DEVELOPMENTS
 ZONE OF THEORETICAL VISIBILITY (ZTV) & VISUAL ANALYSIS

PLAN 7

Scale 1:15,000 @ A3 Date DEC 2018


181214 PLAN 7 - ZTV2

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APPENDIX 8 – SITE CONTEXT



LEGEND

 SITE BOUNDARY

Hard urban edge to wider conurbation of Wolverhampton

Medium / large scale agricultural developments Robin's Nest Farm, West Croft Farm and Hill Croft Farm.

Highfields / Penn Fields Schools; constructed 2012

Allotments

Field compartments of mixed scale, proportion and use. Mature field boundaries are generally intact, although some gaps do seem to be present

Outlying village settlements have a more organic layout and diffuse edge

Ribbon development along Springhill Lane

Harder more defined urban edge to the western side of Spring Hill

More diffuse edge to settlement to the southern side of Spring Hill providing a more subtle transition to the Green Belt

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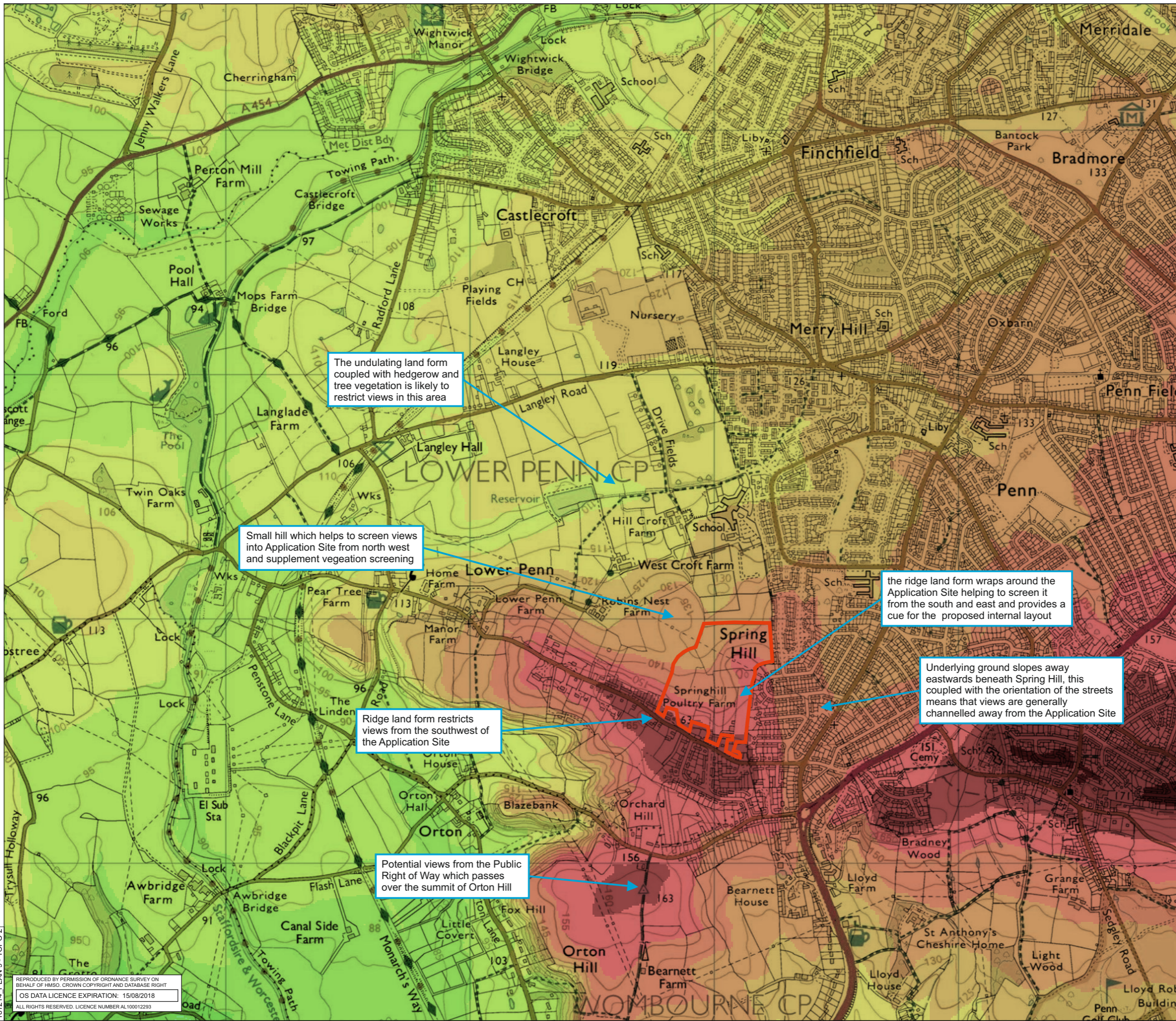
SPRINGHILL LANE, WOLVERHAMPTON
LANDSCAPE & VISUAL

SITE CONTEXT

PLAN 8

Scale 1:10,000 @ A3 Date DEC 2018

APPENDIX 9 – TOPOGRAPHY



The undulating land form coupled with hedgerow and tree vegetation is likely to restrict views in this area

Small hill which helps to screen views into Application Site from north west and supplement vegetation screening


the ridge land form wraps around the Application Site helping to screen it from the south and east and provides a cue for the proposed internal layout

Underlying ground slopes away eastwards beneath Spring Hill, this coupled with the orientation of the streets means that views are generally channelled away from the Application Site


Ridge land form restricts views from the southwest of the Application Site

Potential views from the Public Right of Way which passes over the summit of Orton Hill

LEGEND

 SITE BOUNDARY

TOPOGRAPHICAL HEIGHT RANGE

 LEVEL ABOVE 180M AOD

CONTOUR COLOUR BANDING AT 10M INTERVALS

LEVEL LESS THAN 60M AOD

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SPRINGHILL LANE, WOLVERHAMPTON

LANDSCAPE & VISUAL

TOPOGRAPHY

SL-L3

Scale 1:15,000 @ A3 Date DEC 2018

181214 PLAN 9 - TOPO 2

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APPENDIX 10 – EXTENT OF GREEN BELT DESIGNATION

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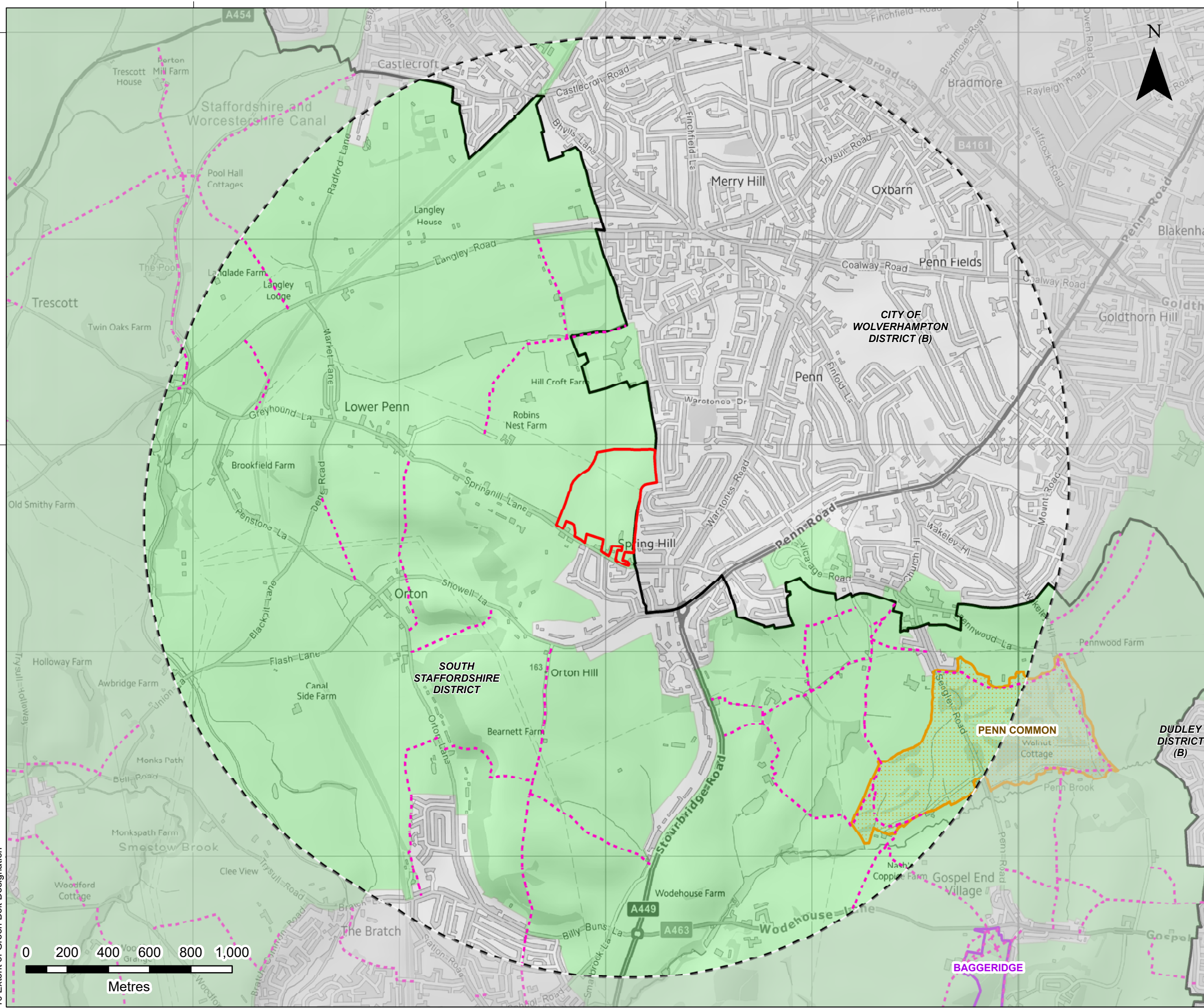
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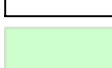

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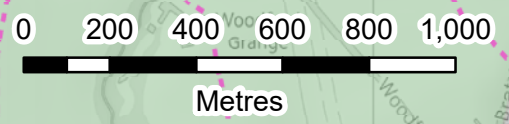
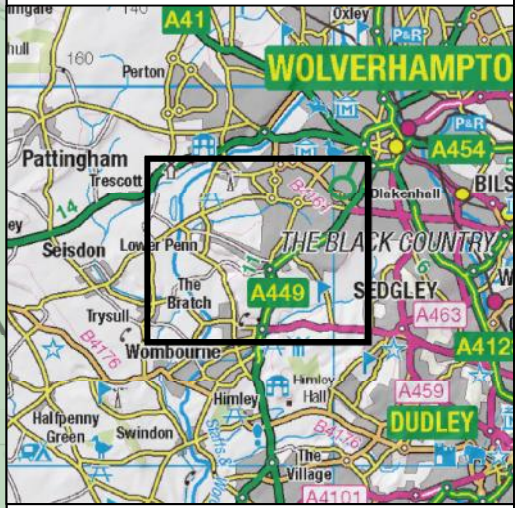
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10 Extent of Green Belt Designation



LEGEND

-  SITE BOUNDARY
-  2km BUFFER FROM SITE BOUNDARY
-  LA BOUNDARY
-  COUNTRY PARK
-  REGISTERED COMMON LAND
-  RIGHTS OF WAY
-  LOCAL AUTHORITY GREEN BELT



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FOR INFORMATION
EXTENT OF GREEN BELT DESIGNATION

10

Scale 1:17,500 @ A3 Date OCTOBER 2018

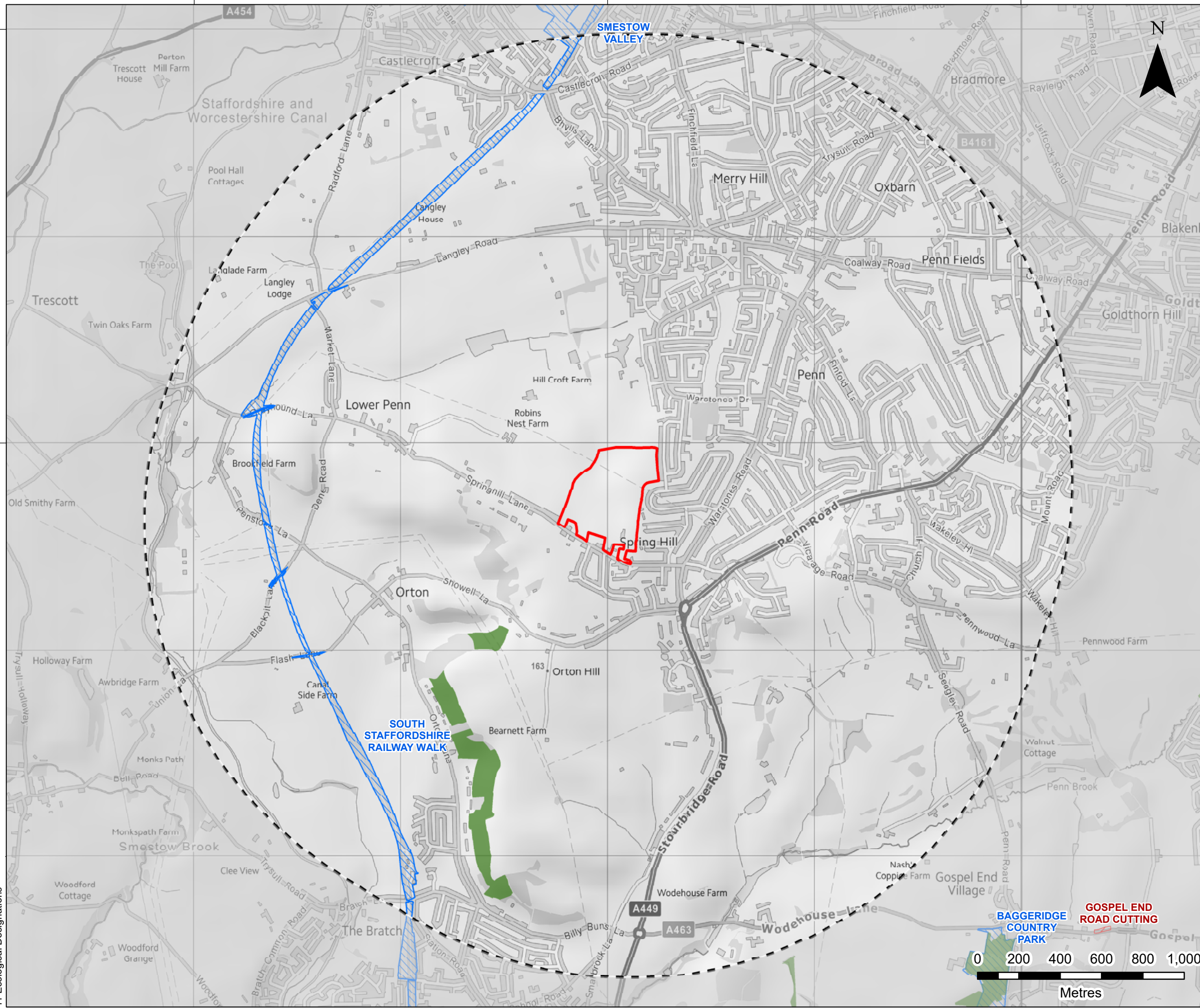
APPENDIX 11 – ECOLOGICAL DESIGNATIONS

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11 Ecological Designations

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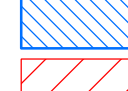
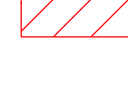
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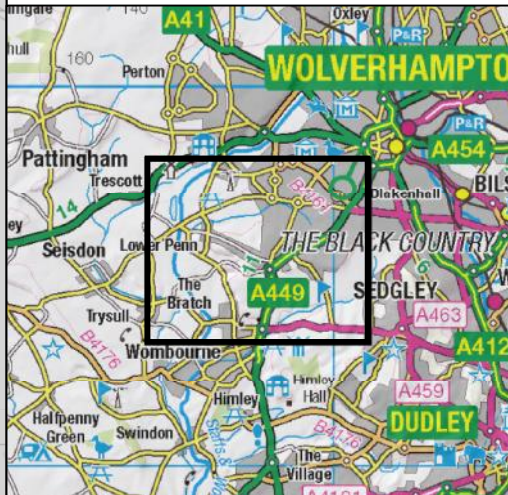
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NOTES
1. PRIORITY HABITAT INVENTORY © NATURAL ENGLAND COPYRIGHT.

LEGEND

-  SITE BOUNDARY
-  2km BUFFER FROM SITE BOUNDARY
-  ANCIENT WOODLAND INVENTORY
-  LOCAL NATURE RESERVE
-  SITE OF SPECIAL SCIENTIFIC INTEREST



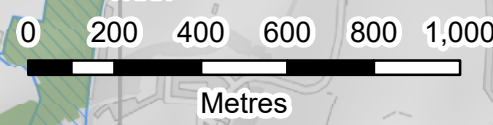
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FOR INFORMATION
ECOLOGICAL DESIGNATIONS

11

Scale 1:17,500 @ A3 Date OCTOBER 2018



APPENDIX 12 – PRIORITY HABITATS

386000

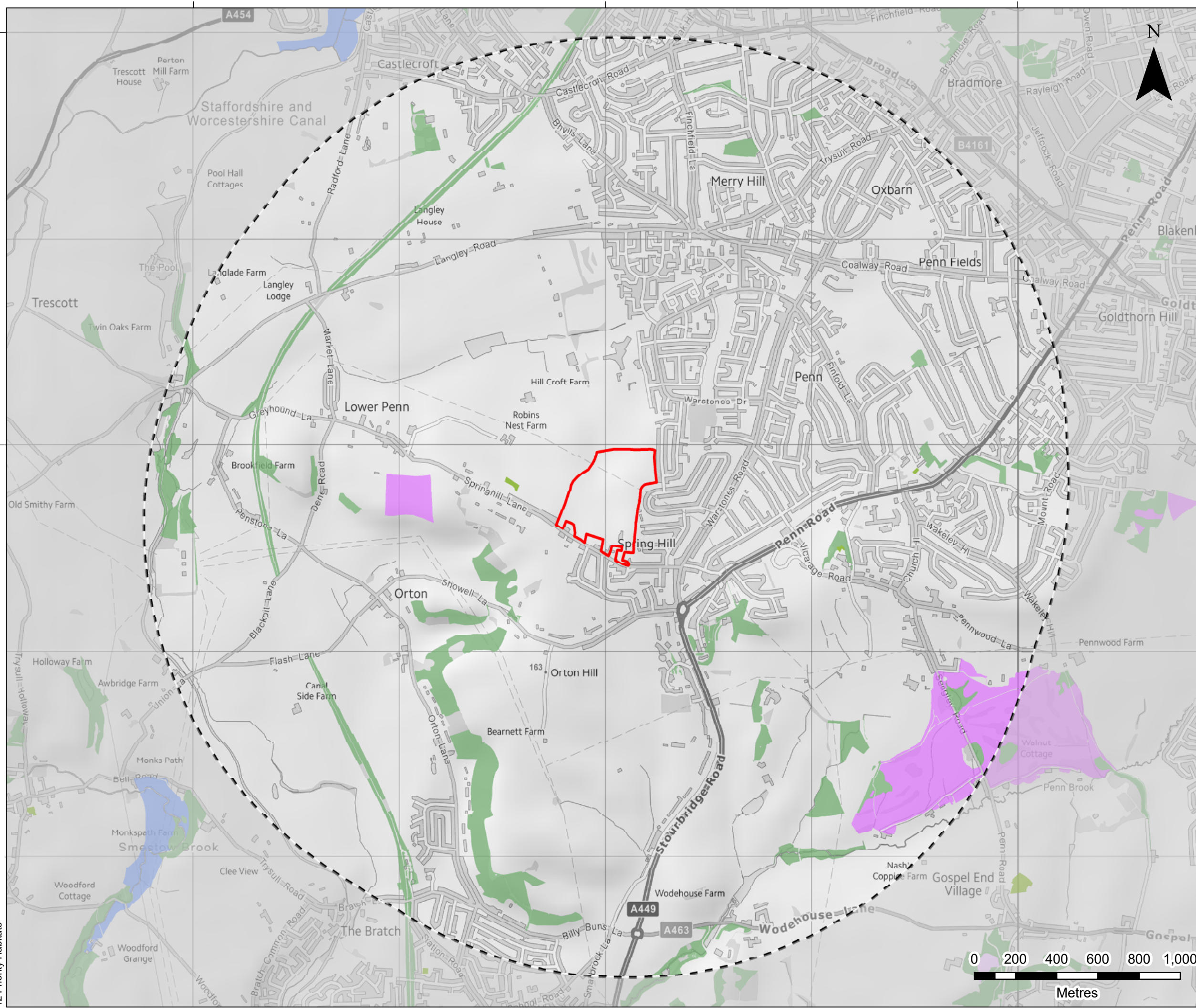
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12 Priority Habitats








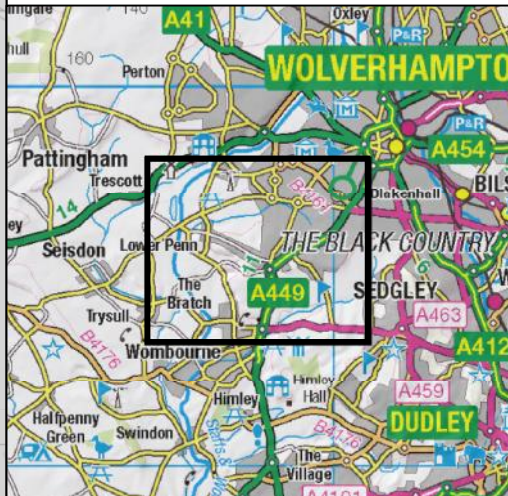
NOTES
1. PRIORITY HABITAT INVENTORY © NATURAL ENGLAND COPYRIGHT.

LEGEND


-  SITE BOUNDARY
-  2km BUFFER FROM SITE BOUNDARY

MAIN_HABIT

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



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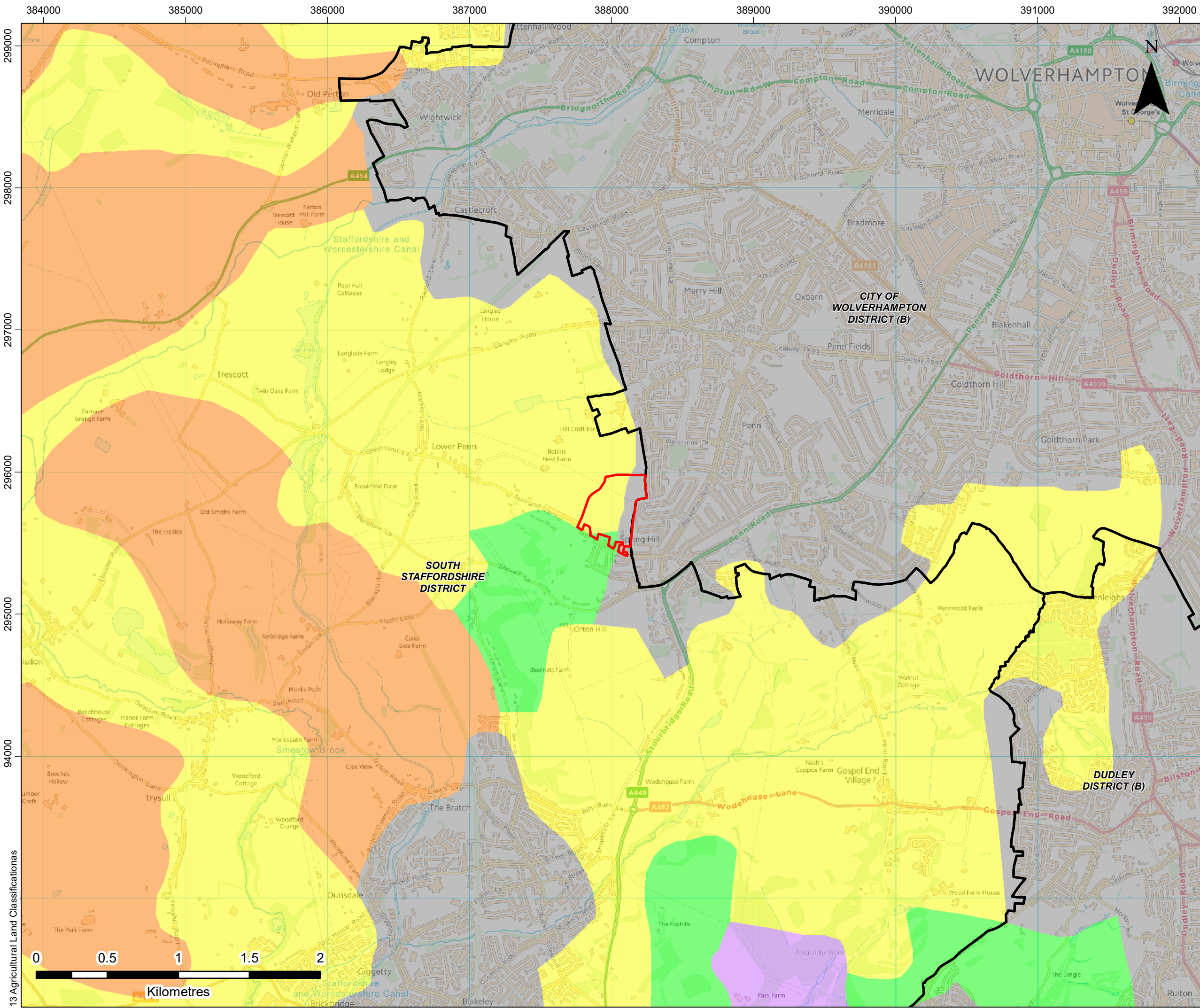
PRIORITY HABITATS

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Scale 1:17,500 @ A3 Date OCTOBER 2018

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Metres



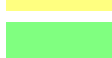


APPENDIX 13 – AGRICULTURAL LAND CLASSIFICATION



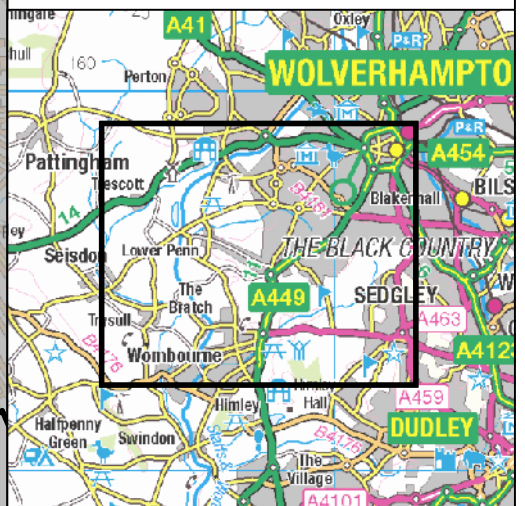
LEGEND

-  LOCAL AUTHORITY BOUNDARY
-  SITE BOUNDARY

AGRICULTURAL LAND CLASSIFICATION*

-  GRADE 2
-  GRADE 3
-  GRADE 4
-  NON AGRICULTURAL
-  URBAN

*AGRICULTURAL LAND CLASSIFICATION SCALE 1:250,000 - INDICATIVE ONLY AT SCALE SHOWN



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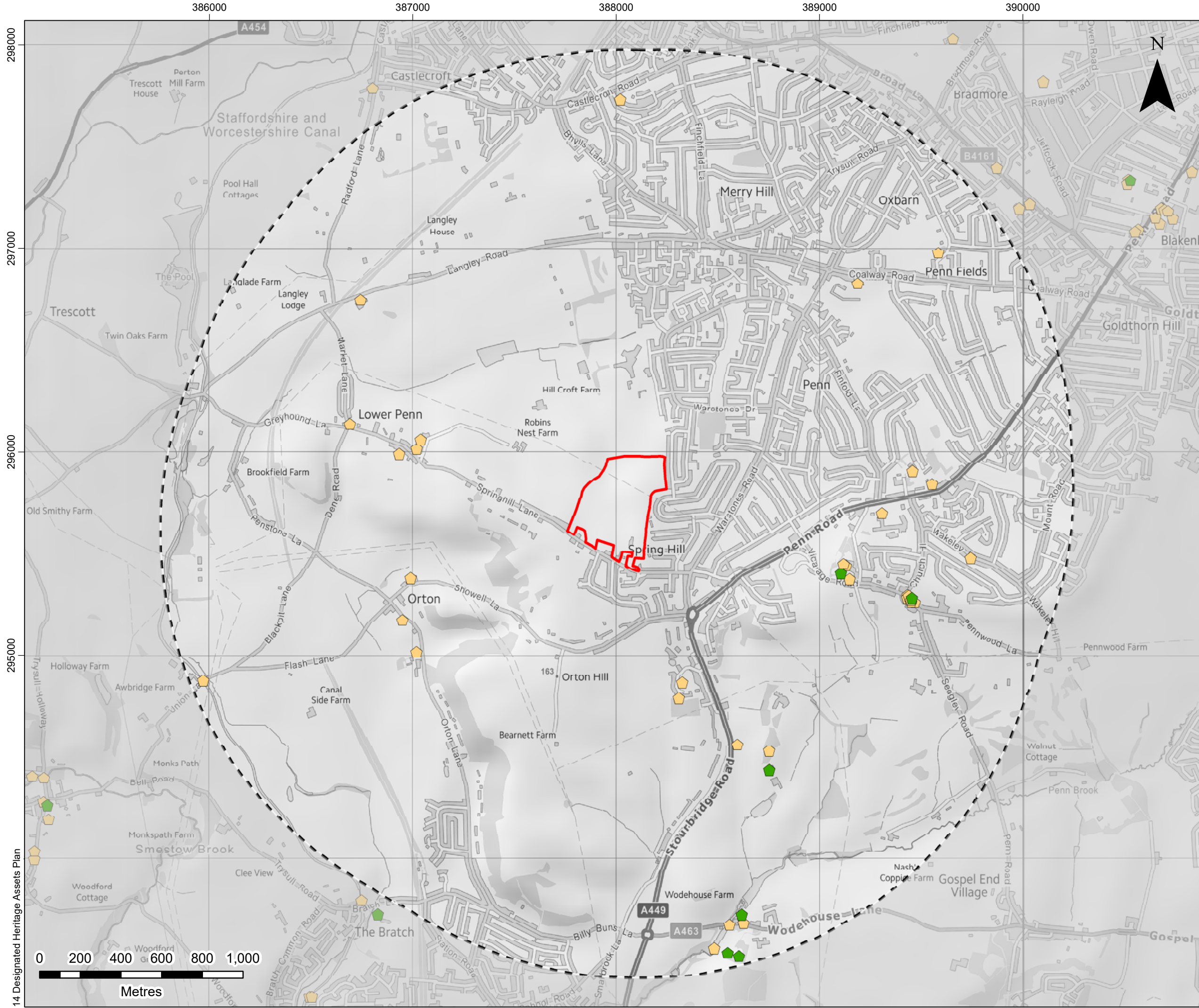
FOR INFORMATION

**AGRICULTURAL
LAND CLASSIFICATIONS**

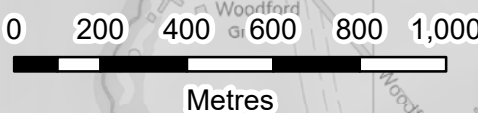
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Scale 1:25,000 @ A3 Date FEBRUARY 2019

APPENDIX 14 – DESIGNATED HERITAGE ASSETS PLAN

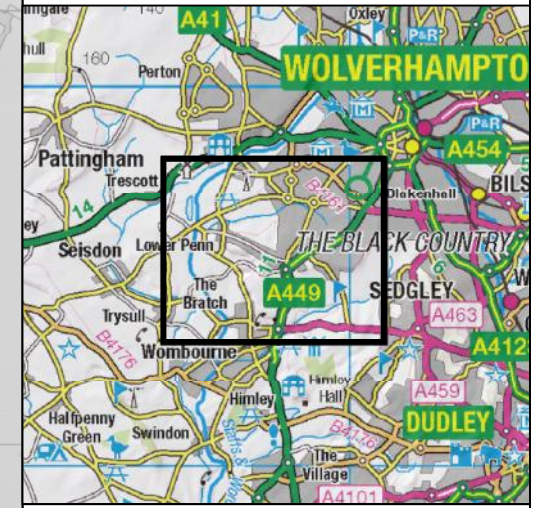


14 Designated Heritage Assets Plan



LEGEND

- SITE BOUNDARY
- 2km BUFFER FROM SITE BOUNDARY
- LISTED BUILDING (GRADE)**
- ◆ II*
- ◆ II



JAY FARM HOMES LIMITED

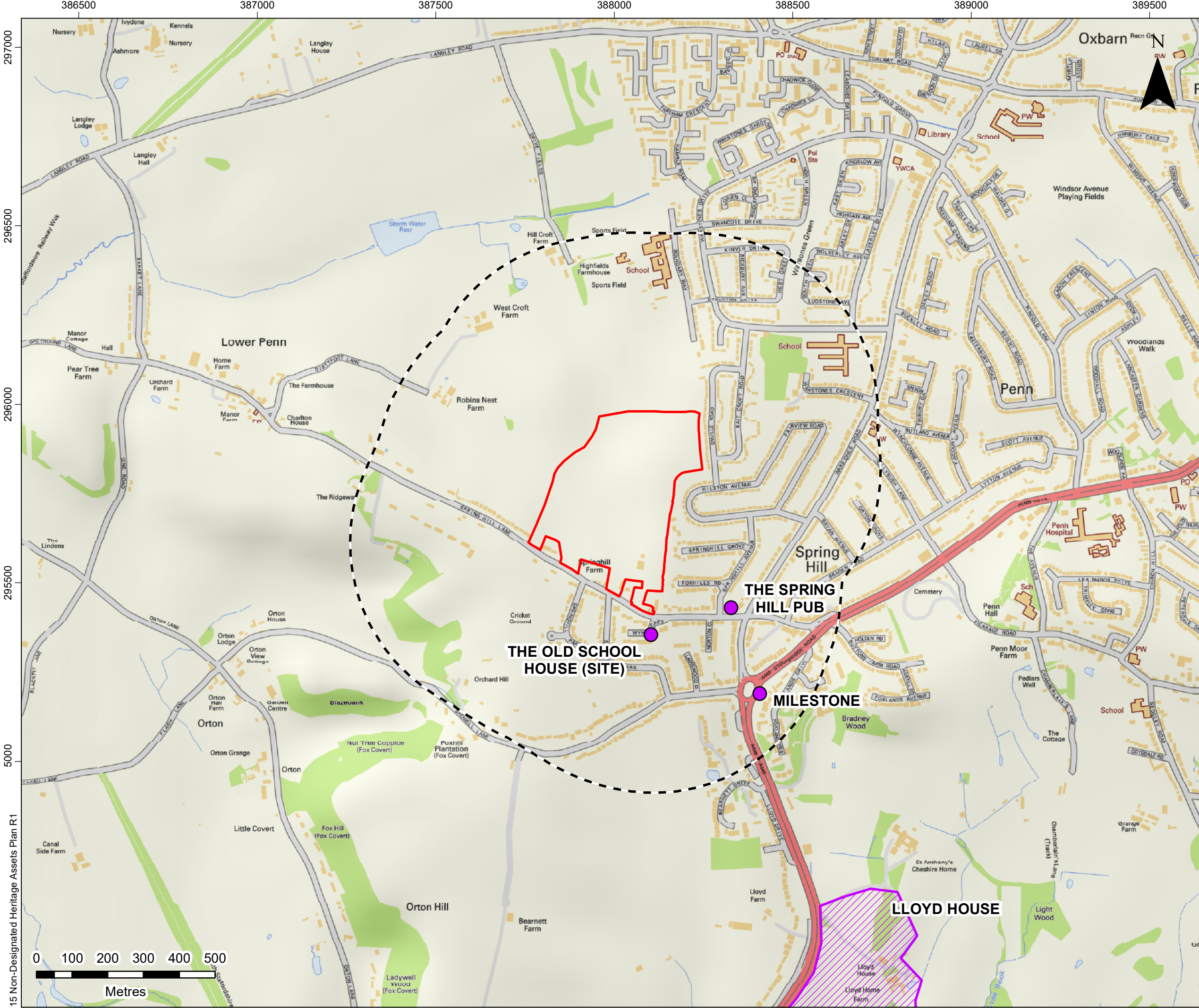
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DESIGNATED HERITAGE ASSETS PLAN





14

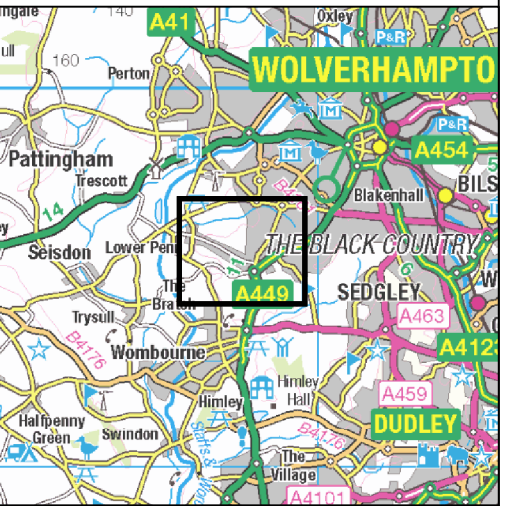
Scale 1:17,500 @ A3 Date OCTOBER 2018

APPENDIX 15 – NON-DESIGNATED HERITAGE ASSETS PLAN



LEGEND

-  SITE BOUNDARY
-  500m FROM SITE BOUNDARY
-  UNDESIGNATED DESIGNED LANDSCAPE
-  NON-DESIGNATED HERITAGE ASSET



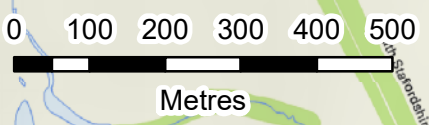
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FOR INFORMATION
NON-DESIGNATED HERITAGE ASSETS PLAN
15

Scale 1:10,000 @ A3 Date OCTOBER 2018

15 Non-Designated Heritage Assets Plan R1



APPENDIX 16 – HISTORIC MAPPING PLAN

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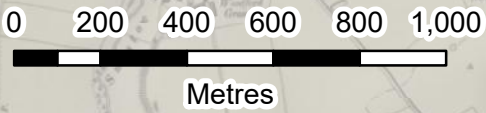
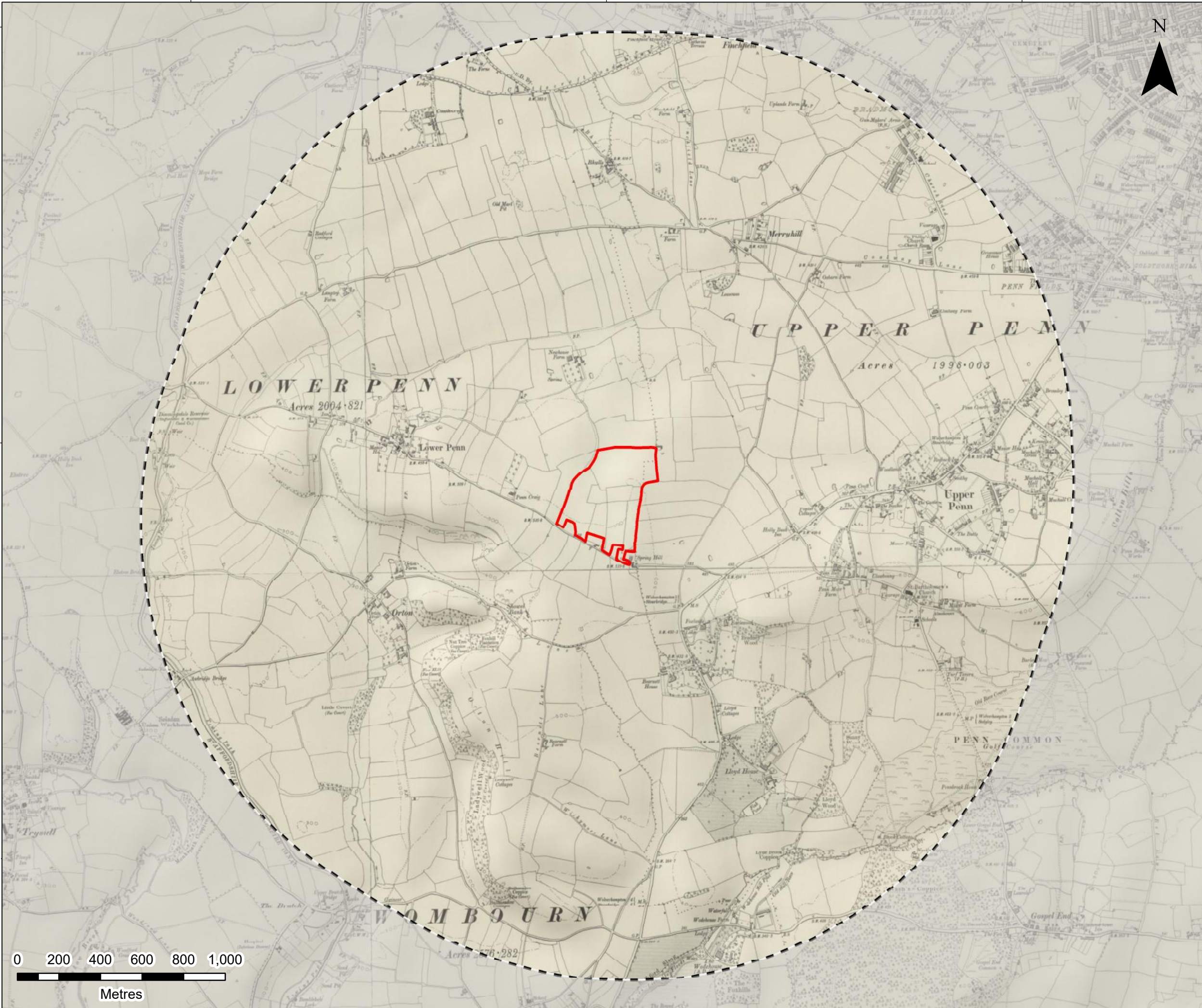
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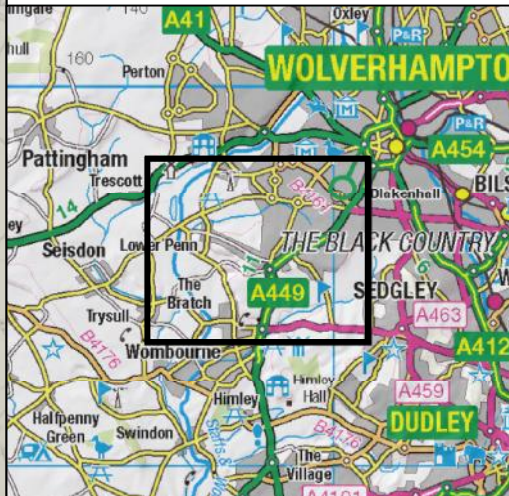
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16 Historic Mapping Plan



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
 2km BUFFER FROM SITE BOUNDARY



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 FOR INFORMATION
HISTORIC MAPPING PLAN

16
 Scale 1:17,500 @ A3 Date OCTOBER 2018

APPENDIX 17 – FLOOD MAP PLAN

386000

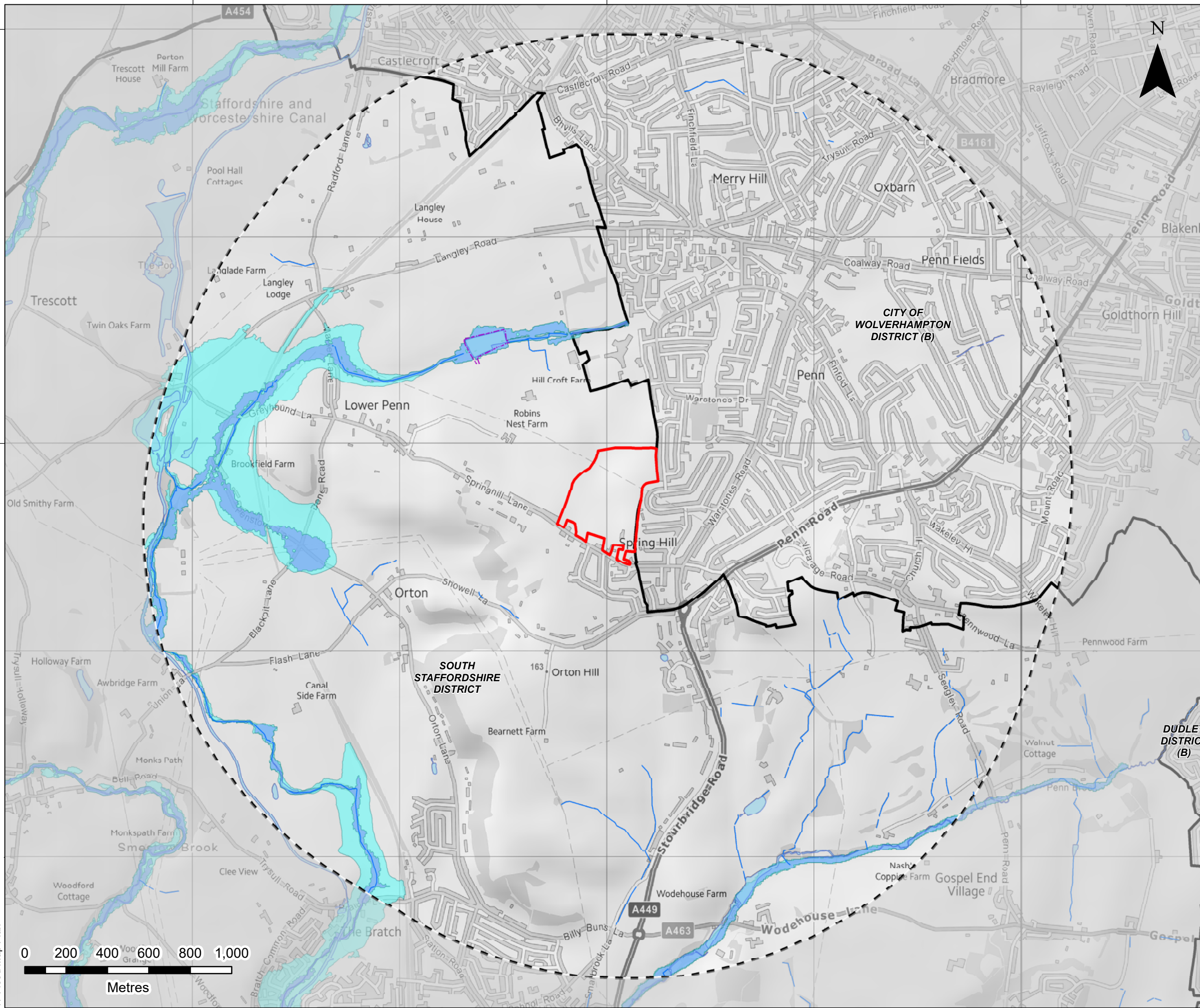
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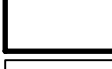
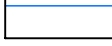
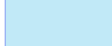



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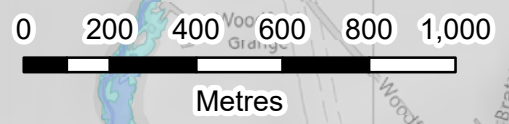
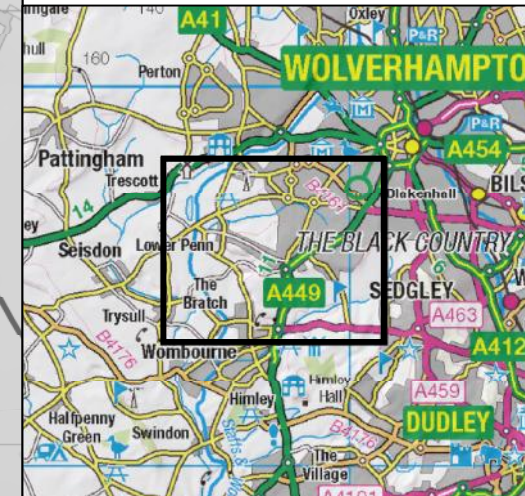
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17 Flood Map Plan



LEGEND

-  SITE BOUNDARY
-  2KM BUFFER FROM SITE BOUNDARY
-  LA BOUNDARY
-  SURFACE WATERCOURSE
-  SURFACE WATER FEATURE
-  DEFENCES
-  FLOOD ZONE 3
-  FLOOD ZONE 2



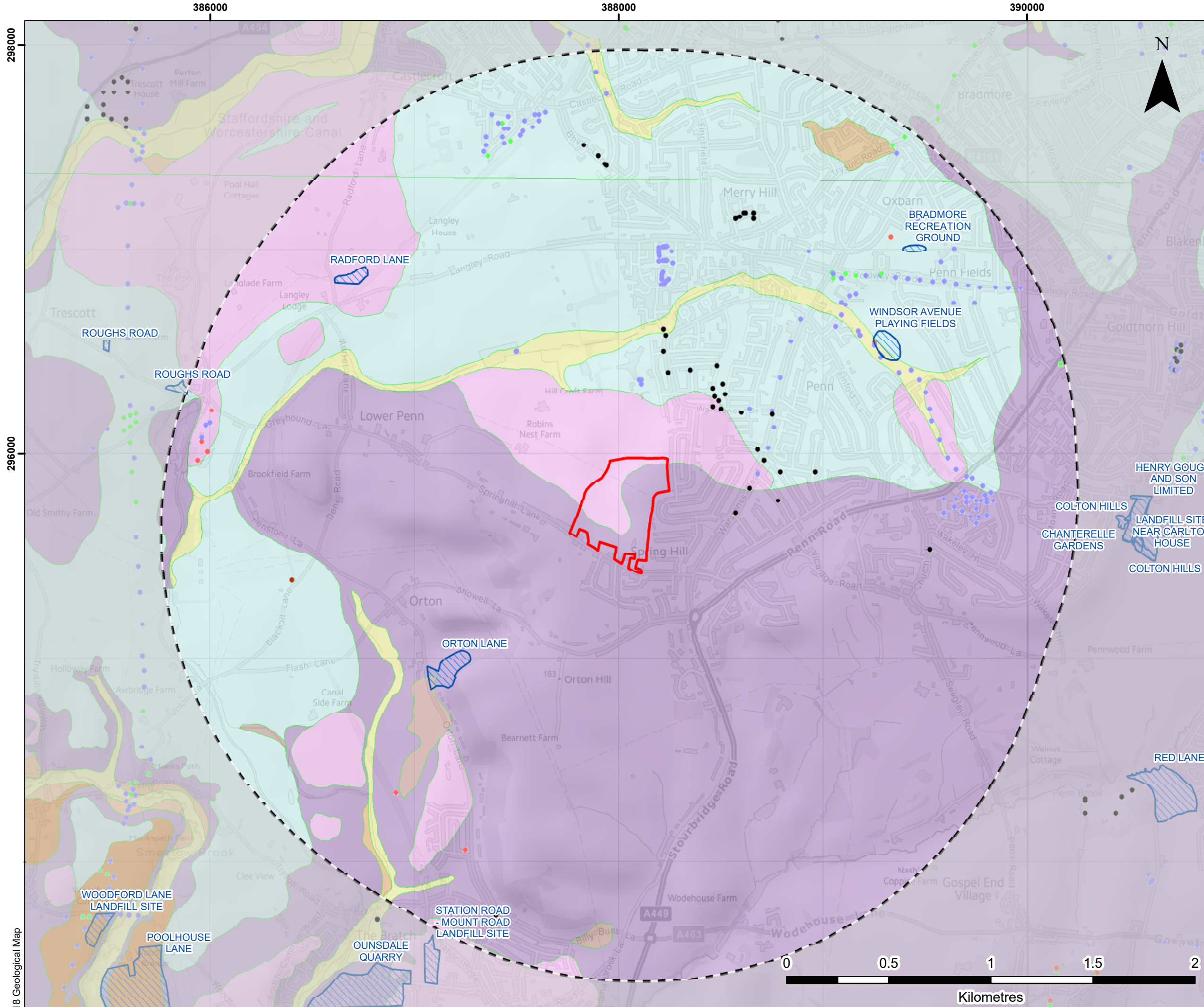
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FLOOD MAP PLAN

17
Scale 1:17,500 @ A3 Date OCTOBER 2018

APPENDIX 18 – GEOLOGICAL MAP



NOTES
 1. DRIFT GEOLOGY DATA OBTAINED VIA BGS WMS. BRITISH GEOLOGICAL SURVEY ©NERC. ALL RIGHTS RESERVED.

LEGEND

- SITE BOUNDARY
- 2km BUFFER FROM SITE BOUNDARY
- HISTORIC LANDFILL SITE

DRIFT GEOLOGY

- PEAT
- ALLUVIUM
- MARINE BEACH DEPOSITS
- RAISED MARINE BEACH DEPOSITS OF FLANDRIAN AGE
- RAISED BEACH DEPOSITS 2
- RIVER TERRACE DEPOSITS
- GLACIOFLUVIAL DEPOSITS
- HUMMOCKY GLACIAL DEPOSITS
- GLACIAL DEPOSITS
- TILL
- BEDROCK AT OR NEAR SURFACE

POINTS REPRESENT DGS BOREHOLES

SIMILAR UNITS MAPPED AT DIFFERENT PERIODS

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18 Geological Map

APPENDIX 19 – ILLUSTRATIVE MASTERPLAN



- LEGEND**
-  SITE BOUNDARY
 -  INDICATIVE RESIDENTIAL AREA WITH HOUSING FRONTAGE
 -  NURSERY SCHOOL SITE
 -  INDICATIVE PUBLIC OPEN SPACE / INFORMAL GREEN SPACE
 -  INDICATIVE EQUIPPED CHILDREN'S PLAY AREA
 -  INDICATIVE BALANCING BASIN / SWALE / POND
 -  EXISTING TREES / HEDGES
 -  INDICATIVE NEW TREE / HEDGEROW PLANTING
 -  INDICATIVE MAIN SPINE STREET / HIGHWAY ACCESS
 -  INDICATIVE SQUARE / SHARED SURFACE
 -  INDICATIVE SHARED SURFACE / SHARED DRIVEWAY
 -  INDICATIVE STREETS / OTHER PUBLIC REALM
 -  INDICATIVE KEY FOOTPATHS WITHIN GREEN SPACE / ON INTERNAL STREET NETWORK
 -  INDICATIVE PEDESTRIAN HIGHWAY CROSSINGS
 -  EXISTING CONTOURS (AT 5M INTERVALS)

NOTES:
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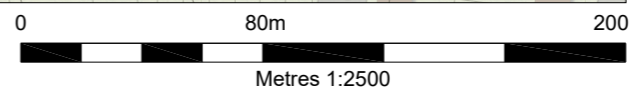
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ILLUSTRATIVE MASTERPLAN

416.07553.00005.29.001.1

Scale: 1:2500@A3 Date: FEBRUARY 2019












416.07553.00005.29.001.1_illustrative Masterplan.dwg

APPENDIX 20 – OPPORTUNITIES AND CONSTRAINTS

416.07553.00005.29.002.1_Opportunities and Constraints.dwg



- LEGEND**
-  SITE BOUNDARY
 -  NURSERY SCHOOL SITE (CONSENTED SITE)
 -  EXISTING TREES / HEDGES
 -  EXISTING 132KV POWERLINE
 -  EXISTING CONTOURS (AT 5M INTERVALS)
 -  EXISTING VEHICULAR ACCESS
 -  SENSITIVE EXISTING RESIDENTIAL BOUNDARIES
 -  SITE / ROAD FRONTAGES
 -  LONG DISTANCE VIEWS - THE NATURAL TOPOGRAPHY ALLOWS FOR LONG DISTANCE VIEWS OUT FROM THE SITE, ALTHOUGH LOCAL VIEWS INTO THE SITE ARE FAR MORE RESTRICTED.

NOTES:

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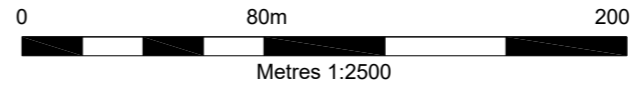
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OPPORTUNITIES AND CONSTRAINTS

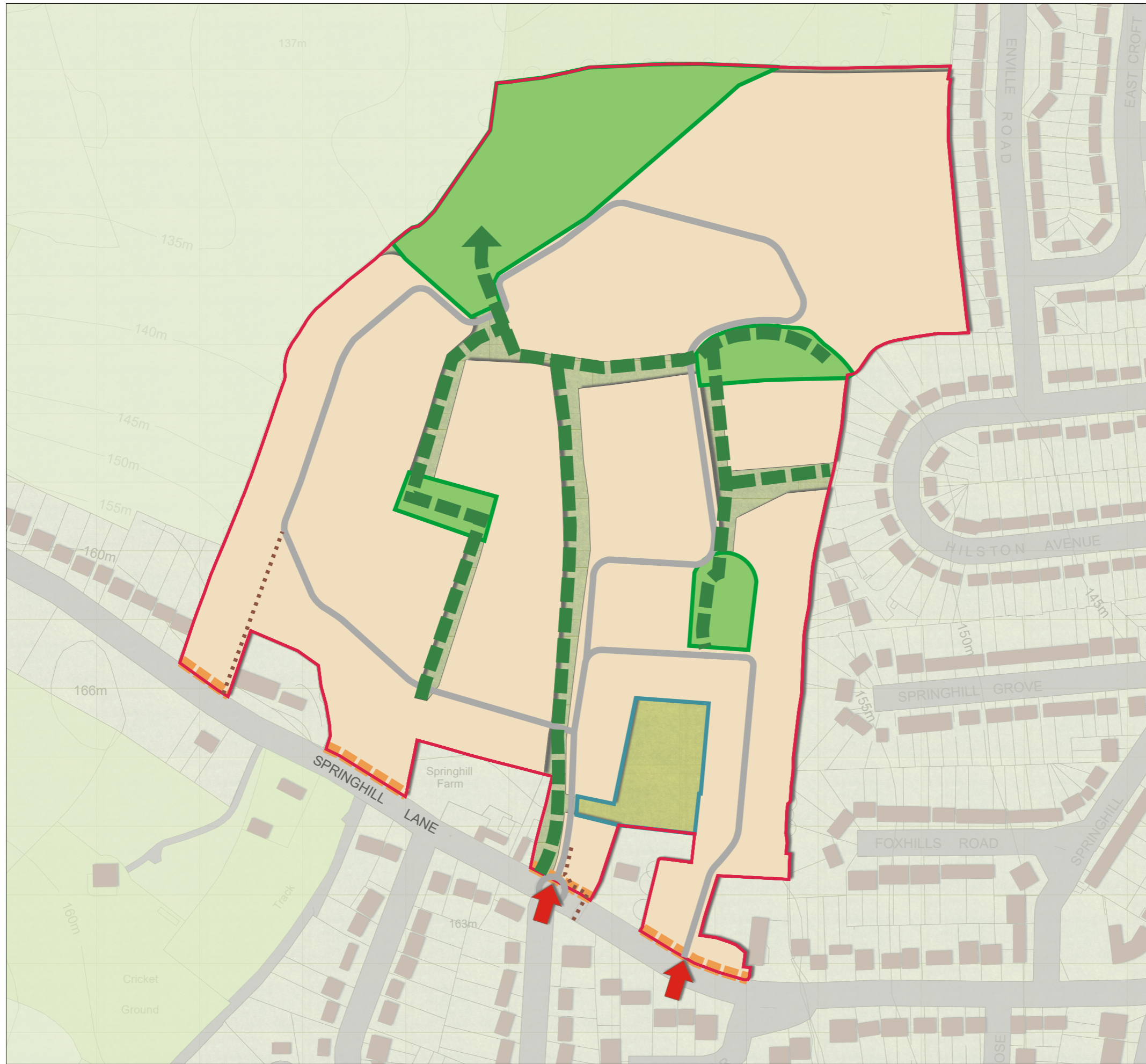
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Scale: 1:2500@A3 Date: FEBRUARY 2019













APPENDIX 21 – CONCEPT DIAGRAM

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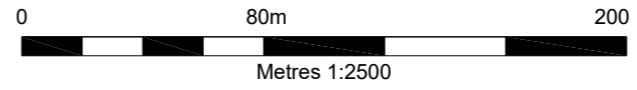


LEGEND

-  SITE BOUNDARY
-  INDICATIVE RESIDENTIAL PARCELS
-  INDICATIVE PUBLIC OPEN SPACE / INFORMAL GREEN SPACE
-  NURSERY SCHOOL SITE
-  KEY GREEN SQUARES / PUBLIC SPACES
-  GREEN LINKS / PUBLIC SPACES
-  SPRINGHILL LANE SITE FRONTAGE
-  INDICATIVE INTERNAL STREET NETWORK
-  INDICATIVE VEHICULAR SITE ACCESS
-  INDICATIVE PEDESTRIAN LINKS TO SPRINGHILL LANE

NOTES:

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CONCEPT DIAGRAM

416.07553.00005.29.003.1

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APPENDIX 22 – LAND USE STRATEGY

416.07553.00005.29.004.1_Land Use.dwg



- LEGEND**
- SITE BOUNDARY = 15.70HA
 - RESIDENTIAL AREA (INCLUDING HIGHWAYS) = 12.26HA
 - NURSERY = 0.42HA
 - INDICATIVE PUBLIC OPEN SPACE / INFORMAL GREEN SPACE = 3.02HA
 - OTHER HIGHWAY (ON SITE ONLY) = 0.09HA

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LAND USE STRATEGY

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







Scale 1:2500@A3	Date FEBRUARY 2019
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APPENDIX 23 – ACCESS AND MOVEMENT STRATEGY

416.07553.00005.29.005.1_Access and Movement.dwg



LEGEND

-  SITE BOUNDARY
-  INDICATIVE MAIN STREET / PRIMARY AND SECONDARY STREETS
-  INDICATIVE NEIGHBOURHOOD STREET / HIGHWAY
-  INDICATIVE SQUARE / SHARED SURFACE
-  INDICATIVE SHARED SURFACE, MEWS STREET OR SHARED DRIVE
-  INDICATIVE NEW FOOTPATHS WITHIN GREEN SPACE
-  PROPOSED / EXISTING VEHICULAR ACCESS
-  PROPOSED PEDESTRIAN ACCESS
-  INDICATIVE PEDESTRIAN CROSSING

NOTES:

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**ACCESS AND MOVEMENT
STRATEGY**






416.07553.00005.29.005.1

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1:2500@A3

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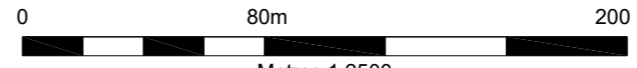
APPENDIX 24 – DENSITY AND BUILDING HEIGHT STRATEGY

LEGEND

-  SITE BOUNDARY
-  INDICATIVE RESIDENTIAL: LOWER DENSITY / MAXIMUM TWO STOREY
-  INDICATIVE RESIDENTIAL: MEDIUM DENSITY / PREDOMINANTLY TWO STOREY WITH LIMITED ALLOWANCE FOR ROOMS IN THE ROOF
-  INDICATIVE RESIDENTIAL: HIGHER DENSITY / PREDOMINANTLY TWO STOREY WITH ALLOWANCE FOR ROOMS IN THE ROOF
-  EXISTING CONTOURS (AT 5M INTERVALS)

NOTES:

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**DENSITY AND BUILDING
HEIGHT STRATEGY**

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



APPENDIX 25 – OPEN SPACE STRATEGY

416.07553.00005.29.007.1_Open Space.dwg

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LEGEND

-  SITE BOUNDARY
-  INDICATIVE RESIDENTIAL AREA
-  NURSERY SCHOOL SITE
-  INDICATIVE PUBLIC OPEN SPACE / INFORMAL GREEN SPACE
-  INDICATIVE EQUIPPED CHILDREN'S PLAY AREA
-  INDICATIVE BALANCING BASIN / SWALE / POND
-  EXISTING TREES / HEDGES
-  INDICATIVE NEW TREE / HEDGEROW PLANTING
-  INDICATIVE MAIN SPINE STREET / HIGHWAY ACCESS
-  INDICATIVE SQUARE / SHARED SURFACE
-  INDICATIVE SHARED SURFACE / SHARED DRIVEWAY
-  INDICATIVE KEY FOOTPATHS WITHIN GREEN SPACE / ON INTERNAL STREET NETWORK

NOTES:

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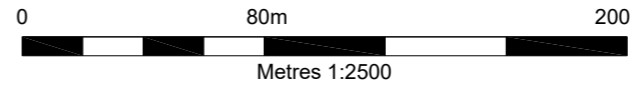
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OPEN SPACE STRATEGY

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