

Land at 26 Sneyd lane Essington WV11 2DU

Residential development Opportunity.

Submitted by Landowners.

Introduction

The current landowners wish to promote land to the rear of 26 Sneyd Lane Essington (WV11 2DU) for residential development. It is being submitted to be registered as part of the Strategic Housing and Employment Land Availability (SHELAA) Scheme and to be included in the South Staffordshire Local Plan Review.

The site is some 5.43 acres (2.19 Hectares.) in extent.

The site is located North East of Wolverhampton, East of Essington, being West of the Bloxwich urban area.

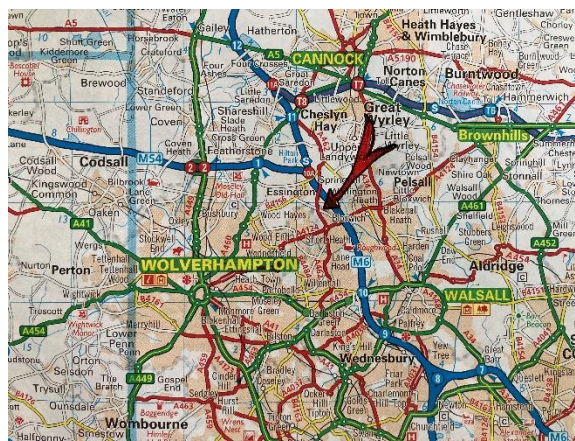


Figure 1. Site Location Plan.

The proposed promoted land (edged blue), is part of a larger parcel of land (edged red) currently occupied by a house known as Willowbrook and is some 1.12 acres (0.45 Hectares) in extent, making the area for development some 6.55 acres (2.64 Hectares) The area edged red is already in the permitted building zone.



Figure 2. Land Parcels.

It is proposed that the land will be accessed off Sneyd Lane. A consultant road engineer has been retained and the drawing shows the road arrangement with the appropriate visibility splays.

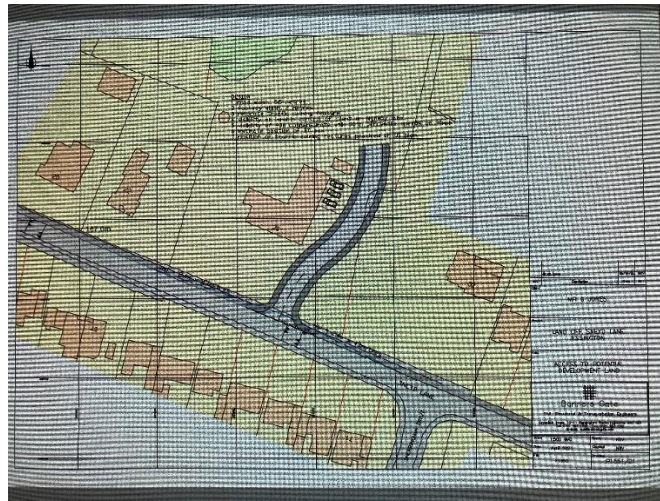


Figure 3. Site access.

Sneyd Lane is approximately 6.5.m wide with street lighting and is subject to a 30mph speed limit. Traffic calming measures with road humps are installed along its length and a footway is located on both sides of the road.

There are no public rights of way that cross the land.

Planning Context.

The current adopted development plan comprises:

- South Staffordshire Core Strategy: This was adopted in December 2012.
- South Staffordshire Site allocations DPD (SAD): This was adopted in September 2018.

The application area edged blue on the map falls within the Green belt.

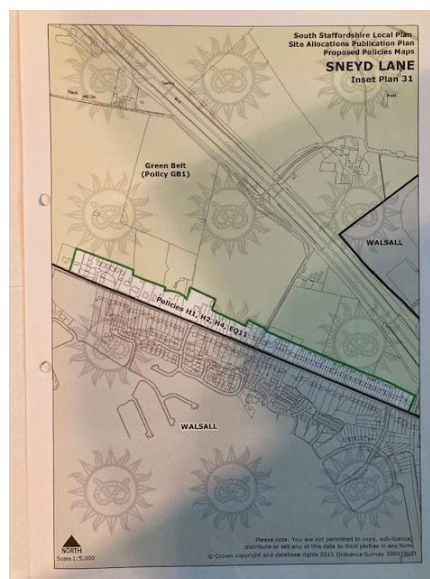


Figure 4. Green belt Boundary plan.

Core Policy One says growth will be located at the most sustainable locations in accordance with the settlement hierarchy. The principle aim of the strategy is to meet local needs whilst recognising the constraints that impact upon the district, and support the retention of existing facilities and services in villages in a sustainable way and where possible improve them.

The hierarchy consists of four levels of settlement with Essington falling within the second level as a **Local Service Village**. Main service villages will take 90% of the growth and local service villages 10%. In addition, Core Policy 1 would allow limited development where it meets local needs, whilst recognising the constraints that impact upon the district.

The Spatial Strategy has identified broad locations to accommodate housing growth up to 2028. The settlement Hierarchy has provided a clear direction for the subsequent Site Allocations DPD.

Policy GB:2 Land safeguarded to meet longer term needs- Shows 3 areas of land at Essington safeguarded from the 1996 South Staffordshire Local Plan, all of which are now developed or have planning permission.

Local Plan Issues and Options October 2018. The settlement hierarchy has been reassessed and Essington is recognised as one of the more sustainable locations identified as a tier 2 settlement, this would allow for a sustainable pattern of development including growth at Essington.

Part of the land subject to this application has already been included as part of the Essington Cemetery promotion, under 165 (SHEELA).

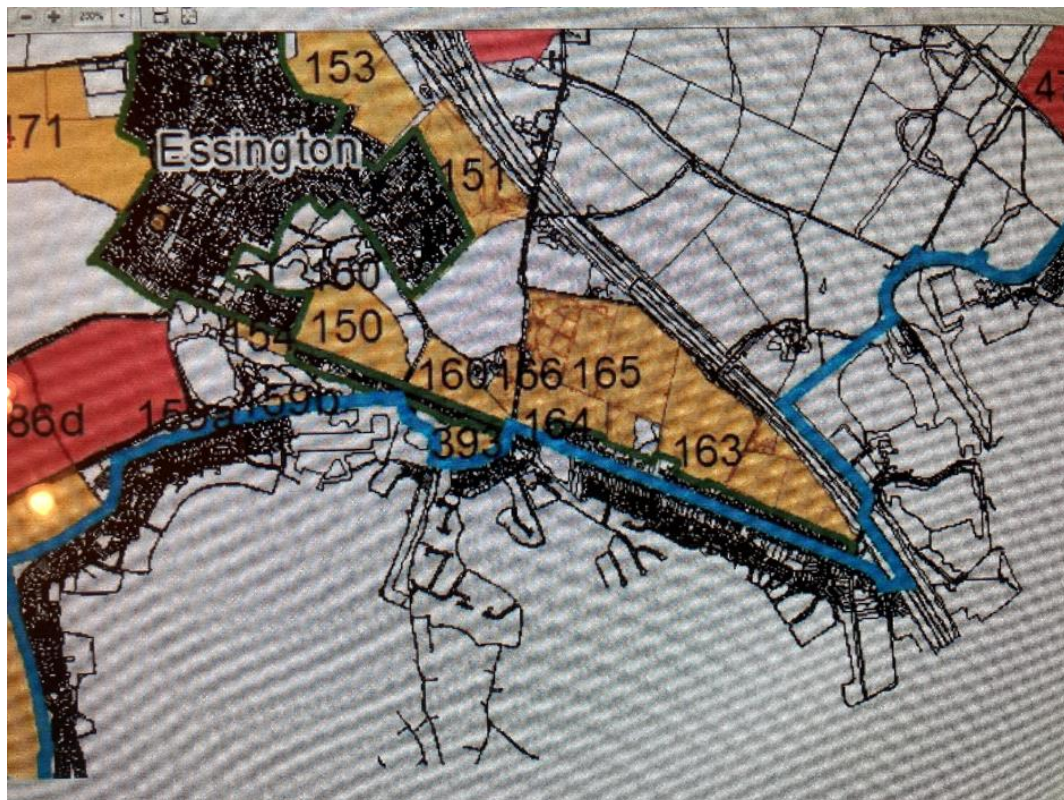


Figure 5. Promoted land parcels in close proximity to application site.

The SL62 area forms a triangle East of Essington which is adjacent to the Walsall/Bloxwich urban area.



Figure 7. Aerial view of Landscape area with promoted sites making up SL62

Physical and environmental Constraints.

Part of the area under consideration has an agricultural land quality of Grade 3. It is primarily used for grazing sheep. The other section is woodland that has been assessed as having no commercial value.

Essington is free from constraints. The Land use consultants review of SL62 Landscape assessment area with Absolute constraints and other designations shows there are no; Ancient woodland, local nature reserve, SIN/C/SBI, Flood Zone 3, Absolute constraints, Country Park or Historic Landscape areas affecting the site.

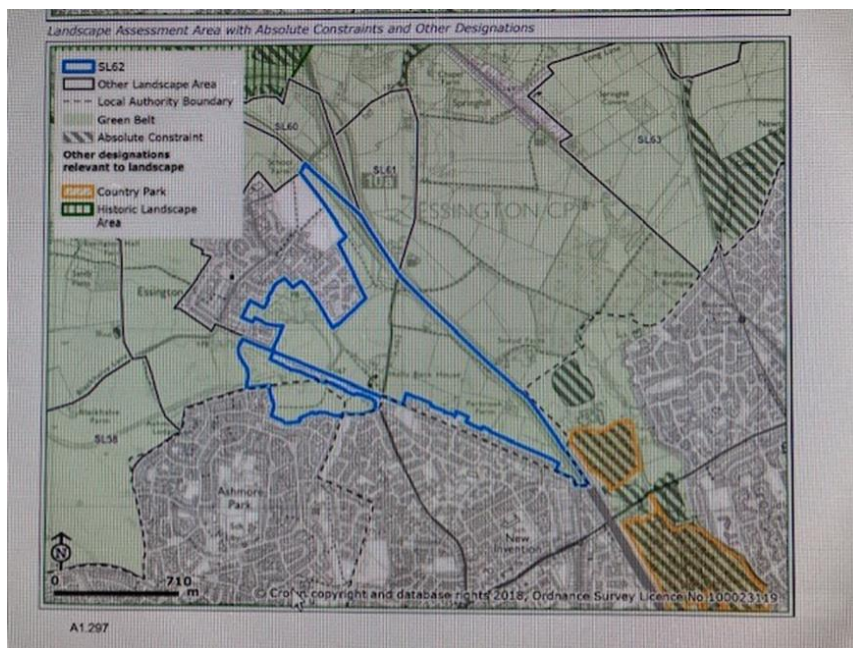


Figure 8. Landscape assessment Area with Absolute Constraints and other Designations.

Green Belt Harm.

The study identifies the level of harm to the green belt that may arise from any development.

From the Land Use Consultants report, Figure 2: Green Belt Ratings-North of Black Country shows that SL62 has the lowest harm level of any other area, along the Wednesfield/Bloxwich boundary. It is rated at moderate to high whilst the others are either high or very high

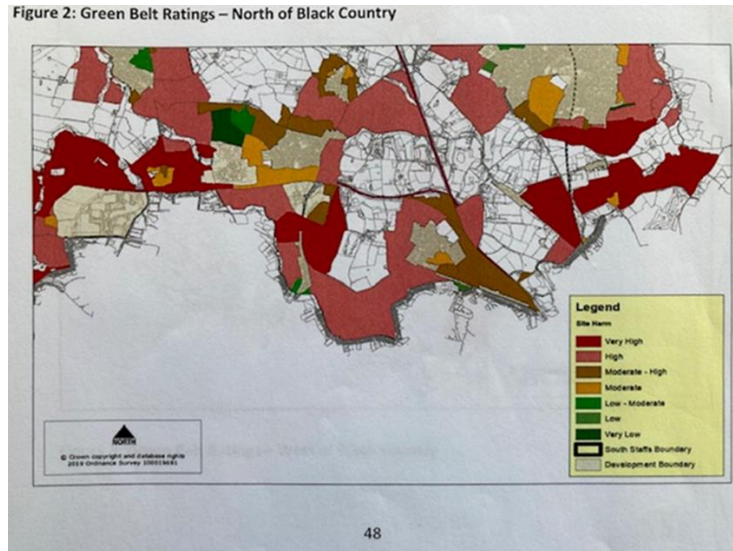


Figure 9. Green belt ratings-North of Black Country.

Landscape Sensitivity

The Land Use Consultants report – Figure 4.2: Landscape Sensitivity Assessment-South Staffordshire North, assesses the area to have a low-moderate sensitivity. Landscape sensitivity is “the relative extent to which the character and quality of an area (including its visual attributes) is likely to change as a result of introducing a particular type of development.”

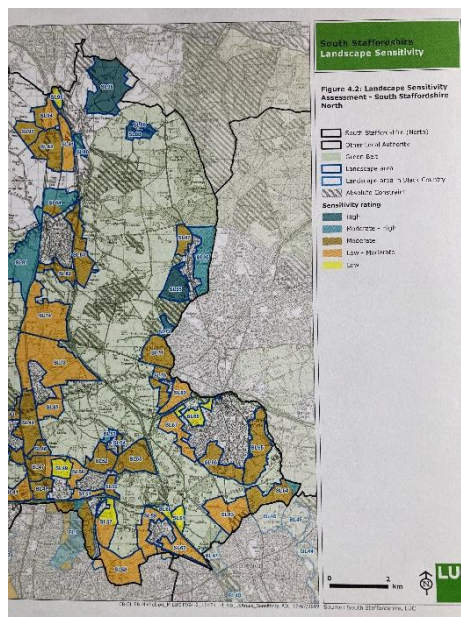


Figure 9. Green belt ratings.

The Settlement-Local Facilities.

The site lies to the east of the facilities that Essington provides and also those provided by New Invention to the south.

The site is well placed geographically to meet local and cross boundary needs as it is located close to the edge of the conurbation with close functional and physical links to Wolverhampton and Walsall.

In close proximity there are a number of shops. A new Aldi has opened on Essington Road. There are a number of shops at the New Invention Precinct which would benefit from such development.

There are primary schools in Essington and New Invention.

Essington has a Community centre, Hall, GP Surgery, Pharmacy, and a Church (St. John's).

Most facilities are within a 1km walking distance, with all routes utilising the existing footpath network. It is considered that the majority of key facilities and amenities the residents require are accessible from the site.

Site Assessment.

The total site is 6.55 acres (2.64 Hectares). Figure 10. shows a potential Development Concept Plan. The South Staffordshire Plan review uses a dwelling density of 35 units per Hectare. This would therefore allow some 92 units to be provided. However due to its location and constraints a figure lower than this is likely to be realised. This will be the subject of a detailed planning application in the future.

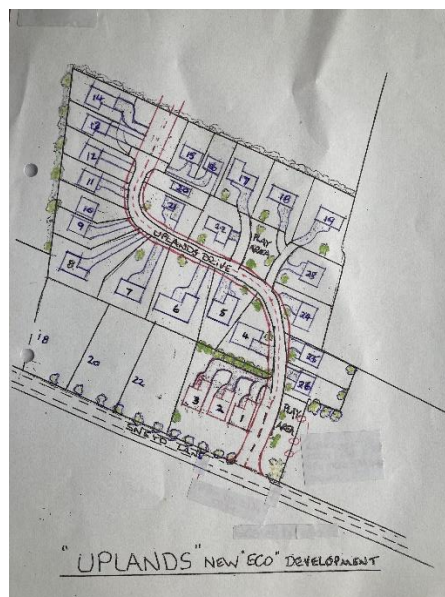


Figure 10. Possible layout of dwellings.

The access would be off Sneyd Lane. A 5.5-metre-wide access has been designed which accords with the Staffordshire County Council Residential Design Guide.

The access road will have 2 x 2m Access footways.

Visibility splays of 2.4 x 43m (based on Table 76.1 of Manual for Streets) can be provided which is commensurate to the subject speed limit of the road.

It is considered that a T Junction will be sufficient to serve the proposed development.

The impact of the proposed development on the highway network will be assessed in due course as part of a detailed Transport Assessment. It is anticipated that the traffic leaving the site will turn left to travel to Bloxwich, Walsall, and Willenhall. Also, to access the M6 south bound. Traffic turning right will access Wolverhampton and the M6 North bound. The Sneyd Lane / Bursnips Road junction is controlled with traffic lights, while the south junction with Lichfield Road is served with a roundabout.

Public Transport Accessibility.

The site is not on a bus route. To the north, bus stops are on Bursnips Road and Essington Road. (71)

To the South the bus stops are on the Lichfield Road and Pool Hayes Lane. (41,69, 89, 326.)

Green Belt.

It is proposed to retain the hedges on the North and Eastern boundaries which will afford the development with an element of screening and containment.



The land to the East of the site has gained planning permission and is being developed as a cemetery. This will prevent any further development towards the motorway.

Flood Risk and drainage.

The site is flood zone 1 and is therefore at low risk of flooding from rivers. (There are no watercourses adjacent to the site.)

The development plan would allow for flood control measures to be put in place to control the water discharging off the site.

Heritage.

The County Councils "Historic Character Assessment: South Staffordshire January 2011" does not identify any designated or non-designated heritage or archaeological interest in the vicinity. The Essington area is identified as "Post 1880's Small Replanned Enclosure" which is the same status as other land to the North East of Essington that now has planning permission for residential development and is substantially built out.

The Development Concept.

The development Concept is informed by the site assessment and includes the following principles.

Provision of 5.43 acres (1.12 Hectares) (Green Belt Land) with an additional 1.12 acres (0.45 hectares) Developable land, for housing development.

Up to 10% of the development would be green space to provide water attenuation facilities and resident accessible open space.

The perimeter hedges would be retained.

Site access off Sneyd Lane with a new purpose-built access road.

Conclusion.

The promoted land in the application development, limited in size, which is adjoined by the new LLP p Essington Cemetery.

The site's geographical location and functional links to the adjacent conurbation means it is well placed to take cross boundary growth to meet the needs of Birmingham and the Black Country.

The site lies adjacent to existing development and will be well contained by the retained existing vegetation.

The site is predominantly garden with a small field and low-grade trees.

The site does not contain any landscape features and would be described as having only moderate landscape sensitivity.

The site has the capacity to accommodate sensitively a well-designed development bringing additional wealth and housing to an area well positioned on the edge of the west midlands conurbation.