

Taylor
Wimpey



Land at Poolhouse Road, Wombourne

Development Statement Update

August 2021



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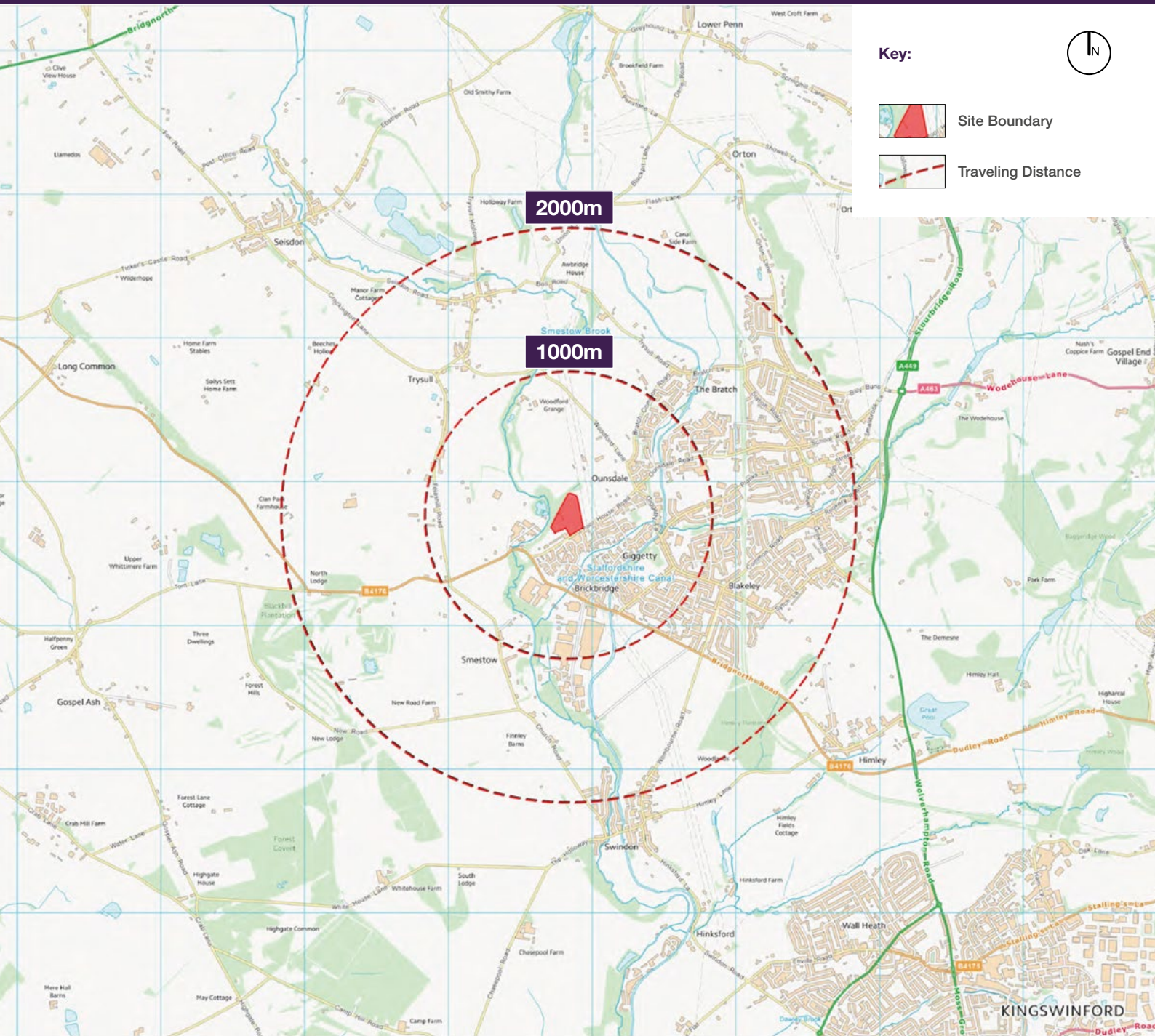
August 2021

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1. Introduction

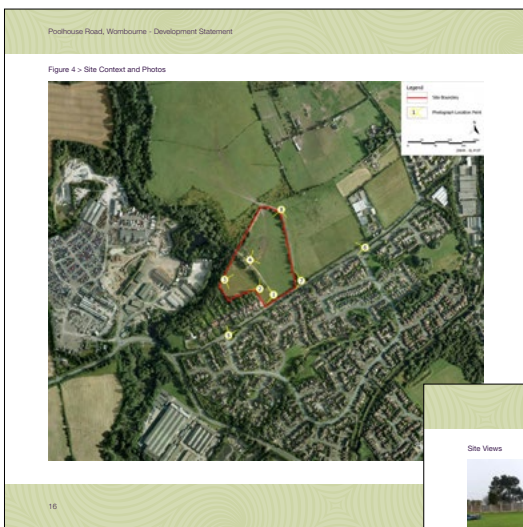
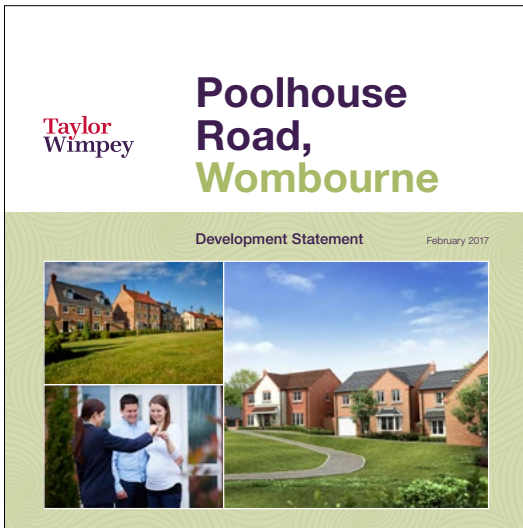
Strategic Location Plan



This Development Statement Update has been prepared by Lichfields on behalf of Taylor Wimpey UK Limited (Taylor Wimpey) to support the release of land at Poolhouse Road, Wombourne (the 'Site') to deliver up to 100 new family and affordable homes.

It follows the publication of the Development Statement for the Site in February 2017 which has previously been supplied to the Council and which sought the identification of the Site as Safeguarded Land in the South Staffordshire Site Allocations Document [SAD]. This Update has been prepared to reflect the up to date policy position on the Site following the adoption of the SAD. It seeks the allocation of the Site for residential development through the emerging South Staffordshire Local Plan.

It should be read alongside the Development Statement which explains in greater detail the Concept Masterplan and demonstrates that the Site is entirely suitable, available and achievable for housing development; and will deliver a mix of housing types, including both market and affordable homes.



2. Background

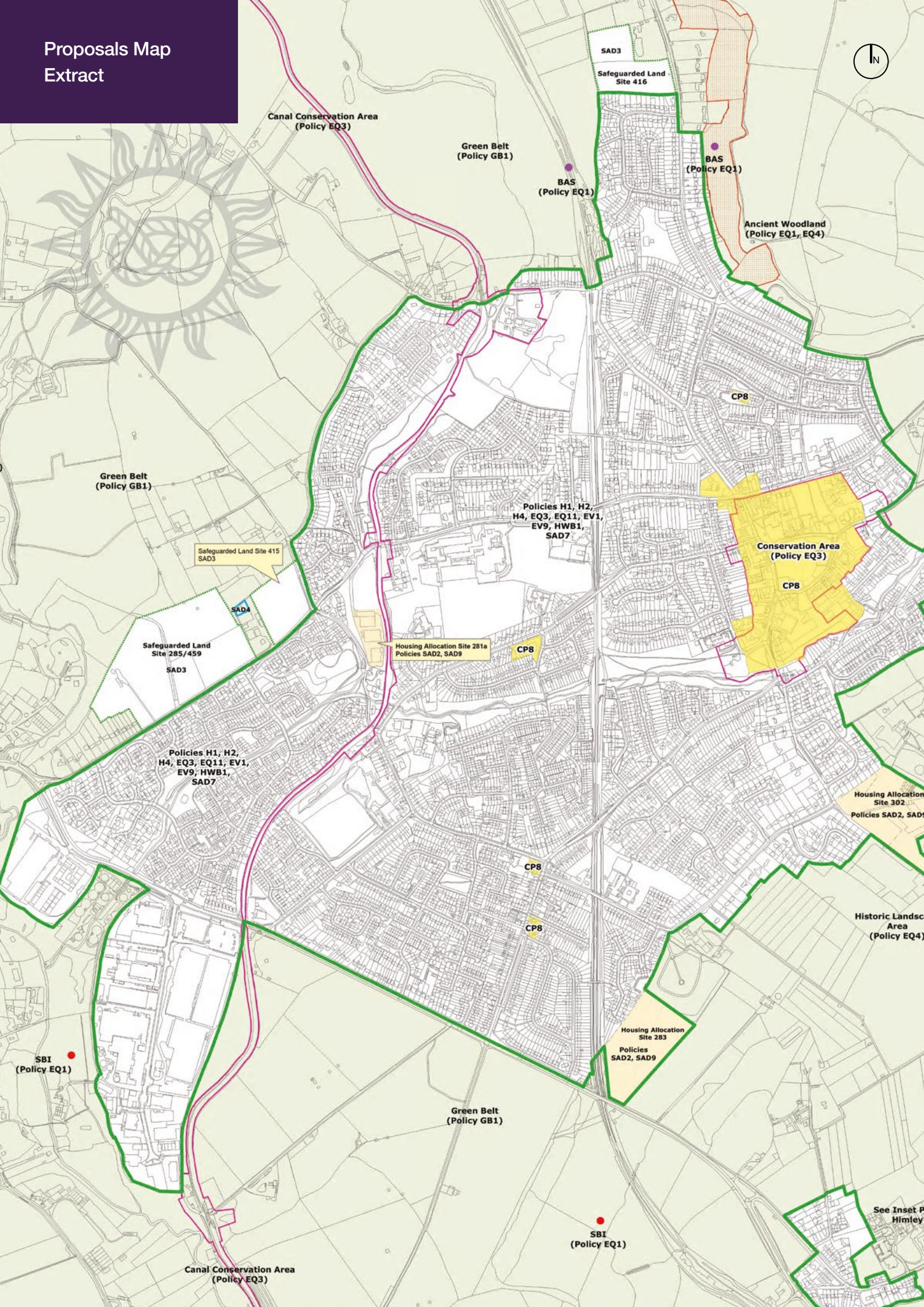


The adopted development plan is made up of the Core Strategy (adopted 2012) and the SAD (adopted 2018). At the time the Development Statement was published in February 2017, the Site was identified as Green Belt on the Local Plan Proposals Map. The Development Statement sought to release the Site from the Green Belt and identify it as Safeguarded Land in the SAD.

The Site was subsequently identified as Safeguarded Land in the adopted SAD (Policy SAD3) as part of a wider area identified as 'Land north of Poolhouse Road'. The suitability of the Site for release from the Green Belt and development has therefore been established through the adopted SAD.

Policy SAD3 states that all Safeguarded Land will retain its designation until a review of the Local Plan proposes development of those areas in whole or part. Taylor Wimpey considers that the Site should now be allocated for residential development through the emerging South Staffordshire Local Plan in order to meet the need for future development.

Proposals Map Extract



Canal Conservation Area
(Policy EQ3)

Green Belt
(Policy GB1)

SAD3
Safeguarded Land
Site 416

BAS
(Policy EQ1)

BAS
(Policy EQ1)

Ancient Woodland
(Policy EQ1, EQ4)

Green Belt
(Policy GB1)

Safeguarded Land Site 415
SAD3

SAD4

Safeguarded Land Site 285/459
SAD3

Housing Allocation Site 281a
Policies SAD2, SAD9

CP8

Policies H1, H2,
H4, EQ3, EQ11, EV1,
EV9, HWB1,
SAD7

Conservation Area
(Policy EQ3)

CP8

Policies H1, H2,
H4, EQ3, EQ11, EV1,
EV9, HWB1,
SAD7

Housing Allocation Site 302
Policies SAD2, SAD9

Historic Landsc
Area
(Policy EQ4)

SBI
(Policy EQ1)

Green Belt
(Policy GB1)

Housing Allocation Site 283
Policies SAD2, SAD9

CP8

CP8

SBI
(Policy EQ1)

Canal Conservation Area
(Policy EQ3)

See Inset P
Himley

3. Meeting the Need for Future Development

Preparation of the emerging South Staffordshire Local Plan is currently underway with consultation taking place most recently on the 2019 Spatial Housing Strategy & Infrastructure Delivery document.

The 2019 Spatial Housing Strategy & Infrastructure Delivery document examines seven spatial housing options over the period 2018 to 2037. All options meet the preferred housing target of 8,845 dwellings with the exception of Option A, which only provides for 7,876 dwellings and therefore cannot address the unmet need of the HMA.

The plan notes that almost all Spatial Options involve the release of Green Belt land adjacent to the urban area of the Black Country. *“This recognises that all options are based on a strategy that seeks to make a contribution of up to 4,000 dwellings to the unmet needs of the Greater Birmingham Housing Market Area (GBHMA).”* [paragraph 4.10]

The Plan notes that having reviewed all existing sources of current potential housing supply (i.e. permissions, completions and current allocations) and **releasing the existing safeguarded land allocations** set out in Policy SAD3 of the Site Allocations Document 2018 (at an average density of 35 dwellings per hectare), South Staffordshire can deliver a minimum of 3,861 dwellings during the plan period without any further release of Open Countryside and Green Belt land.

The Spatial Housing Strategy & Infrastructure Delivery document therefore concludes that taking together both the district’s own housing needs and a 4,000 dwelling contribution towards the GBBCHMA, the Local Plan review needs to plan for a target of 8,845 dwellings between 2018 and 2037 to deliver the preferred approach set out in the 2018 Issues and Options document. It recognises that the Council’s housing target and desire to pursue an infrastructure-led strategy will only be deliverable if Green Belt is released to deliver additional housing land in the district.

At a very basic level, the current Standard Method 2 [SM2] figure is 243 dpa, which equates to 4,617 dwellings over the 19-year plan period. If the Local Plan retains the 8,845 target, this would suggest that it is meeting 4,228 dwellings of the wider HMA’s unmet needs. However, the 243 dpa SM2 figure is the minimum starting point, and the Council has not undertaken an exercise to assess whether there are exceptional circumstances to indicate that a higher LHN figure would be appropriate to meet its own needs, even before the discussion turns to the extent to which it needs to be providing for the wider HMA’s unmet needs, which are extremely high.



The emerging Plan itself notes in paragraph 5.10 that:

“Recently adopted plans and local evidence suggest that there is a 37,900 home shortfall arising from the Birmingham Development Plan. There is also an approximate 17,300 dwelling shortfall set out in the latest Black Country Urban Capacity Review 2018, which offers the most up-to-date account of the Black Country’s non-Green Belt housing capacity. It is also important to note the 60,855 dwelling shortfall up to 2036 established in the Greater Birmingham Housing Market Area Strategic Growth Study 2018. The study indicated the shortfall could only be reduced by 13,000 dwellings even if densities were increased across the GBHMA.”

This significantly underestimates the true extent of unmet need. For example, the 2021 Draft Black Country Plan identifies a huge shortfall of 28,239 homes across the four Black Country districts, a 63% increase from the 17,300 shortfall identified in the 2018 review when the South Staffordshire District Council decided to contribute 4,000 dwellings to this need. At 23% in 2018, if a similar proportionate contribution was made by South Staffordshire to the Black Country’s current shortfall, this would see the District’s contribution increase to 6,529 dwellings – an increase of 2,529.

It should also be noted that the very significant challenge of meeting Birmingham City’s unmet need has not gone away and indeed is likely to intensify in the near future. At present, Birmingham City Council’s adopted Local Plan has a target of 2,555 dpa. The current SM2 figure is 4,829 dpa, a difference of 2,274. However, this figure is capped at 40% above the adopted Plan target, a cap which falls away after the Plan is over 5 years of age. This tipping point will occur in January 2022, after which Birmingham’s minimum starting point LHN increases to a huge 6,750 dpa. This will put even greater pressure on districts in the HMA such as South Staffordshire to contribute an even greater share of this housing need.

As Green Belt release is required to meet the preferred level of housing growth in the district, all Spatial Options in the Spatial Housing Strategy & Infrastructure Delivery document assume that housing will be delivered on all existing safeguarded land allocations made through the Site Allocations Document [SAD] 2018. Taken together with existing planning permissions and other allocations, this gives a total baseline supply of approximately 3,861 dwellings across the district as of 1 April 2019, hence even setting to one side the unmet need issue, there is potentially a shortfall of up to 4,984 dwellings which would need to be allocated.

The Spatial Housing Strategy recognises that the Council’s housing target and desire to pursue an infrastructure-led strategy will only be deliverable if Safeguarded Land and Green Belt is released to deliver additional housing land in the district. In order to minimise Green Belt release, all Spatial Options in the Spatial Housing Strategy & Infrastructure Delivery document assume that housing will be delivered on all existing Safeguarded Land identified in the Site Allocations Document [SAD] 2018¹.

As an existing Safeguarded Site, it is therefore essential that the Poolhouse Road Site is allocated for residential development in order to meet the housing requirement over the emerging Local Plan period.

¹. South Staffordshire Local Plan Review – Spatial Housing Strategy & Infrastructure Delivery October 2019 §3.11

4. Deliverability

The Delivery Statement demonstrates that the Site is suitable, available, and achievable. It is under the control of an experienced house builder that can demonstrate an excellent track record in delivering new housing across the UK.

In particular:

- **It is sustainably located and within close proximity to a range of amenities, services and facilities;**
- **It is entirely suitable, achievable and deliverable for housing development; and will deliver a mix of housing types, including both market and affordable homes;**
- **It will contribute to meeting a critical need for new homes and help to address the lack of existing housing Sites within the urban area;**
- **The Site is well contained and has physical and defensible boundaries on all sides;**
- **There are no identified technical or environmental constraints that will prevent its delivery;**
- **It can deliver a well-planned, high quality housing development that sensitively integrates with its surrounding landscape context;**
- **It will provide high quality areas of new open space for use by both existing and incoming residents; and**
- **The development of the Site will generate significant social and economic benefits, by providing housing choice and stimulating economic investment and job creation.**

Taylor Wimpey has reviewed the economic viability of the proposals in terms of the land value, attractiveness of the locality, level of potential market demand and projected rate of sales; as well as the cost factors associated with the Site including preparation costs and constraints. Where potential constraints have been identified, Taylor Wimpey has considered the necessary mitigation measures and required investment in order to overcome any deliverability barriers.

Taylor Wimpey confirms that the development of the Site is economically viable and is confident that residential development can be achieved within the first five years of the Local Plan.

Economic Benefits

The proposed development will provide 100 new homes, stimulate economic growth, assist in meeting South Staffordshire's housing requirement and add to the authorities 'revenues.



The proposal

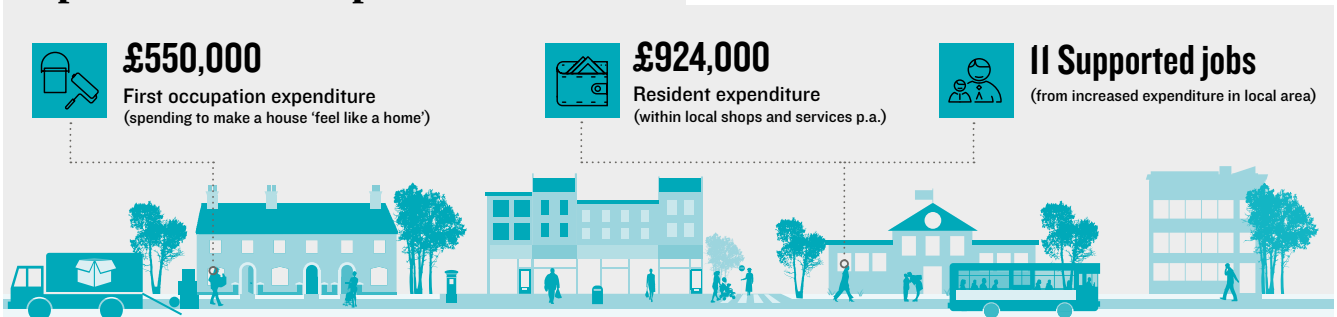


100 New homes
 Affordable homes
 (in accordance with policy requirements)

Construction benefits



Operational and expenditure benefits



Local Authority revenue benefits



5. Concept Masterplan

The Concept Masterplan demonstrates the Site's ability to accommodate a residential development that is truly integrated with its urban and rural context. The development is designed to enhance the quality of the existing village of Wombourne through the creation of an attractive and coherent extension, complementing the existing development along Pool House Road.

The Site is considered to be suitable for medium to high density development due to the containment provided by existing vegetation bordering the Site and landscaping within the Site; enclosure from the wider landscape due to its low lying position; the urban influence from the existing residential properties and localised and relatively limited inter-visibility within near distance locations. Whilst the exact density of development will be confirmed at the planning application stage, it is considered that the Site is capable of accommodating the average density of 35 dwellings per hectare that the Spatial Housing Strategy proposes for Safeguarded Sites, assuming a typical gross to net density ratio of around 70% for a Site of this size.

Existing trees and hedgerows within and around the periphery of the Site would be retained. Landscape buffers would strengthen and supplement the existing trees and hedgerows to provide a suitable transition with the surrounding countryside, whilst filtering views of the new houses when travelling along Pool House Road and the adjoining public rights of way. A strong hedge line boundary would be provided along the north western edge of the Site to ensure a strong and enduring Green Belt boundary.

Placemaking will be promoted through the provision of a hierarchy of streets that spread outwards from the main spine road. To help create a sense of place, significant public open space would be provided, including a central green with equipped play area and incorporating preservation of significant natural features, with the integration of appropriate SUDS attenuation. An area for a SUDS attenuation feature and open space is situated to the north of the Site providing a softer edge to the proposed development. The provision of this new open space will offer aesthetically pleasing and accessible places for leisure and recreation whilst reinforcing the green and distinctive character of the proposed development as an enhancement of the landscape.

The Site access, with footways either side, would connect with Pool House Road providing links to locals shops, schools and facilities.. The Concept Masterplan also provides pedestrian linkages to the surrounding countryside, including the woodland walk and public footpath to the northern boundary.

The Site can be brought forward for development in isolation and is not dependent on the delivery of the wider area of Safeguarded Land to the east but has been designed to ensure that this land can also be delivered independently. The proposed footpath link to the adjoining public right of way to the north will help integrate the two areas of land.

Further detail on the Concept Masterplan approach is provided in the Delivery Statement.

Concept Masterplan



Key:

- | | | | | | |
|---|-------------------------------|---|----------------------------------|--|------------------------------------|
|  | Site Boundary – 3.92Ha |  | Access Street |  | Pedestrian Route to Brindley Close |
|  | Development Area |  | Side Street |  | Area for SUDS Attention Feature |
|  | Open Space / Landscape Buffer |  | PROW |  | Existing Woodland |
|  | Existing / Proposed Trees |  | Pedestrian Link to Woodland Walk | | |



6. Sustainability

Our priorities



Climate change

Protect our planet and our future by playing our part in the global fight to stop climate change.



Nature

Improve access to and enable enjoyment of nature for customers and communities by regenerating the natural environment on our developments.



Resources and waste

Protect the environment and improve efficiency for our business and our customers by using fewer and more sustainable resources.

As well as addressing the relevant national and development plan policy, the development of the Site would contribute towards meeting Taylor Wimpey’s national sustainability priorities and strategic objectives.

Strategic objectives

Supporting targets

Achieve our science-based carbon reduction target:

- Reduce operational carbon emissions intensity by 36% by 2025 from a 2019 baseline
- Reduce carbon emissions intensity from our supply chain and customer homes by 24% by 2030 from a 2019 baseline

- Reduce operational energy intensity by 32% for UK building Sites by 2025
- Purchase 100% REGO-backed (Renewable Energy Guarantees of Origin) green electricity for all new Sites
- Reduce emissions from customer homes in use by 75% by 2030
- Reduce embodied carbon per home by 21% by 2030

- Reduce car and grey fleet emissions by 50% by 2025
- Update our policies and processes to reflect the risks and opportunities from a changing climate by 2022
- Make it easier for close to 40,000 customers to work from home and enable more sustainable transport choices through 36,000 EV charging points and 3,000 additional bike stands by the mid 2020s

Increase natural habitats by 10% on new Sites from 2023 and include our priority wildlife enhancements from 2021.

- Include our wildlife enhancements on all suitable new Sites:
- Hedgehog highways from 2021
 - Bug hotels (at least 20% of homes) from 2021
 - Bat boxes (at least 5% of homes) from 2022
 - Bird boxes (at least 80% of homes) from 2023
 - Wildlife ponds from 2024

- Reptile and amphibian hibernation Sites from 2025
- All new Sites have planting that provides food for local species throughout the seasons
- Help customers engage with nature and create 20,000 more nature-friendly gardens by 2025
- 200 beehives on our Sites by 2025

Cut our waste intensity by 15% by 2025 and use more recycled materials. By 2022, publish a ‘towards zero waste’ strategy for our Sites.

- Engage with suppliers to meaningfully reduce plastic packaging on our Sites by 2025
- Help 20,000 customers to increase recycling at home by 2025
- Reduce operational mains water intensity by 10% from a 2019 baseline by 2025
- Make it easier for 20,000 customer households in water stressed regions to install a water butt by 2025

- Measure the environmental footprint of the key materials in our homes and set a reduction target
- Measure air quality in our homes and on our Sites by 2021
- Give customers the information they need to maintain good air quality in their homes by the end of 2021

7. Conclusion

The Poolhouse Road Site is a sustainable and deliverable Site and should be allocated in the emerging South Staffordshire Local Plan to deliver much needed housing. The Council's emerging Local Plan supports this approach and the use of the Site for development has been established through the adopted SAD with its identification as Safeguarded Land.

The Site is entirely suitable, available and achievable and represents an excellent opportunity to deliver a sustainable residential development within the first five years of the Local Plan.











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