

REPRESENTATIONS TO THE CANNOCK CHASE LOCAL PLAN REVIEW - PREFERRED OPTIONS

Land at York's Bridge, Pelsall

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REPORT

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1 INTRODUCTION

- 1.1 St Modwen Development Ltd (“St Modwen”) have instructed RPS to prepare and submit representations to the Cannock Chase Local Plan (Part 1) Review – Preferred Options Consultation.
- 1.2 St Modwen have a longstanding and extensive track record in successfully bringing forward major residential schemes in this part of the West Midlands. They are well placed to deliver the placemaking and development objectives at York’s Bridge creating new sustainable communities that enhance the environment.
- 1.3 St Modwen have development interests in the land at York’s Bridge, Pelsall (“the Site”). The Site falls within both the administrative areas of Walsall District and Cannock Chase District.
- 1.4 The Site is being promoted through the Black Country Plan (BCP) Review for residential development and associated infrastructure. However, as the BCP timetable has now slipped back, and the Cannock Local Plan, based on each authorities Local Development Schemes should proceed to Examination and adoption first as addressed within these representations, RPS is seeking a policy mechanism within the Cannock Local Plan to address the element of the site that falls within Cannock Chase District to come forward.
- 1.5 These representations have therefore been prepared to promote the Site through the Cannock Chase Local Plan Review for residential development, given that 3.54 hectares falls within the Cannock Chase administrative boundary. It is considered that housing on this Site could help in meeting the unmet housing needs of the Black Country area, which Cannock Chase District has committed to assist with. The element of the site within Cannock’s administrative boundary can accommodate approximately 60 dwellings.
- 1.6 These representations are accompanied by a Vision Document (**Appendix 1**) which sets out how the Site could be developed for residential development. Technical studies have been undertaken and demonstrate that there are no technical constraints to development on the Site.
- 1.7 A Call for Sites Submission Form has also been completed and accompanies this submission (**Appendix 2**)

2 THE LAND AT YORK'S BRIDGE, PELSALL

Site & Surroundings

2.1 The Site falls within the administrative areas of Walsall and Cannock Chase Districts, shown below (Figure 1). The Site comprises 21.7 hectares of agricultural land. 18.5 hectares of the Site falls within the Walsall administrative area and the remaining 3.54 hectares falls within Cannock Chase administrative area.

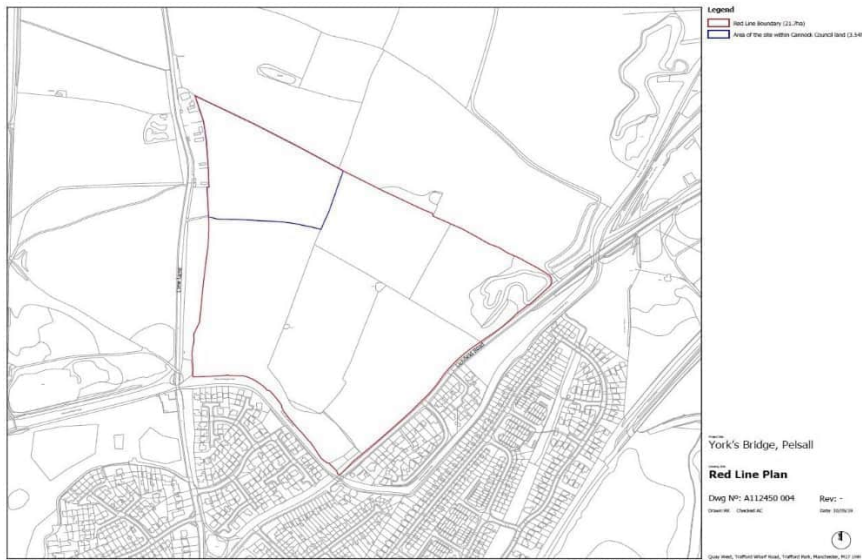


Figure 1. Site Location Plan/ Red Line Boundary Plan

2.2 The 3.54 hectares of the Site, which falls within Cannock Chase District, is included within the Cannock Chase Strategic Housing Land Availability Assessment (SHLAA) 2020 as Site N68 Land Between Lime Lane and Norton Road, Norton Canes. Shown below highlighted in orange (Figure 2).

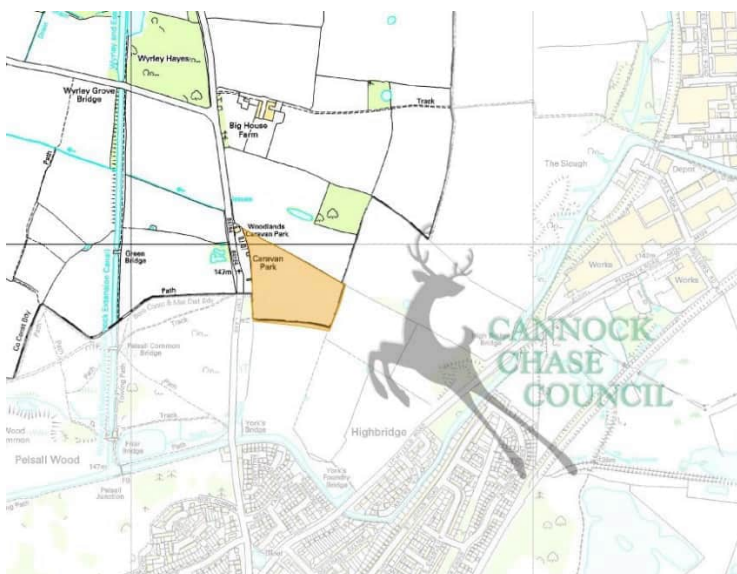


Figure 2: Cannock Chase Interactive Map

- 2.3 The whole of the Site is washed over by the Green Belt and is located on the northern boundary of Pelsall. It lies broadly between the roads of Lime Lane (B4154) to its west and Lichfield Road (A4124) to its East.
- 2.4 The Site as indicated below (Figure 3), is located on the edge of a residential area and is bounded by Lichfield Road to the east, the Wyrley and Essington canal to the south, Lime Lane to the west and agricultural land to the north. The York’s Foundry Bridge which is locally listed is located on Lime Lane to the east of the Site.
- 2.5 Community facilities are located within close proximity of the Site. Key local amenities including the Richard Hayes Community Primary School, Pelsall Village School, Co-operative Food convenience stores, Pelsall Post Office, and Pelsall Surgery are located within 1.2km, an acceptable walking distance from the site. Bus stops are located adjacent to the site, which offer half hourly services calling at Cannock, Walsall, Brownhills, Bloxwich and Rushall.

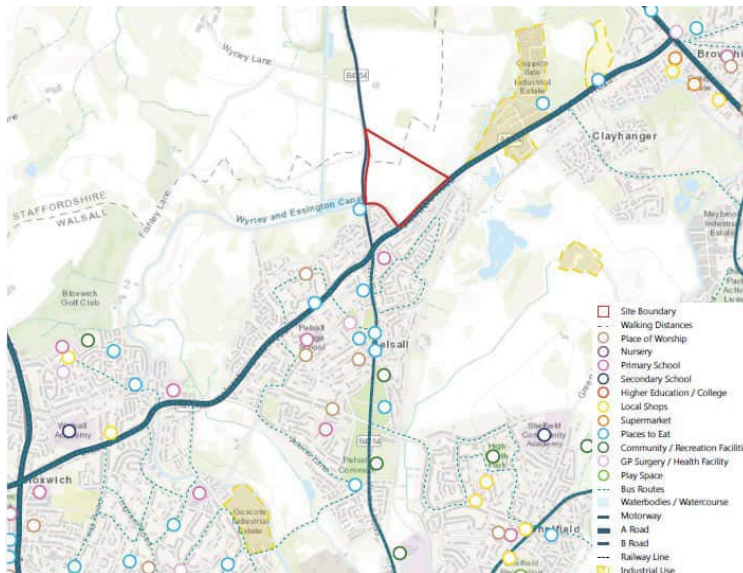


Figure 3: Site Location and Facilities Plan

The Proposals

- 2.6 The Vision for the land at York’s Bridge is to deliver a high-quality development that will form a vibrant and attractive addition to the village of Pelsall, see indicative masterplan at Figure 4. More detail on the proposals for site are provided in Appendix 1.
- 2.7 The Site is proposed for the development of 400 dwellings. The parcel of land within Cannock Chase would contain approximately 60 dwellings. The proposed Site has the potential capacity to include a new single form entry primary school, which could be expanded to a two-form entry school in the future. The proposed residential development on the Site could be brought forward in the short term to meet the immediate housing needs of the area.
- 2.8 The Site would contain a number of areas of open space, Sustainable Drainage System with infiltration ponds and a comprehensive landscaping scheme which would be in keeping with the existing landscape character. The land at York’s Bridge benefits from its location close to the Pelsall

North Common Local Nature Reserve and the Wyrley and Essington Canal. These existing features provided an attractive setting in which to develop a new place.

2.9 Overall, the site at York’s Bridge presents an opportunity to create a high quality new residential development, with the potential for a primary school if required to meet needs in the local area. Design quality and placemaking will be at the forefront of the proposals and the layout will be driven by the surrounding landscape and character features. Links towards the canal to the south of the site and Pelsall North Common to the west will be woven into the design of the masterplan, along with the retention of existing green infrastructure, hedgerows and trees.

The development of this site will create a logical edge to the village of Pelsall, as residential development currently extends towards the northern boundary of the site along its eastern side.



Figure 4: Indicative Site Masterplan

The Promotion

2.10 We are promoting 3.54 hectares of the Site in the north west corner of the Site for residential development through this Cannock Chase Local Plan Review. The land is shown in Figure 1 outlined in blue and capable of accommodating approximately 60 dwellings.

3 REPRESENTATIONS TO THE PREFERRED OPTIONS

- 3.1 We set out below our representations to the Cannock Chase Local Plan Preferred Options February 2021. The main purpose of these representations is to demonstrate how the inclusion of the land at York's Bridge, for the allocation of residential development in the Cannock Chase Local Plan and the Black Country Plan would be sound.
- 3.2 The Site sits within two administrative areas however, the site should be brought forward as one comprehensive development to meet the housing needs of the Black Country Authorities. As such Cannock Chase would be able to demonstrate that they are assisting in meeting the needs of neighbouring authorities required by the Duty to Cooperate (DtC).
- 3.3 As indicated below, given the nature of the site, the representations are therefore set out below, focusing on DtC issues.

Duty to Cooperate & Meeting Unmet Housing Need

Question 11 – Preferred Options – Do you agree that provision should be made to meet the unmet needs of neighbouring areas?

The Principle

- 3.4 Yes, Cannock Chase should be making a contribution towards meeting the unmet need of neighbouring areas. Cannock Chase lies within South Staffordshire on the northern edge of the Black Country administrative areas. Cannock Chase District is one of the fourteen authorities in the Greater Birmingham and Black Country Housing Market Area (GBBCHMA). The GBBCHMA has a significant housing shortfall and Cannock Chase should be helping to meet the unmet housing need.
- 3.5 As set out in the 2019 NPPF, the Council is under a Duty to Co-operate with other Local Planning Authorities (LPA) and prescribed bodies on strategic matters that cross administrative boundaries (para 24). To maximise the effectiveness of plan-making and fully meet the legal requirements of the Duty to Co-operate, the Council's engagement should be constructive, active and on-going. This collaboration should identify the relevant strategic matters to be addressed (para 25).
- 3.6 Effective and on-going joint working is integral to the production of a positively prepared and justified strategy (para 26). The Council should demonstrate such working by the preparation and maintenance of one or more Statements of Common Ground (SoCG) identifying the cross-boundary matters to be addressed and the progress of co-operation in addressing these matters. Therefore, as set out in the 2019 NPPF, the Local Plan should be positively prepared and provide a strategy, which as a minimum seeks to meet its own LHNS in full and is informed by agreements with other authorities so that unmet need from neighbouring areas is accommodated (para 35a).
- 3.7 The Greater Birmingham & Black Country Housing Market Area (GB&BCHMA) Position Statement published in July 2020 seeks to demonstrate that the housing need can be met across the sub-region for the period 2011 - 2031. However, Table 5: Housing Shortfall for GB&BCHMA 2011 – 2031 is somewhat misleading by showing a housing shortfall of only 2,597 dwellings. Table 5 compares

an updated Housing Land Supply (HLS) against a minimum housing requirement of 207,979 dwellings (based on Strategic Growth Study re-based 2014 household projections model plus a contribution to Coventry & Warwickshire HMA) rather than the adopted housing requirements and unmet housing needs set out in Table 2. The minimum housing requirement in Table 5 of 10,399 dwellings per annum is below the housing requirement in Table 2 of 10,961 dwellings per annum (annual housing requirement plus unmet need not provided for).

- 3.8 Table 2 is also an under-estimation of housing need because of the exclusion of the identified shortfall in the Black Country of 29,260 dwellings between 2019 – 2038 of which 7,485 dwellings arise by 2031 (see para 4.2). The addition of the Black Country shortfall would increase the housing requirement in Table 2 to 11,585 dwellings per annum. Furthermore, future housing need in Local Plan Reviews will be based on the Government's revised standard methodology for calculating LHN including Step 4 – Cities & Urban Centres uplift of 35%, which is applicable to in Birmingham, Coventry and Wolverhampton (ID 2a-004-20201216).
- 3.9 The estimated HLS in 2019 of 205,382 dwellings set out in Table 3 relies upon unevidenced allowances of 11,413 dwellings from proposed allocations in emerging Local Plans yet to be tested at Examination, an additional urban supply of 19,410 dwellings and windfall development of 14,111 dwellings. It is noted that Table 6: Changes in Housing Capacity 2017 – 2019 identifies a 27% increase of 13,942 dwellings in Birmingham. The deliverability of residential development in these locations will be dependent upon the viability of previously developed land and the demand for high density city living post Covid-19. The HBF contend that the housing shortfall in the GB&BCHMA is greater than 2,597 dwellings shown in Table 5 of the Position Statement because housing need has been under-estimated and HLS has been over-estimated.
- 3.10 There is a long history of on-going engagement between the GB&BCHMA authorities but to date there is no conclusive outcome from this engagement in relation to the strategic cross-boundary matter of redistribution of unmet housing needs from Birmingham and Black Country authorities, which indicates that this engagement is an unsound basis for plan-making. After four years since the adoption of the Birmingham Development Plan in January 2017, which identified an unmet housing need of 37,900 dwellings, there is no agreement on meeting in full the housing needs of the GB&BCHMA.
- 3.11 There is every likelihood that reaching a consensus on this strategic matter will be a lengthy disharmonious process between the GB&BCHMA authorities. The Cannock Chase Local Plan should make provision to meet unmet housing needs of neighbouring areas. However, in the absence of any signed SoCG, there is no real commitment to resolving the redistribution of unmet housing needs. The GB&BCHMA authorities should produce a SoCG setting out where unmet housing need will be met.

The approach of the Preferred Options

3.12 We support that the Preferred Options recognises this significant housing shortfall across the GBBCHMA and Cannock Chase’ commitment to assisting in meeting the unmet housing needs of the neighbouring authorities is reflected in Strategic Objective 3 in Figure 5 below:

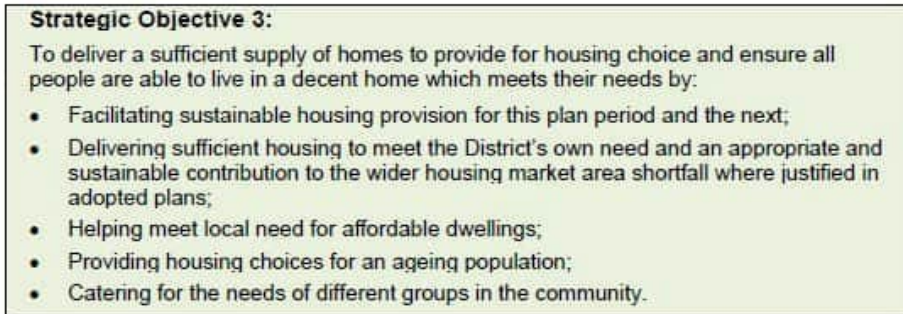


Figure 5: Cannock Chase Preferred Options Page 22

3.13 Policy SO3.1 Provision for housing sets out that a housing provision will be made for 500 dwellings to meet unmet needs of neighbouring areas and ensuring a sufficient supply of deliverable and developable land is available to deliver around an additional 25 dwellings each year. There is clearly a recognised housing need arising from neighbouring authorities and Cannock Chase are proposing that they assist in meeting this unmet housing need, which is very much supported.

3.14 However, RPS notes that the Council has chosen to go forward with Housing Growth Option B: Local Housing Need figure plus unmet need of an additional 500 dwellings giving a total housing growth figure of 5,612 net dwellings for the District (2018-2036) or 312 net dwellings per annum, which was presented in the Local Plan Issues and Options Consultation (May 2019). It is our view that Cannock should consider making a contribution greater than 500 dwellings to assist in addressing the significant shortfall from the GBBCHMA.

3.15 Notwithstanding the figure of dwellings proposed by Cannock to address the unmet need, we propose that including a policy mechanism in the Cannock Chase Local Plan for the land at York’s Bridge, Pelsall would help to demonstrate that the District is helping to meet Walsall, and the wider unmet housing needs of the GBBCHMA and enable the site’s full potential to be delivered.

3.16 Whilst it is acknowledged the principal components of the site, including the site access falling within Walsall District and within the remit of the BCP, it is essential that the Cannock Plan is sufficiently flexible within its policy base, to enable the element of the site which sits within its administrative boundary to come forward, in the event the BCP allocated the principal component of the site for housing. RPS acknowledges, that the element of the site which falls within Cannock would be unlikely to allocated in isolation and therefore we are suggesting a policy mechanism is provided to ensure an appropriate and sound approach is taken with regard to DtC issues.

The Need for a Policy Mechanism – The SWDP / JCS Example

3.17 By way of an example, we set out below how Wychavon District Council and Tewkesbury Borough Council have allocated a cross boundary site to assist in meeting the unmet housing needs of Tewkesbury. A situation which is very similar.

3.18 The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) sets out that joint working was undertaken with Wychavon District Council (Wychavon, Worcester and Malvern Hills are covered by the South Worcestershire Development Plan (SWDP)) and to bring forward a cross-boundary site at Mitton which is adjacent to Tewkesbury. The land at Mitton is proposed to deliver 1,000 homes, 500 within Wychavon District and 500 within Tewkesbury.

3.19 Paragraph 3.2.17 of the adopted JCS states:

“The adopted South Worcestershire Development Plan (2006-2030) already includes a policy commitment to consider, including through a review of the plan, meeting the needs of other authorities within the SWDP area. The site at Mitton is specifically referenced in this context.”

3.20 In this respect, the adopted SWDP at Policy SWDP 2: Development Strategy and Settlement Hierarchy includes the following policy mechanism for the site at Mitton

“1. As required by the Duty to Co-operate, due consideration will be given, including through a review of the SWDP where appropriate, to the housing needs of other local planning authorities ⁽⁶⁾ in circumstances when it has been clearly established through the local plan process that those needs must be met through provision in the SWDP area.

⁽⁶⁾ Cheltenham Borough, Gloucester City and Tewkesbury Borough Councils are preparing a Joint Core Strategy (JCS). Land at Mitton (Wychavon District) and the Mythe (Malvern Hills District) were not included as strategic allocations in the Submission Version of the JCS (November 2014). The South Worcestershire Councils will, however, continue to monitor progress on the examination of the JCS.”

3.21 Subsequently, the SWDP Review, which is currently at Preferred Options, proposes the land at Mitton is allocated to meet the needs of the neighbouring authority of Tewkesbury under Draft Policy SWDPR 54: Wychavon Allocations (Reference SWDP NEW EDGE 3) shown in Figure 6 below.

Table 19: New Proposed Wychavon Housing Allocations immediately adjacent to Tewkesbury

Preferred Options Ref	Site	Indicative No. of Dwellings	Site Area (ha)	CFS/Planning Ref
SWDP NEW EDGE 3	Land at Mitton	1,000	74.01	Gloucester Cheltenham and Tewkesbury Joint Core Strategy (2017) Duty to Cooperate Commitment (comprises 500 of the 1,000 dwellings).
TOTAL		1,000		

Figure 6: SWDP Preferred Options (November 2019) Page 179

3.22 The allocation of the land at Mitton is a good example of a commitment to assisting neighbouring authorities in meeting their unmet housing needs under the duty to cooperate through allocation of a cross boundary site. We propose that the land at York’s Bridge is committed, in a similar way as the land at Mitton, through one of the following:

- a) *The provision of a policy hook in the Cannock Local Plan, entailing a future review of the Cannock Local Plan to take place and ensure the site’s full development potential is realised, in the event that the BCP allocates the site, or*
- b) *Removing the land within Cannock Chase from the Green Belt and safeguarding for residential development so in the event that the wider Site is proposed for allocation in the BCP Preferred Options it can be released for development.*

3.23 RPS would be happy to work with the Council on the precise wording and to ensure that the Local Plan and its strategic policies establishes the case for any subsequent change to the Green Belt at this location, given its clear cross boundary basis. As such we propose that Draft Policy SO3.1: Provision for new homes is amended in line with one of the following two options a) or b).

a)

“POLICY SO3.1: PROVISION FOR NEW HOMES

The Local Planning Authority will plan, monitor and manage the delivery of housing from 2018 to 2038 in accordance with the spatial strategy and the site allocations set out in this Local Plan. Housing provision will be made for a minimum of 5,516 dwellings (net) to meet the objectively assessed local housing needs, and ensuring a sufficient supply of deliverable and developable land is available to deliver around 276 dwellings each year.

A further housing provision will be made for 500 dwellings to meet unmet needs of neighbouring areas, and ensuring a sufficient supply of deliverable and developable land is available to deliver around an additional 25 dwellings each year. *As required by the Duty to Co-operate, due consideration will be given, including through a review of the Cannock Chase Local Plan where appropriate, to the housing needs of other local planning authorities⁽¹⁾ in circumstances when it has been clearly established through the local plan process that those needs must be met through provision in the Cannock Chase area.*

New housing allocations are concentrated within the existing urban areas, or within planned expansion to the urban areas in accessible and sustainable locations, in accordance with the Spatial Strategy.

Priority has been given to the re-use of previously developed land, including the former Rugeley Power Station site, to meet housing needs.

The allocated housing sites are shown on the Proposals Map and are listed in Tables B and C.....

⁽¹⁾Walsall, Dudley, Sandwell and Wolverhampton are reviewing the Black Country Plan (BCP). If the land at York’s Bridge, Pelsall is allocated in the BCP then any review of the Cannock Chase Local Plan will look to allocate the remaining 3.54 hectares of land at the York’s Bridge site to fully realise the development potential on the Site in meeting the needs of neighbouring authorities under the Duty to Cooperate.”

b)

“POLICY SO3.1: PROVISION FOR NEW HOMES

The Local Planning Authority will plan, monitor and manage the delivery of housing from 2018 to 2038 in accordance with the spatial strategy and the site allocations set out in this Local Plan. Housing provision will be made for a minimum of 5,516 dwellings (net) to meet the objectively assessed local housing needs, and ensuring a sufficient supply of deliverable and developable land is available to deliver around 276 dwellings each year.

A further housing provision will be made for 500 dwellings to meet unmet needs of neighbouring areas⁽¹⁾, and ensuring a sufficient supply of deliverable and developable land is available to deliver around an additional 25 dwellings each year.

New housing allocations are concentrated within the existing urban areas, or within planned expansion to the urban areas in accessible and sustainable locations, in accordance with the Spatial Strategy.

Priority has been given to the re-use of previously developed land, including the former Rugeley Power Station site, to meet housing needs.

The allocated housing sites are shown on the Proposals Map and are listed in Tables B and C.

There is a need to identify new locations adjacent to existing settlements to accommodate the balance of dwellings which cannot be built on sites within the existing urban areas of the District. These strategic housing allocations are as follows;

- SH1 South of Lichfield Road, Cannock approx. 875 dwellings;
- SH2 East of Wimblebury Road approx. 410 dwellings;
- SH3 Land to rear of Longford House, Watling Street Cannock approx. 45 dwellings;
- SH4 Land east of The Meadows and land to the north of Armitage Lane Brereton approx. 33 dwellings; and
- SH5 Land to the north of no.2 west of Hednesford Road, Norton Canes approx. 175 dwellings.

The land at York’s Bridge (Reference N68) will be removed from the Green Belt and Safeguarded for the development of approx..60 dwellings, so that in the event of the wider Site within Walsall District is allocated in the Preferred Options BCP the remaining land in Cannock Chase can be released to enable the full development potential of the Site to be realised.

In the rural areas only the following types of dwellings will be permitted:

- Infill development within the defined settlement boundaries set out on the proposals map;
- Affordable housing for local community needs on small rural exception sites;
- Changes of Use and conversion schemes;
- Development identified in Neighbourhood Plans reflecting local need and affordable housing provision respecting the local character and infrastructure of the area; and
- Dwellings to serve the essential need for an agricultural, forestry or other occupational worker in a rural area in accordance with national guidance.

4 REPRESENTATIONS TO THE EVIDENCE BASE

Cannock Chase Green Belt Harm Assessment (2020)

Question 45 – Preferred Options - Do you support the preferred policy direction for protecting, conserving and enhancing the Green Belt?

4.1 The Site is included within Green Belt Parcel OA14. The Assessment for OA14 is set out below at Figure 7. The Site has not been subject to a site-specific assessment as part of the Green Belt Harm Assessment.

OA14	555.90	Weak/No Contribution	Moderate	Strong	Weak/No Contribution	Equal Contribution
Outer Area	Area (ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
		Purpose 1: Land is not close enough to the large built-up area to be associated with it.	Purpose 2: Land lies in a wide gap between Cheslyn Hay/Great Wryley and Brownhills, with some significant separating features including Wash Brook, Wryley Common, and undulating land.	Purpose 3: Land is countryside.	Purpose 4: The land does not contribute to the setting or special character of any historic towns.	Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.

Figure 7: Cannock Green Belt Harm Assessment February 2021 Page 135 & 136

4.2 We have however undertaken a site-specific review of the Site which includes a high-level consideration to the contribution of the Site against each of the National Planning Policy Frameworks five purposes and its suitability for release from the Green Belt. This high-level consideration is set out below

To Check Unrestricted Sprawl

4.3 The principal consideration in respect of this objective is the sprawl of the existing settlement edge of Pelsall, Walsall. A key consideration is the strength and permanence of existing boundaries. The Site is physically contained by Wyrley and Essington Canal to the south, Lime Lane to the West and Lichfield Road to the East. This existing settlement edge and a strong treelined hedgerow boundary to the north of the site creating a strong boundary which prevents the unrestricted sprawl of development into the Green Belt. This hedgerow will be retained, and further structured landscaping will enhance this buffer.

To Prevent Neighbouring Towns from Merging into one Another

4.4 The principal consideration in respect of this objective is the potential for physical coalescence of towns. There are no settlements to the immediate north of the site. The existing built edge of Norton Canes lies approximately 2.5km to north of Pelsall, Walsall, with the Brownhills West 1.8km to the north. The A5 (and M6 Toll for Norton Canes) also exists within the intervening land with no intervisibility between the two areas due to the landform and existing substantial woodland to the

south of Watling Street. The site is therefore physically and visually separated from settlements which prevents coalescence to the north.

Safeguarding the Countryside from Encroachment

- 4.5 The physical and visual containment of the site limits the contribution that the land makes to safeguarding the effect of countryside encroachment.

Preserve the Setting and Special Character of Historic Towns

- 4.6 The site does not fall within or adjacent to any Conservation Areas and does not have direct views into a historic town. As indicated in the heritage section of this Vision Document, Pelsall Bridge is a locally listed building, but the development is largely set in the context of modern housing development to its south and the visual influences of Coppice Industrial Estate to its North East. It therefore has very limited impact on the setting of any historic towns.

To Assist in Urban Regeneration, by Encouraging the Recycling of Derelict Land and Other Urban Land

- 4.7 This objective will conflict with any green field site within the Green Belt and will need to be weighed up in the planning balance. To accommodate the intended level of housing growth, it has been acknowledged there exists a need to release Green Belt land within the local authority through the Joint Core Strategy Review process.
- 4.8 Overall, as demonstrated in the site -specific assessment set out above, it is apparent that the release of the Site from the Green Belt will not compromise the five purposes of the Green Belt and is entirely in accordance with the National Planning Policy Framework in relation to sustainable Green Belt land release. We request that Council take account of the site-specific assessment we have undertaken and include within the Local Plan evidence base.

Sustainability Assessment

- 4.9 The land within Cannock Chase has been considered in the Sustainability Assessment (SA) (March 2021) prepared by LUC. The Site Reference is N68: Land between Lime Lane and Norton Road, Norton Canes. The assessment of the Site in the SA is set out in Figure 8.

NES: Land between Lime Lane and Norton Road, Norton Canes

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Cannock Extension Canal, a SSSI and SAC, and Wyrley Hayes Wood, and SBI, both lie within approximately 300m of the potential residential site. Therefore, an uncertain minor negative effect is likely as there are potential impacts on biodiversity at the site, or undesignated habitats and species adjacent, cannot be determined at this strategic level of assessment.
2. Minimise pollution and protect and enhance air, water, and soils.	--?	The site consists of greenfield Grade 3 agricultural land, yet it is uncertain whether it is classified as Grade 3a or 3b land. The site is not located within or directly linked to an AQMA. It is also not located adjacent to the strategic road network or within a Source Protection Zone. Therefore, an uncertain significant negative effect is likely in relation to this SA objective.
3. Ensure development makes efficient use of previously developed land and buildings.	-	The site consists entirely of greenfield land and is 3.75ha in size. So therefore, a minor negative effect is likely in relation to this SA objective.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk, however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all site options will have negligible effects on this SA objective.
5. Reduce the risk of flooding.	-	The site lies entirely within Flood Zone 1 but as it is a greenfield site development may result in an increase in impermeable surfaces and thereby result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.
SA Objectives	SA Score	Justification
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	The site lies within Planned Coultfield Farmstead CP22 LCT which is assessed as moderate sensitivity with a low visual impact. In addition, the site is further than 1km from the Cannock Chase AONB. Therefore, an uncertain minor negative effect has been identified in relation to this SA objective.
7. Make sustainable use of resources and minimise waste generation.	0	The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.
8. Encourage and facilitate the use of sustainable modes of transport.	-	The site does not lie within 100m of a railway station, 350m from a bus stop or pass an existing cycle route. Therefore, a minor negative effect is expected in relation to this SA objective.
9. Ensure all people are able to live in a decent home which meets their needs.	++?	This is a cross boundary site that has been highlighted by the neighbouring authority as part of wider cross boundary submission that was submitted to them. At present no details are available in relation to the total number of new homes which would be provided at this location. Considering the size of the site (3.75ha) it is likely that the site would make a reasonable contribution to the overall housing supply in the District, while the threshold for affordable housing delivery in Cannock Chase is 10 homes, it is unknown whether or not this site would deliver the number of homes to meet this threshold. As such an uncertain significant positive effect is expected in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	This site does not lie within 500m of an existing school or educational facilities, so therefore an uncertain minor negative effect is likely. The effect is uncertain given that it will depend in part upon sufficient capacity being present at existing schools to accommodate new pupils. The number of homes to be delivered at the site is unknown. As such it is uncertain whether new primary provision would result, as the threshold for this provision is around 700 homes in Cannock Chase.
11. Reduce crime and the fear of crime.	0	The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the site options on this SA objective will be negligible.
12. Improve public health and ensure health facilities are accessible for those in need.	-	The site does not lie within walking distance (500m) of either a hospital or GP. Therefore, a minor negative effect is likely in relation to this SA objective.
SA Objectives	SA Score	Justification
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	This site is located within 600m of a PROW, which is likely to encourage residents to use nearby outdoor space for leisure and recreation. The Cannock Chase Extension Canal which functions as a green link in the area, is also located within 300m of the site. If the site is to provide in excess of 100 dwellings, it is likely that open green space would be incorporated into the design of such sites. Therefore, a significant positive effect is likely in relation to this SA objective.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--?	This site is not located within close proximity of any of the District's town centres or local centres nor is it within 350m of bus stop or 1km of a railway station. It is likely that access to community services will only be achieved through the use of private car and as such there is potential for new residents to be isolated at this location. Therefore, a significant negative effect is likely in relation to this SA objective.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	This site is not situated within the town centre boundaries of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

Figure 8: Sustainability Appraisal (March 2021)

SA Objective 2

4.10 The Site has been scored an uncertain significant negative effect --? In respect of SA Objective 2. Minimise pollution and protect and enhance, air, water and soils. The justification for this uncertain score is whether the land is Grade 3a or 3b agricultural land. On the basis of a potential effect to the agricultural land alone, and not on the air or water quality, it is considered that the current score is not justified. It is proposed that an Agricultural Land Classification Assessment would be undertaken to determine the exact classification of the Site, and until such time as the classification has been

confirmed we request that the scoring for SA Objective 2 is changed from uncertain significant negative effect to uncertain minor negative effect.

SA Objective 9

- 4.11 The Site has been scored an uncertain significant positive effect ++? in respect of SA Objective 9. Ensure all people are able to live in a decent home which meets their needs, The justification for this uncertain score is that 'at present no details are available in relation to the total number of new homes which would be provided at this location.'
- 4.12 The Vision Document and Illustrative Masterplan which accompanies these representations demonstrates that 400 dwellings would be developed on the wider Site. 60 dwellings would be developed on the 3.54 hectares which fall within Cannock Chase. The Site would therefore make a reasonable contribution to the housing supply in the District and assisting in meeting the unmet housing need of neighbouring authorities.
- 4.13 The Site would meet the affordable housing threshold of over 10 homes, and the development would therefore provide affordable homes in line with Policy. Given the information above, we request that the scoring for SA Objective 9 is changed from an uncertain significant positive effect ++? to a significant positive effect ++.

SA Objective 10

- 4.14 The Site has been scored a minor negative effect -? in respect of SA Objective 10: Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required. We disagree with this scoring. The proposed Site has made provision for the development of a primary school. The provision of a primary school on the site would ensure that an educational facility is developed to meet the needs of the new development and of the wider local community. We therefore, request that the scoring for SA Objection 10 is changed from has been scored a minor negative effect -? to a significant positive effect ++.

SA Objective 14

- 4.15 The Site has been scored a significant negative effect – in respect of SA Objective 14: Provide easy access to community services and facilities to meet people's needs and avoid isolation. We strongly disagree with this scoring. The 3.54 hectares forms part of a wider Site which falls within Walsall District. As referenced above, it is acknowledged that the element of the site which falls within Cannock Chase would be unlikely to allocated in isolation and would come forward once the Walsall parcel of land is allocated in the BCP.
- 4.16 The wider site is located to the north of Pelsall and would form a logical extension of the village. The proposed development would benefit from the existing services and facilities within Pelsall as shown on Figure 3: Site Location and Facilities Plan earlier in this document.
- 4.17 The site is well located in close proximity to a number of key facilities including the Richard Hayes Community Primary School, Pelsall Village School, Co-operative Food convenience stores, Pelsall

Post Office, and Pelsall Surgery which are located within 1.2km, which is considered an acceptable walking distance from the site.

4.18 Bus stops are also located adjacent to the site on Lichfield, which offer half hourly services calling at Cannock, Walsall, Brownhills, Bloxwich and Rushall.

4.19 The above information demonstrates that the location of the Site offers easy access to community services and facilities in Pelsall which are within a reasonable walking distance, and therefore new residents would not be reliant on car use and would not be isolated in this location. We therefore request that the scoring for SA Objective 14 is altered from a significant negative effect -- to a significant positive effect ++.

5 CONCLUSION

- 5.1 The land at York's Bridge, Pelsall is a cross boundary site which St Modwen are promoting through the BCP Review and the Cannock Chase Local Plan Review.
- 5.2 The Site is sustainably located on the edge of Pelsall and would provide a logical extension to the village. The release of the Site from the Green Belt would not compromise the five purposes of the Green Belt as demonstrated in the site-specific assessment which has been undertaken.
- 5.3 The land within Cannock Chase provides an opportunity for District Council to include a policy mechanism within the Local Plan for the whole site to come forward and realise its full potential for residential development.
- 5.4 The Cannock Chase parcel of land would provide 60 dwellings which would assist in meeting the unmet housing needs of neighbouring authorities, and therefore demonstrating that the District Council are meeting its commitment to the Duty to Cooperate.
- 5.5 We have recommended two policy mechanisms above for the land at York's Bridge to come forward through this Local Plan or through a Local Plan Review once the BCP is adopted and kindly request that these given due consideration.

Appendix 1

York's Bridge Development Vision Document



YORK'S BRIDGE
PELSALL
DEVELOPMENT VISION
APRIL 2021



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Document Verification

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Project:	York's Bridge, Pelsall
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Status:	Final
Date:	29/04/21

5. Technical Workstreams

Landscape
Arboricultural Assessment
Ecology

Highways and Sustainability
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This document should be viewed as spreads and printed as an A3 (double sided) landscape booklet.



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1 INTRODUCTION

Introduction

This document provides a vision for the development of a sustainable residential proposal and potential community facilities on land at York's Bridge, Pelsall, Walsall. It explains the technical work which has been carried out by St Modwen Developments Ltd to inform our initial development vision for the site and paves the way for more detailed consultation with Walsall Council and the local community to appropriately refine the proposals. The vision will continue to evolve following further consultation and as more detailed technical work is undertaken.

St Modwen

St. Modwen has considerable experience of delivering development of this nature and scale and is well placed to deliver the placemaking and development objectives at York's Bridge. Creating new sustainable communities that enhance the environment as well as the local and broader economy is at the heart of St Modwen's operations and developing strong connections with local authorities, landowners and other key stakeholders as a result. Our 30 year track record and experience provides us with a clear understanding of the importance of community, design and legacy that are needed to create a place where people want to live and that provide economic, environmental and social benefit to new and existing communities alike.

St. Modwen and its appointed consultant team have studied the site and its context in order to identify and understand the opportunity that exists and the factors that need to be addressed in order for the site to be brought forward successfully through the planning process. The inherent assets and benefits presented can be fully realised, and aspirations of local stakeholders, the planning authority and the landowners can be fully delivered. The consulting

team provides a fully integrated and coordinated range of skills and experience in the disciplines required to deliver the full potential benefits of a new community at York's Bridge. These include town planning, masterplanning, landscape and urban design, transport, hydrology, arboriculture, ecology, heritage and archaeology, air quality and infrastructure / utilities planning.

This document summarises the survey and assessment work that the team has undertaken to date and its synthesis into a masterplan framework that fully delivers the potential benefit of all factors in a comprehensive and coordinated placemaking proposal. It is intended that the masterplan will then be updated as the evidence base evolves.

The Team

A comprehensive technical team has been assembled to assess the site and to ensure that proposals are deliverable. Each individual team has produced technical evidence which is summarised in Section 5 of this document. Alongside St Modwen, the team comprises the following:

Planning - RPS

Urban Design - Tetra Tech

Minerals Planning - Tetra Tech

Heritage & Archaeology - Tetra Tech

Landscape & Arboriculture - Tetra Tech

Highways & Transport - PJA

Drainage - PJA

Ecology - Ecology Solutions

Air Quality - Air Quality Consultants



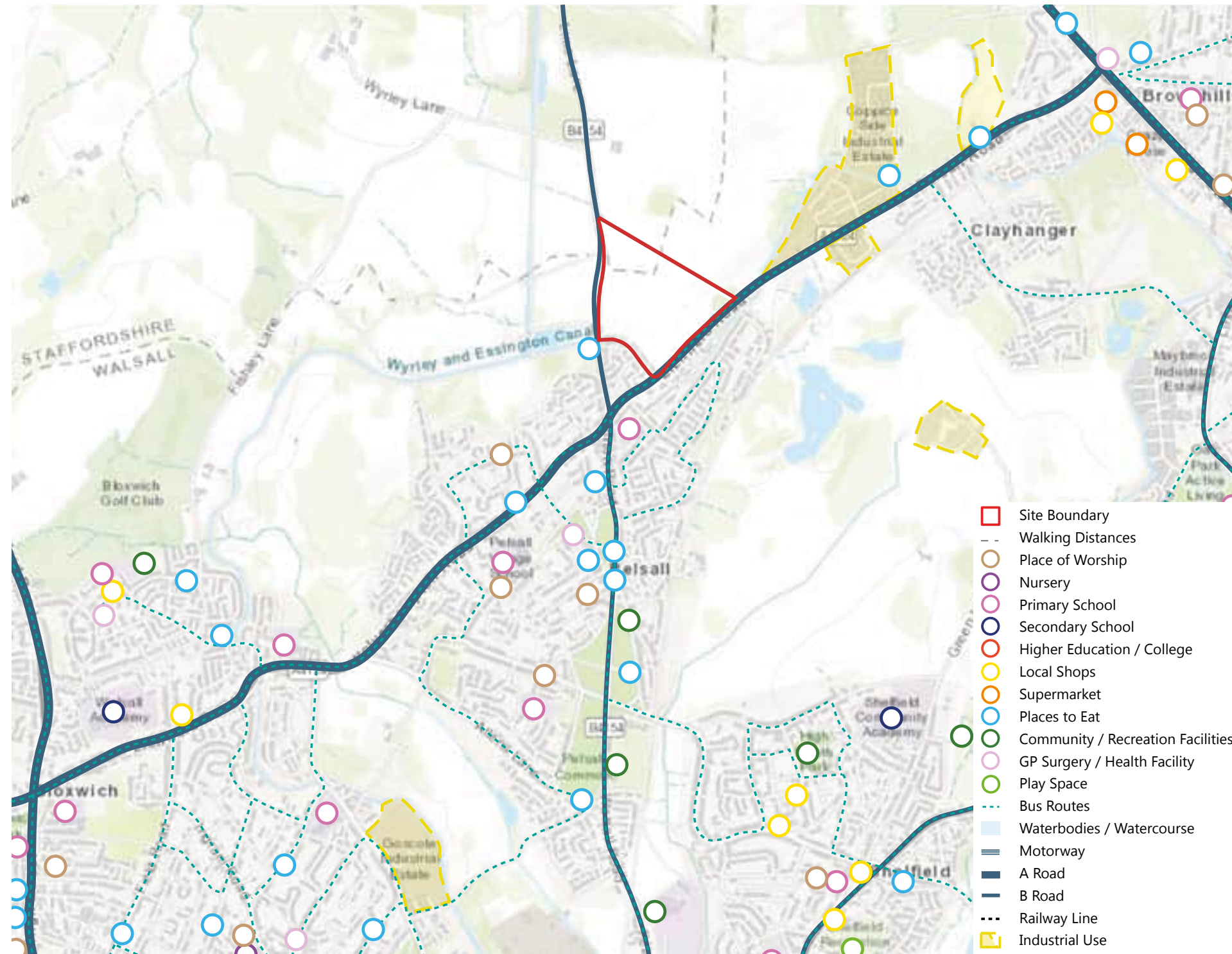
2 SITE & CONTEXT

Site Context

The site is located on the northern boundary of Pelsall, between the A4124 (Lichfield Road) and the B4154 (Lime Lane) and is 18.16 hectares in size. The site provides an opportunity to establish a new, high quality northern gateway to Pelsall, whilst providing a positive relationship with both the Wyrley and Essington canal to its south, the Pelsall North Nature Reserve to the west, and create a robust and long-term Green Belt boundary to its north.

The site is located on the edge of a residential area and is bounded by Lichfield Road to the east, the Wyrley and Essington canal to the south including the York's Foundry Bridge crossing on Lime Lane to the west and farmland to the north. There are several industrial units to the north east of Lichfield Road. The land is wholly in the ownership of St Modwen, has no significant technical constraints, and is available and deliverable as a site that can contribute to the housing provision in the area.

The overall site area includes approximately 3.6ha of land within Cannock District. The site is located within land designated as Green Belt on the northern edge of Pelsall and served by a bus route on the Lichfield Road and has two primary schools within a close vicinity. Community facilities are located nearby, in the form of the Pelsall Social Club, and two public houses (The Finger Post and Old House at Home). The site also benefits from a positive amenity context, with the Pelsall North Common Nature Reserve to the west, with its many leisure trails, the National Cycle Route 5 to the south and east, and the Forest of Mercia trail to the north, south, east and west.



The Opportunity for Placemaking

The site at York's Bridge presents an opportunity to create a high quality new residential development, with the potential for a primary school if required to meet needs in the local area. Design quality and placemaking will be at the forefront of the proposals and the layout will be driven by the surrounding landscape and character features. Links towards the canal to the south of the site and Pelsall North Common to the west will be woven into the design of the masterplan, along with the retention of existing green infrastructure, hedgerows and trees.

The development of this site will create a logical edge to the village of Pelsall, as residential development currently extends towards the northern boundary of the site along its eastern side, as illustrated in the below plan.



3 PLANNING POLICY

This section provides an appropriate policy context overview, focusing on relevant policies including the Green Belt, housing delivery and design.

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework (NPPF) was published February 2019, setting out the role of sustainable development, in directing development to the most suitable locations. The NPPF requires that local authorities positively respond, without delay, to the development challenges in their area. This involves identifying and planning to meet the objectively assessed needs for the local authority area, creating opportunities for growth unless the impacts of development would demonstrably and significantly outweigh the benefits of development.

Paragraph 59 refers to the Government's objective of significantly boosting the supply of homes, saying that it is important that a sufficient amount and variety of land can come forward where it is needed. The Government attaches great importance to Green Belts, with the aim to prevent urban sprawl, by keeping land permanently open. Paragraph 134 states, the Green Belt serves five specific purposes and once established, their boundaries should only be altered where "exceptional circumstances are fully evidenced and justified" through the preparation or updating review of the local plans (Paragraph 136). Local planning authorities should review Green Belt boundaries and should take account of the need to promote sustainable patterns of development (paragraph 137).

National Planning Practice Guidance

The Planning Practice Guidance (PPG) builds upon the key principles of the NPPF. In particular the PPG, outlines the mechanism for identifying full objectively assessed housing need. Local authorities are expected to significantly boost the supply of housing through Local Plans to ensure that current and future housing needs can be met.

Black Country Plan

The Black Country Core Strategy now known as the Black Country Plan (BCP) was adopted February 2011, covering up to 2016. The Plan covers all Black Country Local Authorities; Dudley Metropolitan Borough Council, Sandwell Metropolitan Borough Council, Walsall Council and the City of Wolverhampton Council. The document sets out a detailed spatial strategy for the Black Country. A review of the Black Country Plan is now being undertaken. The Issues and Options were consulted on in Summer 2017, and acknowledges on Page 16 that the issues faced in the adopted Core Strategy with bringing housing land forward was due to land assembly, site constraints and the need for financial assistance. The review is therefore actively looking for housing growth options outside the urban area.

The proposed timetable for the BCP is as follows:

- Consultation on Draft Plan (Regulation 18) (August - September 2021)
- Consultation on the Draft Pre-submission Plan (Regulation 19) (August - September 2022)
- Submission to the Plan to the Secretary of State for Examination (March 2023)
- Examination in Public (April 2023 - March 2024)
- Adoption (April 2024)

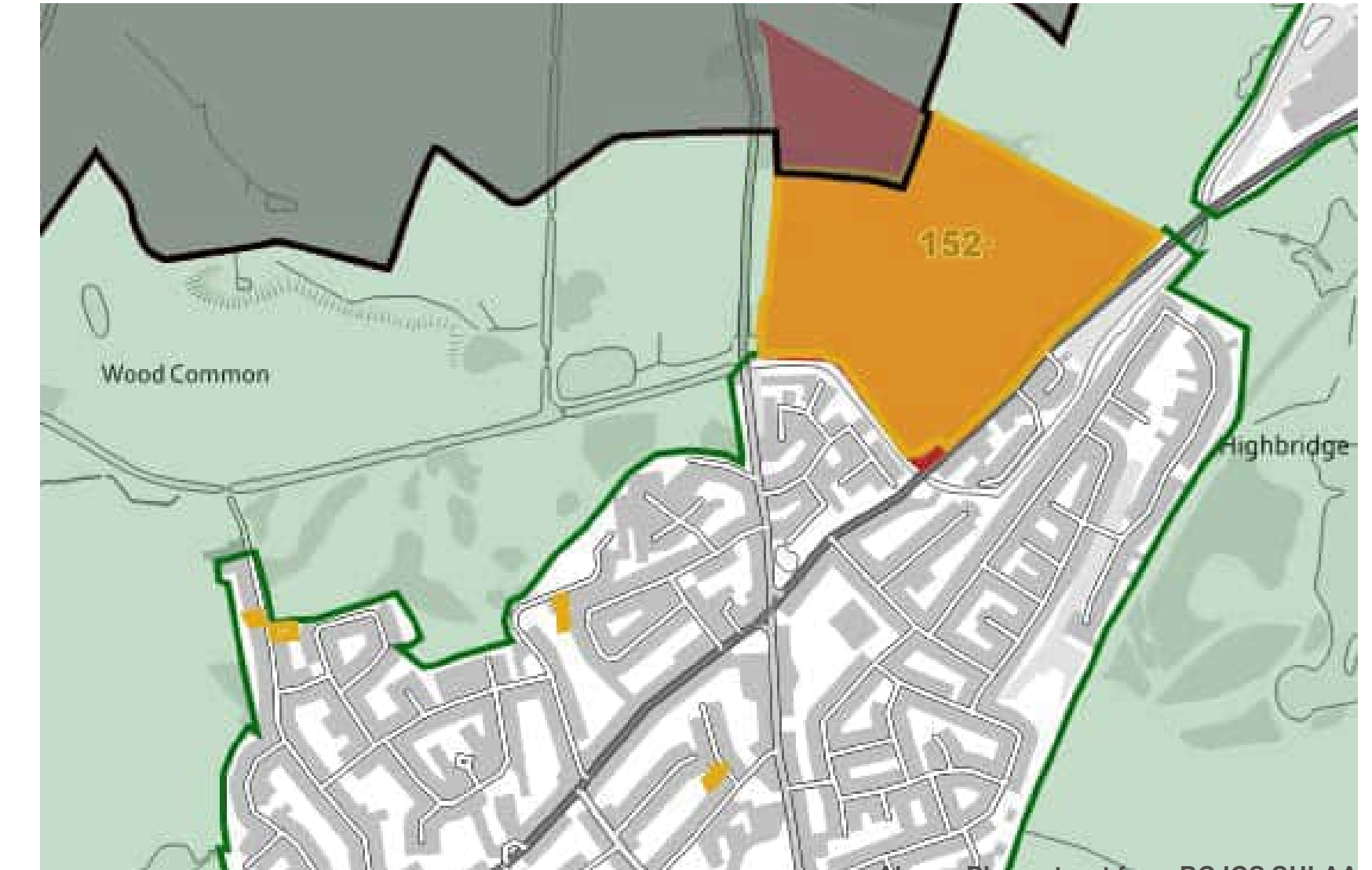


Above: Black Country Core Strategy Key Diagram

Strategic Housing Land Availability Assessment (SHLAA)

The Site has been considered as a part of a previous Black Country Call for Sites Submission (site ID 152), which included some information relating to the site. The Council's assessment process indicated the following information of relevance to the site:

- Development of the site would provide a logical new development boundary for Pelsall to the north. The site is sustainably located and within close proximity to a range of local facilities including doctors, schools, post office, convenience stores as well as existing employment areas; all of which are accessible by bus, cycle and foot.
- The site can be accessed via Lichfield Road and there are no technical or utility constraints. Development of the site provides an opportunity to extend the value and landscape character of Pelsall North Common Nature Reserve to provide a recreational landscape that also establishes a strong (new) landscape edge for the Green Belt.
- The site is available, deliverable and could contribute to housing provision in the local area.
- The majority of the site owned by St Modwen is within the administrative boundaries of Walsall Council however part of the site (3.54 ha) is located within Cannock Chase District Council. Given the landownership extends into Cannock Chase District, the whole of the site is indicated on the SHLAA Map opposite. However, only the land within Walsall's administrative boundary is being promoted through the Black Country Core Strategy and that is reflected in this Vision Document. Separate discussions will take place in relation to the land in Cannock's administrative area, but that doesn't impact upon the suitability or deliverability of the main part of the site within Walsall.



Above: Plan extract from BCJCS SHLAA



4 THE GREEN BELT

A review of the Site's performance and suitability for release from the Green Belt is summarised in the following pages and specifically in relation to the Green Belt objectives set out within the NPPF.

Purposes of the Green Belt and Redrawing Green Belt Boundaries

Paragraph 133 of the NPPF defines the fundamental aim of Green Belt policy to “prevent urban sprawl by keeping land permanently open.” At paragraph 134, the NPPF sets-out five purposes of the Green Belt. These are:

1. To check the unrestricted sprawl of large built-up areas;
2. To prevent neighbouring towns merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns; and
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Once established, the NPPF stipulates at paragraph 136 that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of Development Plans. It is therefore important that the evidence base underpinning the plan and justification for the removal of land from the Green Belt is robust and sound.

The NPPF requires the policy-making authority to be able to demonstrate that it has examined all reasonable options for meeting identified need for development, through: examination of strategic policies; whether the strategy makes the best use of suitable brownfield sites and underutilised land; and optimises density and has been informed by discussions with neighbouring authorities about whether they can accommodate some of the identified need.

Site Specific Green Belt Assessment

Although Land a York's Bridge has been identified with a harm rating of high in relation to the release of the site from the Green Belt for housing development, the study clearly states that should it be released, a stronger boundary to the Green Belt could be created along Lime Lane through the development of the site. Although the study mentions Wyrley Common as a potential boundary to the Green Belt to the north, a strong boundary to the Green Belt could equally be created along the northern boundary of the site. Lime Lane borders the York's Bridge site to the west and is highlighted as a feature which could be used to create a stronger green belt boundary.

To Check Unrestricted Sprawl

The principal consideration in respect of this objective is the sprawl of the existing settlement edge of Pelsall, Walsall. A key consideration is the strength and permanence of existing boundaries. The site is contained on two sides by existing residential development. Pelsall Common is located to the immediate west and is described as an 'absolute constraint' in the Green Belt Study. The northern site boundary has a partial relationship with the undeveloped land beyond, dense woodland in the north eastern corner of the site provides enclosure.

To Prevent Neighbouring Towns from Merging into one Another

The principal consideration in respect of this objective is the potential for physical coalescence of towns. The site is located within a gap between Pelsall and Brownhills/Brownhills West but the majority of the gap is formed by common land at Brownhills Common (absolute constraint) and it is also punctuated by industrial development at Coppice Side and Apex Road

Safeguarding the Countryside from Encroachment

The physical and visual containment of the site limits the contribution that the land makes to safeguarding the effect of countryside encroachment. The site does have a degree of openness with a partial relationship with agricultural to the north and Pelsall Common to the west, but it also has a relationship with the urban environment to the south and east.

Preserve the Setting and Special Character of Historic Towns

The site does not fall within or adjacent to any Conservation Areas and does not have direct views into a historic town. As indicated in the heritage section of this Vision Document, Pelsall Bridge is a locally listed building, but the development is largely set in the context of modern housing development to its south and the visual influences of Coppice Industrial Estate to its North East. It therefore has very limited impact on the setting of any historic towns.

To Assist in Urban Regeneration, by Encouraging the Recycling of Derelict Land and Other Urban Land

This objective will conflict with any green field site within the Green Belt and will need to be weighed up in the planning balance. To accommodate the intended level of housing growth, it has been acknowledged there exists a need to release Green Belt land within the local authority through the Joint Core Strategy Review process.

Enhancement of the Land Retained in the Green Belt

As described above, paragraph 138 of the NPPF requires Development Plans to set out how the impacts of development in land removed from the Green Belt may be offset through compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt. Whilst the land ownership and extent of land being considered for release does not readily allow for the enhancement of land retained in the Green Belt, there are opportunities for enhancements within the Site that are over and above those that are currently provided by the existing Green Belt designation. In association with a sensitive development response, the following objectives could be established and presented as part of the overall landscape strategy response:

- Improvement to public access for recreation and the provision of a hierarchy of informal open spaces;
- Provision of outdoor recreation facilities;
- Retention and management of historic field boundaries and reinstatement of orchards which were once a prevalent feature in this landscape providing an enhancement to the local landscape and visual amenity; and
- New native planting designed to strengthen the local landscape character providing ecological benefits.



Exceptional Circumstances

The Black Country Green Belt Study was prepared by LUC, published in September 2019, and includes the assessment of the Green Belt in Wolverhampton, Dudley, Sandwell, Walsall and South Staffordshire. It comprises a stage 1 and stage 2 Green Belt assessment and includes the site known as 'Land at York's Bridge, Pelsall', the focus of this report.

Walsall is greatly constrained by Green Belt land, with no strategic Green Belt review being undertaken since the designation in the late 1970s. Over the plan period 2014 – 2036, the Black Country Core Strategy Issues and Options (2017) identified on page 22 an identified housing supply of 48,185 homes, with a remaining gap in supply of 21,670 dwellings.

Further work in the form of the Black Country Urban Capacity Review (UCR) has been undertaken in May 2018. This report reviews current assumptions about the supply of land for housing and employment developments across the Black Country. It takes current available evidence one step further to seek to maximise delivery in the urban area by reviewing previous assumptions – for example in relation to densities - with a view to optimising opportunities to identify any further additional potential development capacity across the urban area.

Ultimately it provides 'potential urban capacity' figures – to seek to demonstrate if any or all of the additional development needs of the Black Country up to 2036 can be accommodated within the urban area, without the need to consider Green Belt locations. Paragraph 4.3 identifies the need for the gap between supply and need using the current SHMA is 17,813 homes, and the gap using the Governments proposed new draft methodology is 17,263 homes. The report also recognises it is important to consider both of these 'need' figures as the Government had made its intentions clear with regard to updating this policy approach. In any event, the fact that the identified gap cannot be accommodated in the Black Country urban areas, remains significant.

Additionally, the report acknowledges the outcome of the Greater Birmingham and Black Country HMA Strategic Growth Study and the Black Country Core Strategy Review (Issues and Options) which indicates the need to test the ability to accommodate 3,000 additional dwellings from the HMA. Overall, the UCR has acknowledged the lack of housing capacity and concludes the case has been made to demonstrate Exceptional Circumstances at paragraph 4.9:

Given the urban capacity evidence summarised above, it is reasonable to conclude that the exceptional circumstances necessary to trigger a Green Belt review in the Black Country, in order to meet housing and employment land needs have been met.

Summary

It is apparent that the release of the site from the Green Belt will not compromise the five purposes of Green Belt and is entirely in accordance with national planning policy in relation to Green Belt land release. The site is well contained with defensible and durable boundaries and will minimise encroachment into the countryside. It will not result in the merging of settlements, with clear potential to preserve and enhance the setting and character of Pelsall and will not prejudice urban regeneration elsewhere in the County. As such, the site represents an appropriate Green Belt release to contribute towards housing need in the form of a sustainable extension to Pelsall, Walsall.



5 TECHNICAL WORKSTREAMS

Technical work has been undertaken in order to inform the design of the proposed development. This work informs such elements as the point of access to the site, retention of landscape and ecology features, drainage proposals and heritage features. The masterplan incorporates all of these elements into the placemaking strategy.

A summary of each of the technical work is provided in the following section. This work will continue to evolve and inform the proposals for the site.

Summaries of the following reports are provided in this document:

Landscape and Visual Review (Tetra Tech)

Arboricultural Walkover Survey Report (Tetra Tech)

Ecological Report (Ecology Solutions)

Highways and Access (PJA)

Air Quality Review (Air Quality Consultants)

Drainage (PJA)

Archaeological & Heritage Desk-Based Assessment (Tetra Tech)

Minerals Planning Report (Tetra Tech)



Landscape

This section provides a preliminary review of the landscape character and visual amenity of the site and its context to inform development of the design proposals for the site and the future assessment of landscape and visual effects of the proposed development.

The site is located on agricultural land to the north of Pelsall, Walsall. Proposals at the site are for residential development and a primary school. There are no landscape designations on the site itself. However, there are two SSSIs and a SINC/LNR in close proximity to the site. Walsall Site Allocations Document, Black Country Core Strategy and Cannock Chase Local Plan provide guidance of relevance in relation to development and landscape and visual amenity matters.

Views of the proposed development site are not extensive and are restricted by the vegetation bordering the site and built form and woodland within the local landscape. In general, views are limited to those situated close to the site and within the open agricultural land to the north.

As part of the preliminary appraisal work carried out, some opportunities have been identified to inform the masterplan in order to protect and enhance key characteristics of the local landscape character and minimise potential adverse effects on the local visual amenity:

- Create a pedestrian route along the north side of the Wyrley and Essington Canal to potentially link the site with both the adjacent Common (currently there is no access between the site and Pelsall North Common via the canal) and also with the long distance walking routes and National Cycle Route. This is in line with the Greenway policy LC5 (Proposed Greenways). Pedestrian access to the canal from the public highway could be improved;

- Retain and make a feature of the specimen trees (if of appropriate quality) on the site by creating community open spaces/gardens around the trees;

- Exploit the area adjacent to the canal by creating a series of boardwalks over marshy areas, natural play features, and an open healthy landscape, with the aim of creating linkages with the adjacent Pelsall North Common and providing visual softening and integration of the development for landscape character and visual amenity benefits. A formal pedestrian route on the north side of the canal could also be created;

- Allow for retention of those boundary trees of appropriate quality where possible to maintain features which contribute to the landscape character. Use the existing field boundaries and hedgerows of the site which are of appropriate quality to create a landscape framework in which the development is set (see Tetra Tech Arboricultural Walkover Survey Report – April 2019);

- Allow for the long-term retention of the site boundary trees and hedgerows within the development by providing sufficient space to protect their roots, as defined by root protection areas, and sufficient space to allow for their future growth without causing a nuisance to residents and buildings and services;

- Provide a belt of trees and shrubs along the northern boundary of the site at 5-10m deep to strengthen the existing landscape feature along this boundary and assist with integrating the development within the adjacent agricultural landscape, and soften views from receptors;

- Provide a tree belt along Lichfield Road to enhance screening from busy traffic and HGVs which is provided in part by the existing hedgerow;

- Create a gateway entrance to the site incorporating tree avenues, sculpture, way marking with the aim of providing a sense of arrival to the site;

- Improve signposting/way marking in the area, especially in relation to canal access, walking routes and cycle way links; and





Left: Landscape Opportunities and Constraints Plan

- KEY:
- Existing Mature Tree
 - Existing Hedge
 - Proposed Tree Buffer
 - Canal
 - Proposed Linear Park
 - Existing Woodland
 - Residential Receptor
 - National Cycle Route
 - National Walking Trail
 - Existing Public Green Space
 - Boggy Area
 - Proposed Connection
 - Existing Key View
 - Proposed Link



Viewpoint 01 - View looking north-west from the canal towards existing housing along the canal and Lime Lane.



Viewpoint 02 - View looking south-west across the site towards Lime Lane with the traveller site to the right of the view.



Viewpoint 03 - View looking south-east towards the site from Lime Lane.



Viewpoint 04 - View looking east towards the site from Pelsall Common.

Arboricultural Assessment

Tree Retention

An arboricultural walkover survey has been undertaken of the site to consider the outline condition and classification of trees, hedges and groups of trees on the land, as illustrated on the plan on page 13. The report, as indicated in relevant extracts below, makes a number of recommendations to be considered at the masterplanning and planning application stages.

Consideration should be given to retaining, where possible, all the trees and features that have been provisionally identified as having a high and moderate quality and value (A/B category) during the preliminary masterplanning of development proposals for the site.

Where possible, the masterplan should look to retain low quality and value (C category) trees, but their presence should not represent a significant constraint on the design. Trees that are unsuitable for retention (U category) require removal irrespective of development and should also not represent a constraint on development.

The masterplan should also avoid development within the root protection area (RPA) of trees to be retained. Where this is unavoidable, an arboriculturist should be consulted early in the design process to advise on potential remedial or mitigation works.

Tree Survey

A complete tree survey in accordance with BS5837:2012 should be carried out to inform the detailed design of development proposals for the site. Mature trees within the out-grown hedges and groups of trees should be surveyed individually where they are located within or close to areas of construction identified in the preliminary masterplan.

It is recommended that an arboricultural impact assessment is produced following the tree survey and once development proposals have been finalised at the planning application stage. This would identify the direct and indirect impacts of the development proposal on the trees.

Tree Protection Details

It is recommended that a Tree Protection Plan and Arboricultural Method Statement are produced following the tree survey once the design of the scheme has been finalised. These will show the location and detailing of protective fencing and other measures that are necessary to protect the trees during construction works.

Arboricultural Works

The felling of the ash tree T6 is recommended because it extensively decayed and at high risk of collapse. It is recommended that an ecologist is consulted to advise on its potential to support roosting bats and any restrictions relating to nesting birds before felling. No other arboricultural works are recommended at this stage in advance of a more thorough tree survey. This tree would therefore not constrain the masterplan layout.



Left: Arboricultural Walkover Survey Plan

KEY	
Ref. 3	TREE REFERENCE
Ref. G1	TREE GROUP REFERENCE
Ref. H1	HEDGE GROUP REFERENCE
	CATEGORY A
	CATEGORY B
	CATEGORY U
	ROOT PROTECTION AREA
	CATEGORY A GROUP
	CATEGORY B GROUP
	CATEGORY C GROUP
	SITE BOUNDARY

Ecology

A suite of ecological surveys have been undertaken at the site over an extended period including an extended Phase 1 Habitat Survey as well as surveys for Badger, nesting birds, Otters, Water Voles and preliminary bat roost assessments. The above survey work refreshed baseline information obtained in previous years, at which time survey work was additionally completed for Great Crested Newts (GCN), reptiles and bats (activity transect surveys).

Habitat surveys of the site have identified the majority of the habitats present to be of negligible ecological value, comprising extensive areas of intensively managed arable land as well as areas of grassland of limited floristic diversity. The habitats of greater interest within the site include the scrubby woodland, mature tree belts / hedge and an area of fen/swamp habitat, albeit the value of the latter is tempered by its very small extent. Whilst the on-site ponds are of some functional value to faunal species, their intrinsic value is low, with extensive over-shading having inhibited the growth of aquatic species. The site also lies adjacent to the Wyrley and Essington Canal, a slow flowing watercourse which supports a range of floral and faunal species and is an important ecological asset at a landscape scale.

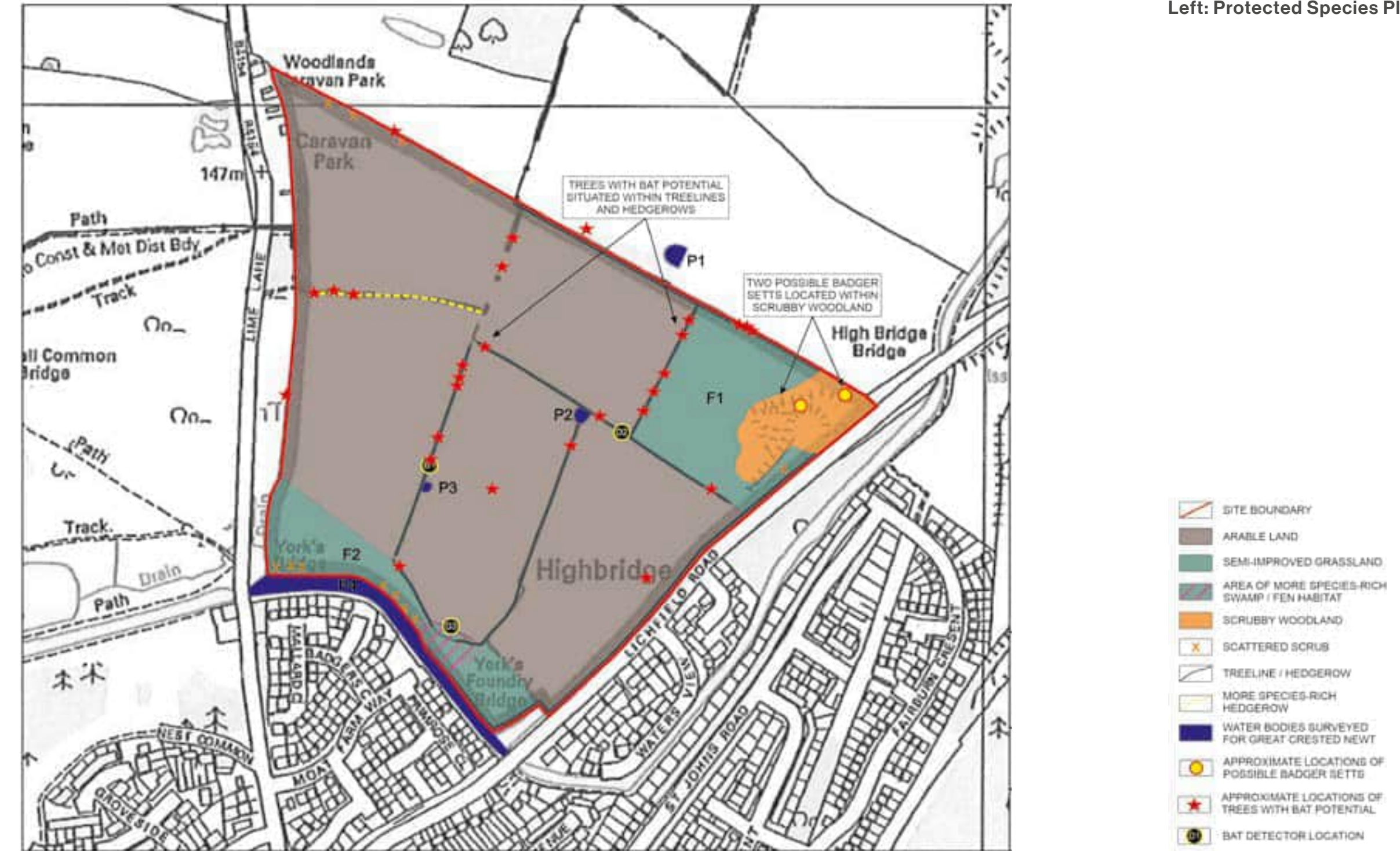
The emerging development proposals have been carefully informed by the existing biodiversity assets of greatest interest within the site, allowing for the retention of the vast majority of boundary features, fen, ponds and woodland and ensuring that these are protected, buffered and enhanced as part of the emerging scheme. It is considered that the adoption of a suitable landscaping scheme for the site will ensure that the biodiversity value of the habitats present are retained and indeed enhanced as part of any development, contributing to wider, plan led aspirations for landscape level biodiversity enhancement.

The suite of faunal surveys have identified that the site provides only relatively limited opportunities for protected and notable species. Indeed, specific surveys for Great Crested Newts, Otters and Water Voles found no evidence of these species within the site or its immediate proximity. Surveys have identified small population of Common Lizards (peak count of one individual recorded) an active Badger sett, considered likely to comprise a subsidiary sett, the presence of suitable bat roosting habitat alongside generally low levels of bat activity and opportunities for foraging and nesting birds.

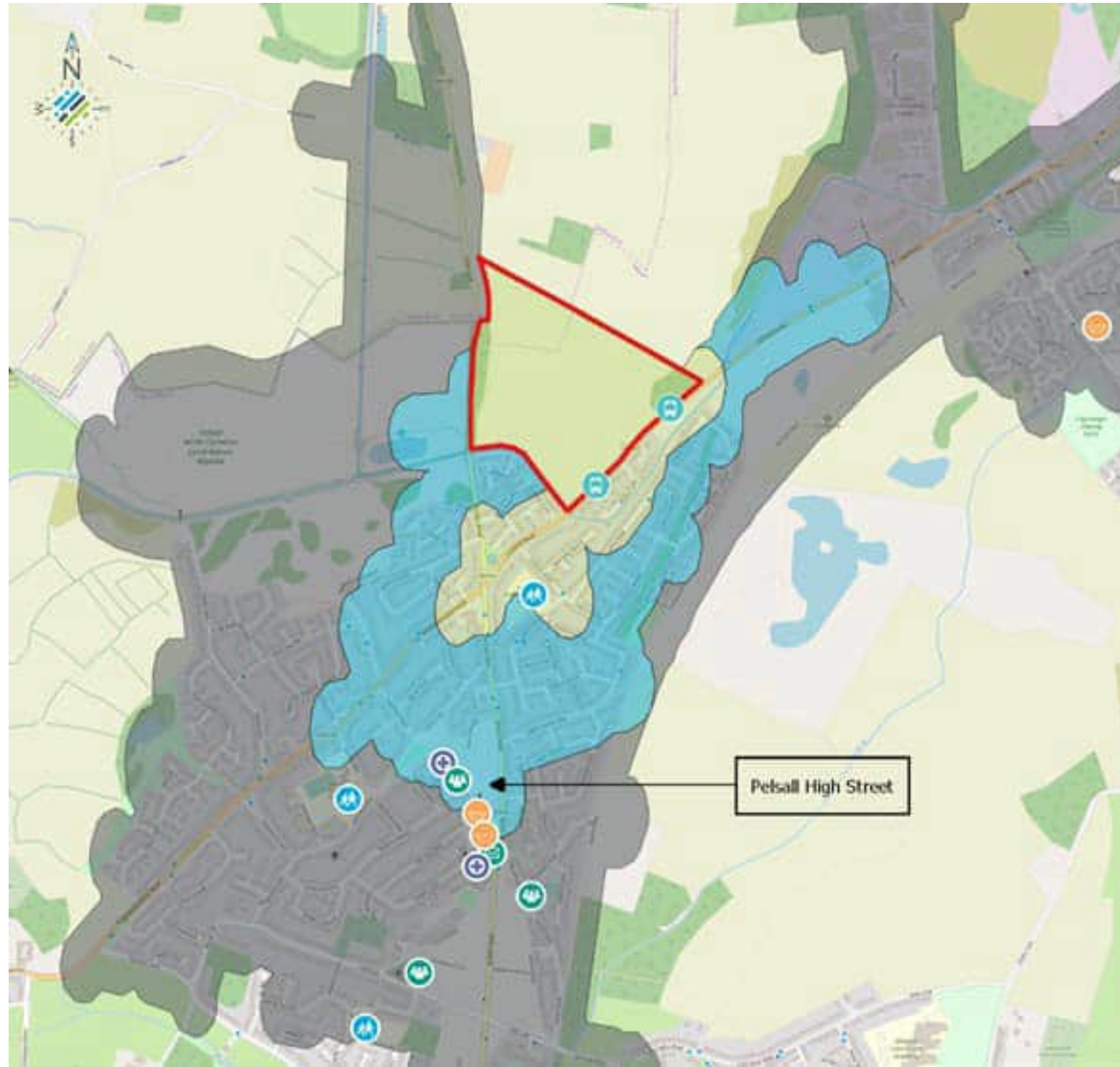
The presence or potential of protected and notable faunal species have been given due regard as part of the emerging scheme and indeed it is considered that the adoption of a suitably designed landscaping scheme, such as that proposed will provide significant opportunities to enhance opportunities for all faunal groups post-development.

Consideration has been given to the potential for the emerging scheme to give rise to adverse impacts on statutory and non-statutory sites in the local area, with suitable mitigation and avoidance measures identified as required to ensure that such impacts are avoided either along or in-combination as part of the emerging proposals. Assessment work in this regard has included for the completion of Habitat Regulations Assessment work in respect of Cannock Extension Canal SAC (located 300m from the site), as well as Cannock Chase SAC (located 9.3km from the site). This assessment work has concluded that the proposals would not have the potential to give rise to adverse impacts on either SAC.

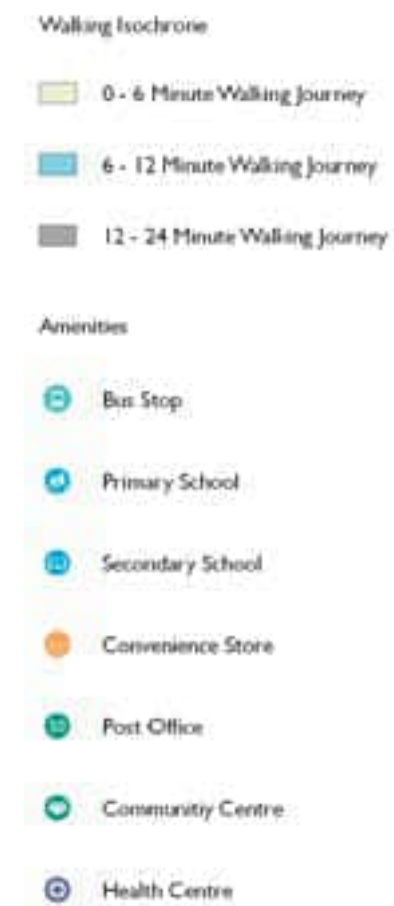
Following the recommendations put forward, any forthcoming development proposals would fully accord with national and local policy and avoid any significant impacts on any designated sites for nature conservation. As such there are no ecological reasons why this site should not come forward for development.



Left: Protected Species Plan



Left: Walking Isochrone Plan



Air Quality

Air quality at the development site is good, with concentrations of nitrogen dioxide and PM10 both below the relevant UK Air Quality objectives across the development site.

In August 2006, a borough-wide Air Quality Management Area (AQMA) was declared by Walsall Council for exceedances of the annual mean nitrogen dioxide objective; the proposed development site is located within this AQMA. However, recent measured exceedances of the objective are limited to roadside locations along the Walsall Ring Road over 5 km south of the proposed development, and these areas of exceedances are not considered to be representative of conditions at the proposed development site.

The York's Bridge development will increase traffic on local roads, which may affect air quality at existing properties. However, the assessment has shown that concentrations of all pollutants will remain below the objectives in 2023 (the earliest anticipated year of opening) and that the overall impacts of the scheme on local air quality will be 'not significant'.

The assessment has also shown that the increased traffic generated by the development will have no significant effects on the nearby Cannock Extension Canal Special Area of Conservation.

On the basis of the information provided above, the proposals are considered to be acceptable in relation to air quality.

Outline Drainage Strategy

Surface Water Drainage Strategy

Existing: Severn Trent Water sewer records indicate a limited public sewer network in the immediate vicinity of the site. The nearest accessible surface water sewer is in Waters View which discharges into the existing Wryley and Essington canal. Following positive pre-application consultations, the Canal and River trust have confirmed a surface water connection directly into the canal can be utilised as a strategic option.

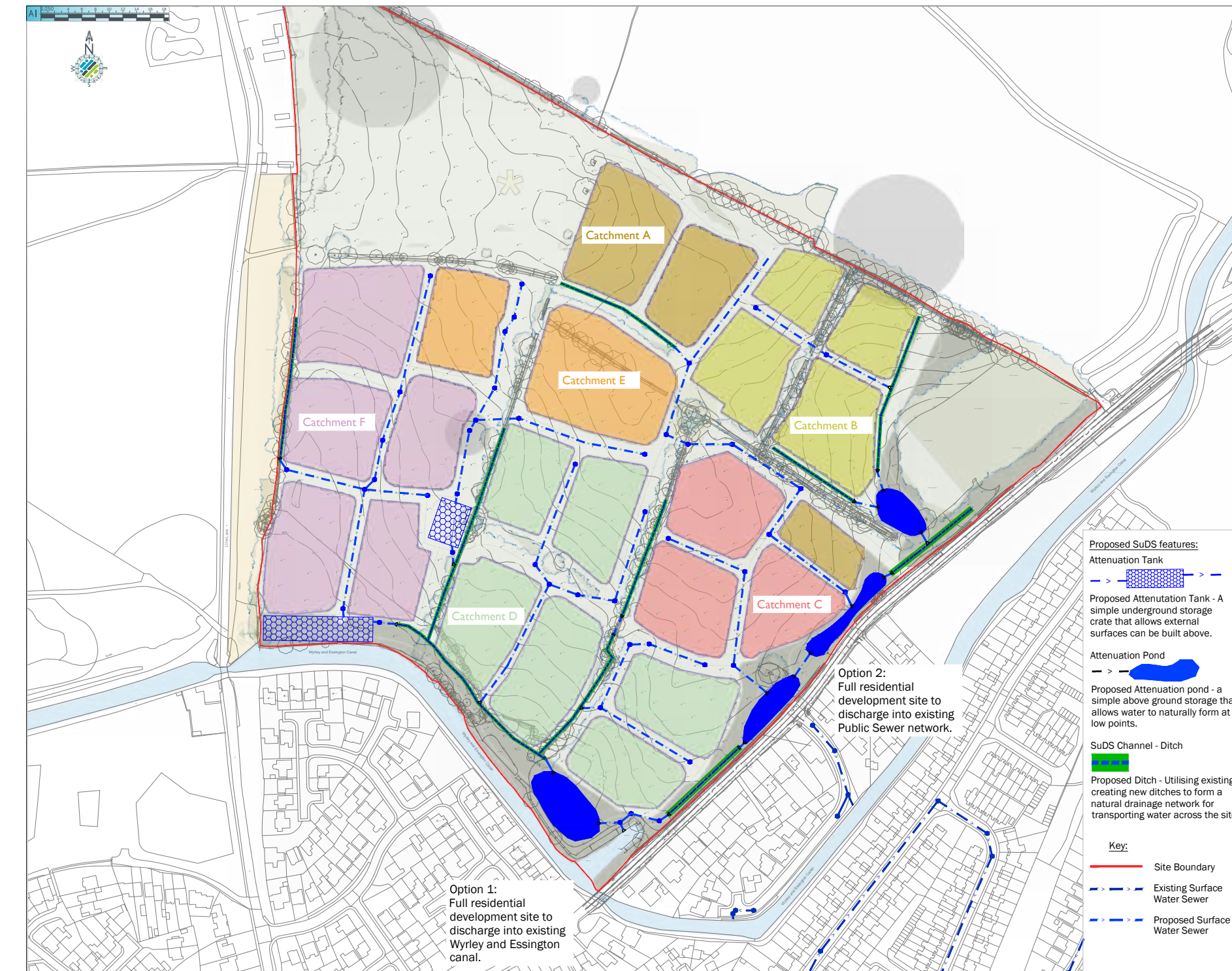
Proposed: Soakaway tests undertaken for the development site reveal the site has low permeability clay strata. While infiltration across the site is unlikely to be feasible this instead presents the opportunity to drain the site naturally and benefit from the good existing topographical grading across the site. There is an excellent opportunity for the implementation of natural sustainable urban drainage techniques to attenuate flows and not increase flooding risks beyond the site via a combination of detention basins, attenuation tanks and utilising natural ditches. Additionally, applying lined permeable paving type solutions to all private driveways will offer SUDS benefits in terms of attenuation and pollution treatment of surface water runoff. All of these sustainable techniques will seek to provide the site with a natural surface water drainage system that will enhance aesthetics and ensure all flooding risk is suitably managed.

The site benefits from two opportunities to discharge surface water, a direct connection into the Wryley and Essington canal or connecting into the existing Severn Trent Water sewer network within the public highway adjacent to the site. Ongoing discussions with both stakeholders have been positive and have allowed both options to be considered viable solutions.

Foul Water Drainage Strategy

Existing: Severn Trent Water sewer records demonstrate the site has good opportunities for connecting into the existing foul public sewers around the eastern boundary. This provides the option to make new connections from the proposed development.

Proposed: Foul water of a domestic quality generated by the proposed development will be collected from each building and routed towards the existing public foul sewer network located in Lichfield Road. Two connection points onto the existing foul network are proposed to accommodate both the proposed site access off Lichfield Road and to suit the existing levels around the site.



Left: Proposed Drainage Strategy

The Proposed Surface Water Drainage strategy will use a combination of natural drainage features including Attenuation Ponds, Existing Ditch utilisation, Proposed Ditches and Attenuation Tanks. Sustainable Urban Drainage will be at the core of the design to provide improvements in water quality, time of concentration, opportunities for local biodiversity in addition to valuable green infrastructure and amenity space. The Drainage Strategy will ensure the development does not increase flood risk to the site or neighbouring properties. The strategy seeks to divide the development into catchment areas utilising the existing natural flows of the site to ensure full attenuation is achieved. The western catchments drain through a combination of proposed ditches and underground piped networks into two proposed attenuation tanks. These will then connect into a series of further proposed ditches and onto the southern attenuation pond forming a treatment train. The northern and eastern catchments are drained by utilising existing and proposed ditches channelling surface water to the eastern proposed attenuation ponds which are all linked to form further treatment trains across the site. Two options have been determined as viable discharge points following consultations with the relevant stakeholders. Option 1 would allow the full residential development to connect directly into the Wryley and Essington Canal through a restricted discharge connection in the south. Option 2 would allow the full residential site to discharge into the south eastern existing public sewer network adjacent to the site in Waters View.

Heritage

The site has previously been the subject of an archaeological desk-based assessment (DBA) prepared by WYG (WYG 2019). The desk-based assessment examined the cultural heritage potential of the proposed development site and the surrounding areas. The site was found to contain potential for previously unrecorded archaeological remains relating to the Industrial period activity of the area, and the industrial and coal mining use of the application site, due to the known evidence found of the application site and surrounding areas. A programme of archaeological mitigation was advised, recommending that any further archaeological work was undertaken in accordance with the standards and guidance of the Chartered Institute for Archaeologists, and a Written Scheme of Investigation agreed in advance with both the Black Country Archaeologist and the Staffordshire County Council Archaeologist. A further Archaeological review was undertaken to support the consideration of this site for future development.

The potential for unrecorded archaeological remains is Low to Moderate, considering the number and proximity of assets within the study area from a range of historical periods, and that the site is located within an archaeological landscape.

The site does not contain any Listed Buildings and due to the distance has no intervisibility with Pelsall Common Conservation Area. There are four recorded heritage assets within the site, their locations are shown on the figure opposite:

- The site of Highbridge Colliery is located in the north-eastern corner of the application site. Cartographic evidence indicates the colliery opened and closed sometime between 1840 and 1882-7. The HER description depicts the asset as having spoil heaps and flooded workings visible, with some building remains within an area covered by woodland/scrub.
- Close to the western boundary is the site of a machine house, however the HER description states the location is to the far south of the site, so this may be incorrect as no evidence was found.
- Towards the centre of the application site is a scatter of deep ponds, assumed to be former marl pits. Several ponds were noted across the site close to the corner of the field boundaries within the application site.
- A possible enclosure (70m x 115m) of unknown date was identified on aerial photographs with a possible circular feature (20m diameter) close by that may be related.

Development has potential to adversely affect archaeological remains. However, this harm may be mitigated by a variety of methods. These measures may include mitigation by design, by recording ahead of development, and by presentation of remains and their use in placemaking. Definitions of significance and the scoping of mitigation measures should be based on suitable archaeological evaluation, including geophysical survey and trial trenching. Archaeological work should be undertaken in accordance with the relevant standards and guidance of the Chartered Institute for Archaeologists, and Written Schemes of Investigation agreed in advance with the Black Country Archaeologist and the Staffordshire County Council Archaeologist.

There is considered to be potential for adverse effect on setting of the York Bridge and on the Wyrley & Essington Canal Footbridge. In both cases, mitigation by design is considered an appropriate and proportionate response. Further consultation between the Conservation Officer and landscape and design specialists is recommended to promote effective mitigation.



Left: Recorded Heritage Assets - Wolverhampton County Council HER



Minerals

A mineral planning viability assessment of land at Yorks Bridge, Pelsall has been prepared to consider the mineral planning context of the proposed site and whether mineral extraction on the Site is commercially deliverable.

The Assessment has considered the technical 'evidence base' produced to support the Black Country Core Strategy (Adopted February 2011), and the Walsall Site Allocation Document (Adopted January 2019), including the Black Country Joint Core Strategy Minerals Study, geological data produced by the British Geological Survey (BGS) and the Coal Authority Mining Report for the Site. The Site falls within the Surface Coal Resource Area as defined by the Coal Authority and the British Geological Survey. The evidence base suggests the presence of surface coal resources in the Pelsall area, which include fireclay resources. However, these evidence sources do not provide any quantitative or qualitative assessment.

The Site has been found to be significantly constrained for a number of mineral planning reasons, which include: ratio of overburden to coal seams; the physically nature of batters and standoffs to reach a depth of 40m; and, technical and environmental constraints. Each of these reasons on their own are sufficient to preclude further consideration for mineral extraction. None of these constraints appear to be easily overcome and lead us to the conclusion that the land could not operate as a potential mineral extraction site.

For reasons of viability, fireclay is not normally extracted unless in conjunction with other mineral extraction processes, i.e. opencasting of coal measures. There are no commercial fireclay pits within the Black Country, although close to the Site there is an extant historic planning permission that has not been considered capable of being commercially extracted.

The Site also has insufficient land available to accommodate the necessary on-site infrastructure/facilities and stockpile areas to allow opencasting to the suggested depths. Moreover, once the necessary stand-offs, slope batters and benches/roadways are included, it is not possible to uncover a sufficient area of coal to commence any viable extraction. Based on the above it is concluded that the scale of the Site is so significantly constrained to be unworkable and will not sufficiently expose any of the coal seam.

Other technical considerations relating to the close proximity of residential properties and significant local canal infrastructure will lead to further reductions in the land available for opencasting. The close proximity to residential properties and the need to provide additional standoffs, landscaping and noise attenuation bunds suggests that opencasting is environmentally unacceptable in this location and cannot be exploited in a "feasible and environmentally acceptable" manner in line with Policy MIN 3 and MIN 4 of the Black Country Core Strategy, M9 of the Walsall Site Allocation Document or Paragraph 211 of the NPPF.

Based on the findings of this mineral planning viability assessment the Site is considered to be unfeasible, environmentally unacceptable and commercially unviable for mineral extraction.



6 SOCIAL INFRASTRUCTURE

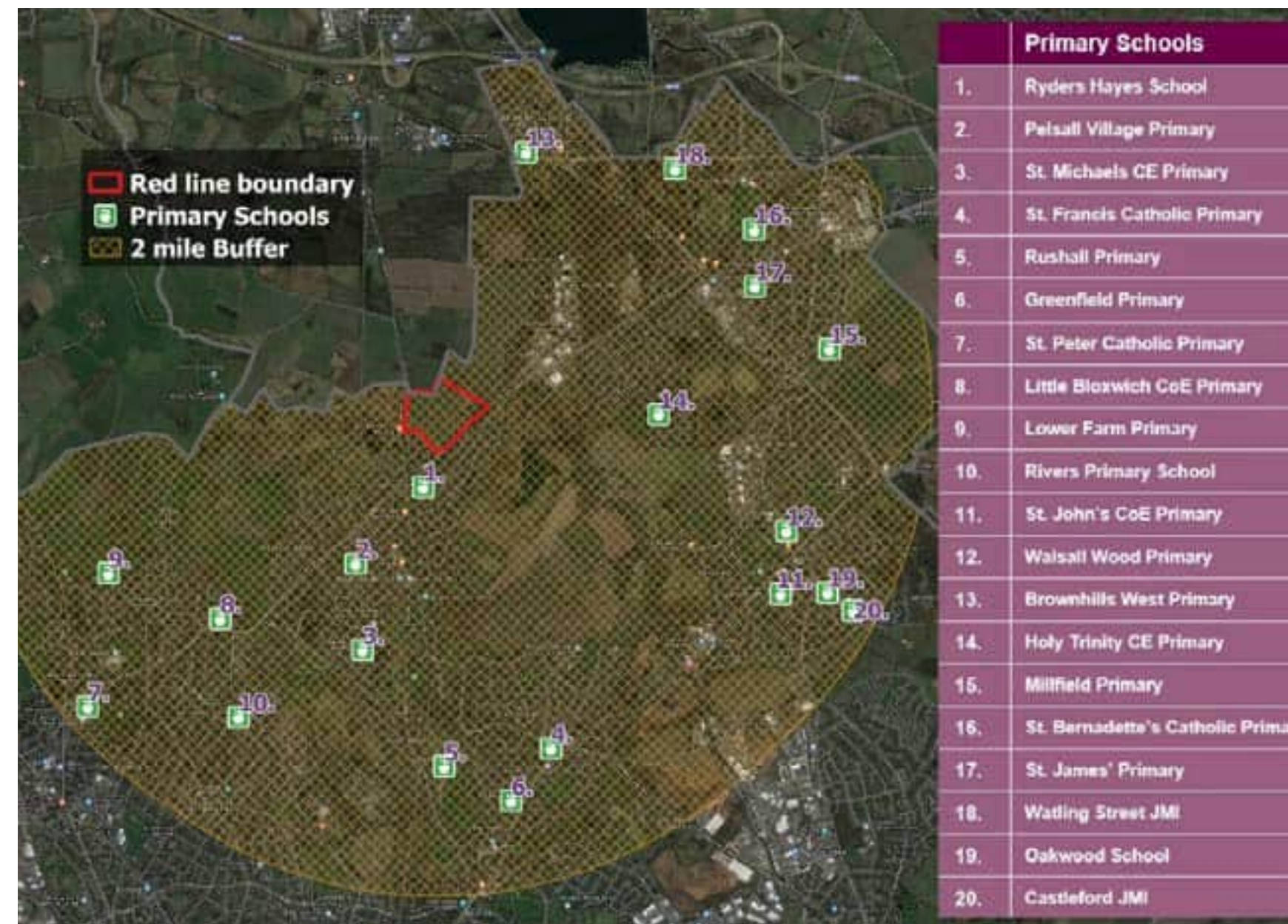
Information has been gathered on a range of social infrastructure in the Pelsall area, including education, health and open space facilities. Whilst recognising the urban fringe location, there is a good range of facilities to support the new residents, including twenty primary schools and four secondary schools within a two-mile radius. In addition, there are seven GP Surgeries and seven Dental Practices also within a similar distance to the site. Most facilities are located in and around Pelsall main urban area, but additional facilities can be accessed in Brownhills (to the east of the Pelsall site). There are also a number of public open spaces within close proximity to the site, including the significant site at Pelsall North Common.

The likely contributions generated by the proposed development (assuming approximately 340 dwellings on site) have been assessed considering current provision in the local area.

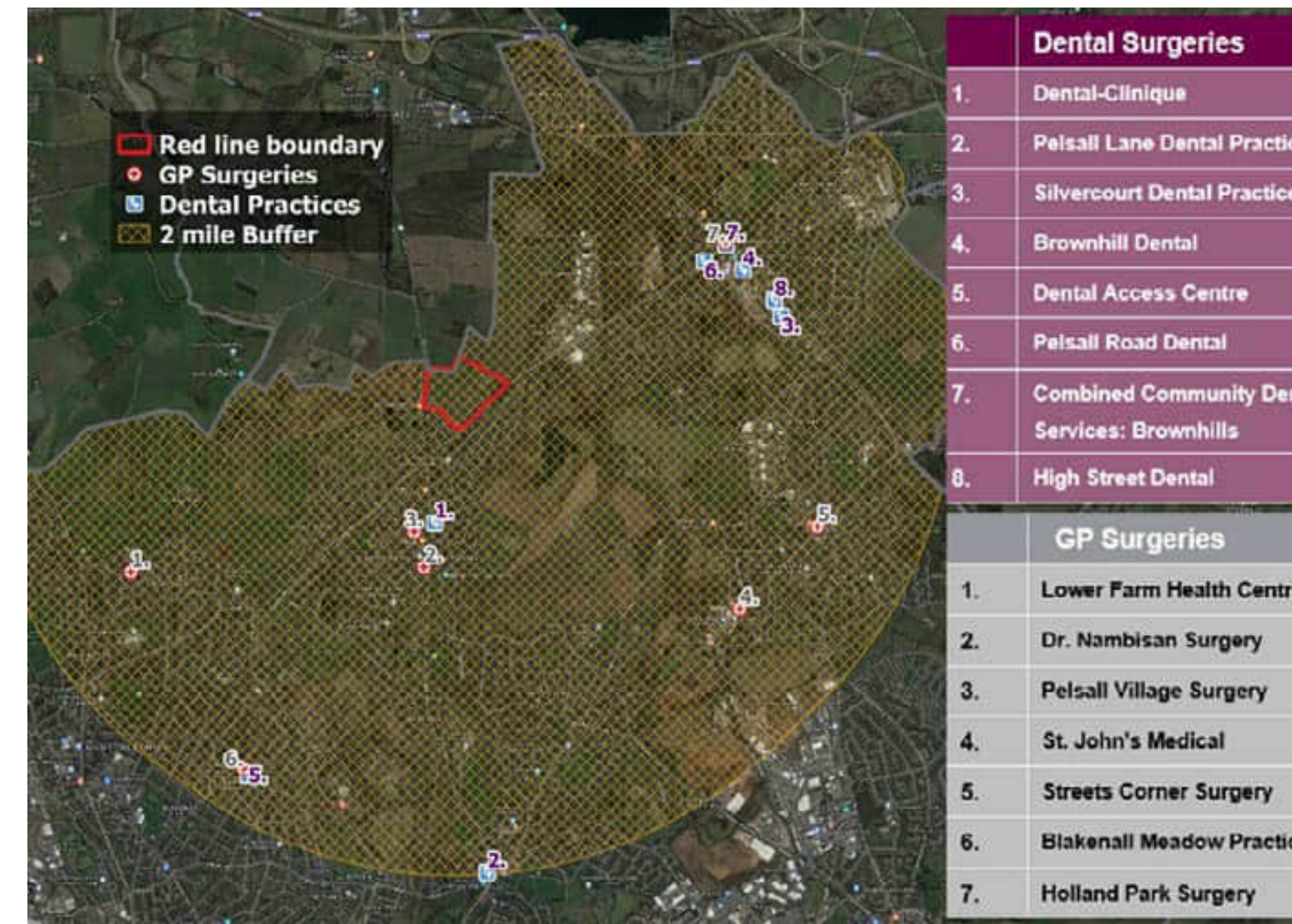
Education Provision

For primary schools, data taken from official statistics on current school capacity and pupil forecasts suggest that there is a current deficit in places, and that the demand for places will increase over the next five years. The assessment indicates there currently exists 20 primary schools within this area of search with a current combined deficit of 149 places when comparing capacity and enrolment. However, this includes a number of schools that indicate a surplus of places, including the closest school to the Pelsall site (Ryder Hayes School). Furthermore, it is noted that the Walsall Council intends to significantly expand the number of places at St Michaels Primary School. This would help to mitigate the deficit through organic expansion at some existing school sites. Consequently, analysis and assessment of available and future primary school capacity indicates there is a case for provision of additional primary school capacity and the site can assist with that process.

Based on available published for secondary schools in the vicinity of the site, there is currently a surplus of 764 places at the four secondary schools in the area.



Above: Proximity of primary and secondary schools (Two-mile radii)



Above: Proximity of GP Surgeries and Dental Practices (Two-mile radii)

Health Provision

GP Surgeries and dental practices have been assessed under the heading of 'health provision', which we consider further below. Set out opposite is an illustration showing the number of GP Surgeries and Dental Practices situated within a two-mile radius of the Pelsall site.

At the present time, there are no national standards for the number of patients per GP, although the BMA note the average GP patient list across the Country is 1,600 patients per GP, which would indicate significant capacity at both New Road Medical Centre and Holland Park Surgery. All the GP surgeries identified are currently accepting patients and are currently maintained by 19 GPs over the seven GPS's.

An assessment has also been undertaken of NHS dental facilities in the area, to assess the impact of the Pelsall Site development on existing dental provision. The NHS website has identified seven dental surgeries within 2 miles isochrome of the development site, which (following a telephone audit) are accepting new charge exempt patients.



Public Open Space

An assessment has been made of the open space, sports and recreation facilities in reasonable proximity (1,000 metres) to the Pelsall site. The sites set out opposite are specifically identified in the Council's own facilities audit as part of their assessment in this locality.

There will be a requirement to provide on-site open space, which should be in the form of children's play and amenity space provision. In respect of other types of open space defined in the Council's open space standards, subject to further dialogue with the Council, it is suggested that a financial contribution towards off-site improvements and maintenance should take place to meet the requirements of the Council's open space policies.



Above: The Pelsall site and Proximity of Public Open Spaces (c. 1000m radii)

5.4 Affordable Housing Requirements

The latest data on affordable housing need in Walsall is derived from a revised Strategic Housing Market Assessment published in 2017. The adjacent table presents an extract from that report.

National Policy encourages a mix of homes including affordable to be developed on residential sites.

The findings for Walsall would suggest that whilst gross affordable need is quite high, there is a substantial supply predicted to come forward to assist in meeting the need, resulting in a comparatively modest annual net need of 86 additional affordable homes per annum.

The Cannock Chase Local Housing Needs Assessment (April 2019) has assessed how many households are currently living in unsuitable housing in Cannock Chase and are unable to afford their own home. The Assessment also considers those households which will arise in the future.

As shown in Figure 5 of the Local Housing Needs Assessment the overall need for affordable housing over the 18-year period (2018-2036) is 1,984 dwellings which is a net annual need of 110 dwellings per year.

The York's Bridge site would assist Walsall and Cannock Chase in delivering affordable homes for local people subject to further dialogue with the Council and clarification on viability.

Table 5.10d Results of the affordable housing needs model in Walsall	
Stage in calculation	
Stage 1: Current unmet gross need for affordable housing (Total)	3,724
Stage 2: Newly arising affordable housing need (Annual)	2,555
Stage 3: Current affordable housing supply (Total)	1,747
Stage 4: Future housing supply (Annual)	2,568
Stage 5.1 Net current need (Stage 1- Stage 3) (Total)	1,978
Stage 5.2 Annualise net current need (Stage 5.1/20) (Annual)	99
Stage 5.3 Total need for affordable housing (Stage 2+ Stage 5.2 – Stage 4) (Annual)	86
Total gross annual need (Stage 1/20 + Stage 2) (Annual)	2,741
Total gross annual supply (Stage 3/20 + Stage 4) (Annual)	2,655

Source: 2011 Census data modelled to 2016, the HMA Council's Housing Register, English Housing Survey, the income profile for the each authority provided by CACI Paycheck, 2016, Peter Brett Associates, 2017, Council Housing Register approaches analysis HDH 2016, CORE LA Area Lettings Report 2012/2013, 2013/2014, 2014/2015, HCA's Statistical Data Return 2015, Information provided by constituent Councils, 2016

Above: Extract from Black Country and South Staffordshire SHMA, Part 2 (2017) – Walsall.

7 THE VISION

The vision for York's Bridge is to deliver a high quality development that will form a vibrant and attractive addition to the village, providing a logical completion of the built up area. The development will incorporate the existing landscape character and will offer a comprehensive solution that is able to meet the housing and community needs of the local area.

The York's Bridge site is characterised by its proximity to Pelsall North Common Local Nature Reserve and the Wyrley and Essington Canal, along with landscape features including mature trees and hedgerows. These features create an attractive setting in which to create a new place, and it is important that the proposed development retains as many of these landscape attributes as possible, as well as enhancing assets such as the setting of the canal.

Guiding principles

The proposals for York's Bridge are underpinned by six themes. These themes will form the basis of the development masterplan for the site as it evolves. They will ensure that the development at York's Bridge creates an attractive, desirable place to live, as well as spaces in which the community can thrive. The design concept encompasses the six themes that embrace the ambitious aspirations of the vision. These themes are:

The Masterplan

The masterplan builds upon the technical baseline summarised in the previous section, and incorporates new access junctions and a proposed drainage strategy, as well as retaining hedgerows and trees and developing a wider landscape strategy.

The proposals include approximately 340 residential units. It also illustrates the potential to include a primary school, which could be expanded subject to requirements.

The masterplan creates a series of attractive open spaces and builds on the character of the canal. The layout is sensitive to the site's context and new strategic planting creates a buffer to the Green Belt to the north.



HIGH QUALITY HOMES



HEALTHY LANDSCAPE AND NETWORK OF GREEN INFRASTRUCTURE



STRONG CONNECTIONS TO THE SURROUNDING AREA



COMMUNITY FACILITIES INCLUDING POTENTIAL NEW PRIMARY SCHOOL



ATTRACTIVE CANALSIDE SETTING



DEFENSIBLE GREEN BELT EDGE

- ① Primary School
- ② Retained hedgerows and trees
- ③ Proposed SuDS features
- ④ Boardwalk to provide accessibility to the canal edge
- ⑤ Frontage onto open space
- ⑥ Central pockets of open space
- ⑦ Retained coppice of trees
- ⑧ Frontage onto green space and beyond to Lichfield Road
- ⑨ Childrens' play space
- ⑩ New structural landscaping to northern edge



THE MASTERPLAN



VIEW OF PROPOSED CANALSIDE SETTING

HIGH QUALITY HOMES



The masterplan will deliver approximately 340 new homes which will help to address the housing requirements for Walsall. These new houses will be built to a high standard of design, in keeping with the St Modwen ethos of creating places which will leave a positive lasting legacy in the community. The design will retain a consistent reference to the character of Pelsall.

The layout of the development will provide frontage onto open spaces and existing routes. Properties will terminate views along internal streets to create a characterful place.

The types and tenure of homes will create a distinct character and will provide a mix of housing to provide for a range of demographics. This will include the provision of affordable housing subject to clarification with the Council on viability.

HEALTHY LANDSCAPE AND NETWORK OF GREEN INFRASTRUCTURE



The York's Bridge site is currently characterised by strong landscape features, including coppices, individual trees and hedgerows. It is important as the site is developed that these features are incorporated into the design, to create a coherent network of linked open spaces. Where possible the existing landscape features will be enhanced, particularly along the southern boundary of the site. The creation of new areas of landscaping will provide opportunities for the enhancement of biodiversity.

Residents will be able to look out onto and access safe and multi-functional green space. Approximately 6ha of green space is provided in the area of the site which lies within the Walsall boundary, a further 2.13ha of green space will be provided on the site within Cannock. This includes areas of trees and SuDS features.

STRONG CONNECTIONS TO THE SURROUNDING AREA



Streets, routes and spaces within the site will connect in to the existing movement network, providing the opportunity to walk or cycle into Pelsall. Updated bus stops along Lichfield Road we aid connectivity to the public transport network.

A new site access will be created on the eastern site boundary, forming a junction with Lichfield Road. The street layout will create a sense of arrival through the use of landscape and townscape features at the ends of view corridors along streets.

A pedestrian / cycle link will be provided through the site, connecting the school to the residential areas and to a proposed pedestrian crossing at Lichfield Road. A clear street hierarchy will be implemented, with private drives creating quieter areas adjacent to open spaces. A new pedestrian crossing will be provided at Lichfield Road, linking into the site at the south-eastern corner.

COMMUNITY FACILITIES INCLUDING POTENTIAL NEW PRIMARY SCHOOL



Alongside a range of house types, the development could potentially provide a primary school and associated sports pitches, as well as areas of open space and childrens' play facilities for local residents. These facilities are within a five minute walk of all of the homes within the site and are connected by pedestrian or cycle routes, encouraging sustainable travel and healthy lifestyles. These facilities, particularly the primary school, will be available not only for the residents of the proposed development, but for the benefit of the wider community also.

There is an opportunity for the primary school shown in the masterplan to be expanded if required.

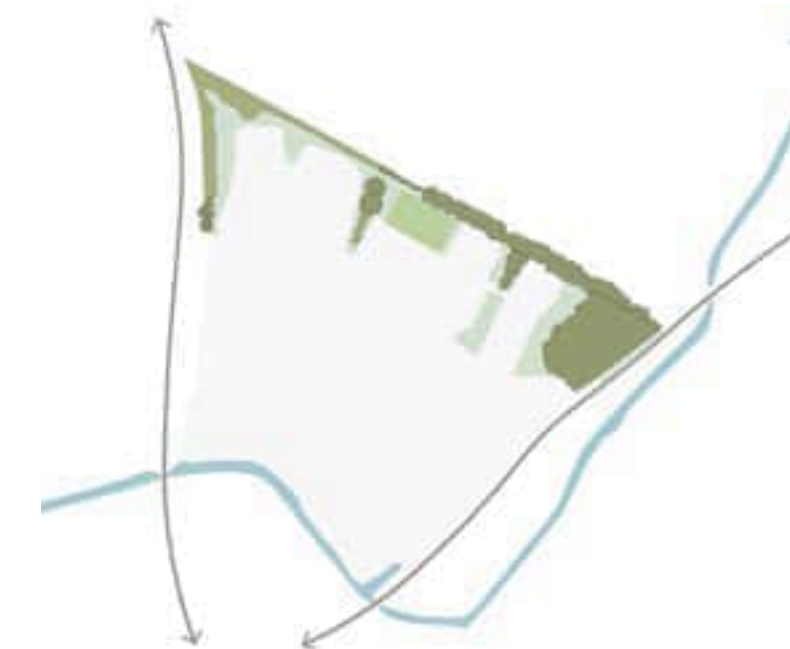
ATTRACTIVE CANALSIDE SETTING



The Wyrley and Essington canal forms a key part of the character of the York's Bridge site. The canal is not currently accessible on its northern side in this area, with a tow path running along the southern bank.

There is a major opportunity to extend the character of the canal into the site, providing accessibility via boardwalks through the wetland landscape. Houses will front onto this space, creating a safe, well used area, with childrens' play facilities and green amenity space. Low level fencing would be provided around the childrens' play space due to its location adjacent to the canal.

DEFENSIBLE GREEN BELT EDGE



The northern edge of the site is particularly important as it forms the boundary with the Green Belt. A sensitive approach to the design along this boundary is therefore a key part of the layout.

This will be achieved through maintaining and strengthening the existing mature landscape, and through the positioning of the primary school and associated playing fields.

The density of houses will decrease in this sensitive area, with frontage provided over green spaces.

8 SITE DELIVERY & BENEFITS

Delivery

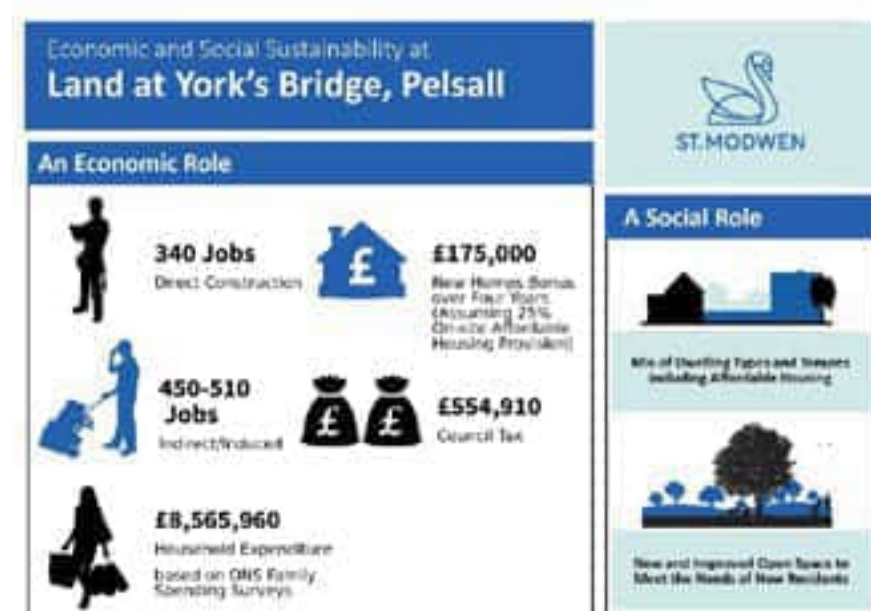
The definition of deliverable within NPPF Annex 2 states:

'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years'.

The site is in full ownership of St Modwen, who have undertaken technical studies across the site which has identified no constraints that will impede delivery. Once the site has been removed from the Green Belt through the Local Plan process, it is anticipated that the Site will come forward within a five year period. An anticipated programme has been prepared, this is subject to the Core Strategy following the suggested timeline.

Benefits of the Development

There are a number of significant economic benefits that can be realised through the development of the Pelsall site. These range from potential direct and indirect jobs to support the construction phase as well as employment in the wider economy as a result of the development, based on research studies into the economic impact of house building in the UK. There is also likely to be significant boost to the local economy in terms of an increase in weekly household spending in the area. A clear benefit to the Council from the development is the likely boost in revenue through the New Homes Bonus and from additional Council Tax receipts.



Summary

The site at York's Bridge presents an opportunity to create a high quality new residential development of approximately 340 dwellings. Alongside the development of a mix of new homes, the site will provide community facilities in the form of a primary school, childrens' play facilities and areas of amenity open space. It will enhance the existing landscape features including trees and hedgerows, ensuring that the northern edge of the site is sensitive to the Green Belt edge.

The layout seeks to open up the canal edge, creating a usable amenity space for the local community. Frontage onto this space will create both an attractive outlook from these homes, as well as a safe and secure area in which children can play.

It is estimated that the development of approximately 340 dwellings will generate the potential for:

- approximately 340 direct construction-related jobs;
- approximately 450 indirect and induced jobs;
- in the region of £7,550,000 household expenditure per annum based on ONS family spending surveys;
- the capture of around £500,000 in New Homes Bonus over four years (assuming 25% on-site affordable housing provision), and around £530,000 in Council Tax receipts per annum.

The development of this site creates a logical edge to the village of Pelsall and provides the opportunity to create a high quality, attractive place for people to live and learn.

St Modwen will continue to work with the Local Authority and all other relevant stakeholders to ensure that the development of the York's Bridge site provides a positive legacy for Pelsall.





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