

Report to Planning Committee

21 February 2024

Application Reference	DC/23/68927
Application Received	2 December 2023
Application Description	Proposed 60 No. residential dwellings with new access from Titford Road and associated works.
Application Address	Land Off Titford Road/ To The Rear Of Asda Wolverhampton Road Oldbury
Applicant	Countryside Partnerships, Asda and McLagan Investments Ltd
Ward	Langley
Contact Officer	Carl Mercer carl_mercer@sandwell.gov.uk

1 Recommendations

1.1 That planning permission is granted subject to final comments from the Environment Agency, the signing of a section 106 agreement to ensure affordable housing, approval at Council and conditions relating to:

- (i) External materials;
- (ii) Contamination;
- (iii) Landscaping (to include ecology mitigation);



- (iv) Boundary treatments;
- (v) Further surface water drainage detail;
- (vi) Further foul water drainage detail;
- (vii) Submission of energy assessment and compliance with its recommendations;
- (viii) Further evaluation/mitigation of impact on areas of Potential Site of Importance (PSI);
- (ix) Implementation of mitigation (MM1 - MM12 and EE1 - EE8) as identified in the submitted Ecology Appraisal;
- (x) A scheme to limit the spread of Japanese knotweed along the watercourse;
- (xi) Additional air quality modelling and requisite mitigation if required;
- (xii) Further details and installation of glazing, ventilation and acoustic fence as recommended by the noise report;
- (xiii) Lighting scheme;
- (xiv) Cycle parking for flats;
- (xv) Electric vehicle charging;
- (xvi) Low NOx boilers;
- (xvii) Construction environmental management plan (CEMP) to include working hours and ecology;
- (xviii) Employment and skills plan;
- (xix) Removal of permitted development rights for extensions/enlargements; and
- (xx) Provision and retention of parking.

2 Reasons for Recommendations

- 2.1 The application proposes an appropriate reuse of brownfield land which would deliver a much-needed mix of affordable housing. The potential for any significant impact on the amenity of the local area and ecology would be addressed by appropriate mitigation.

3 How does this deliver objectives of the Corporate Plan?

	<p>Quality homes in thriving neighbourhoods – The design of the proposal is acceptable in respect of national and local planning policy.</p>
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4. Context

- 4.1 The application is being reported to your Planning Committee as 28 objections have been received and the proposal constitutes a departure from the development plan land allocation.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[Land off Titford Road, Oldbury](#)

5 Key Considerations

- 5.1 Material planning considerations (MPCs) are matters that can and should be taken into account when making planning decisions. By law, planning decisions should be made in accordance with the development plan unless MPCs indicate otherwise. This means that if enough MPCs weigh in favour of a development, it should be approved even if it conflicts with a local planning policy.
- 5.2 The material planning considerations which are relevant to this application are:

Government policy (NPPF);

Proposals in the development plan;

Highway considerations - traffic generation, access, and highway safety;

Environmental concerns – air quality and pollution;

Ecology concerns – loss of wildlife, habitats and trees;

Flood risk;

Contamination;

Anti-social behaviour; and

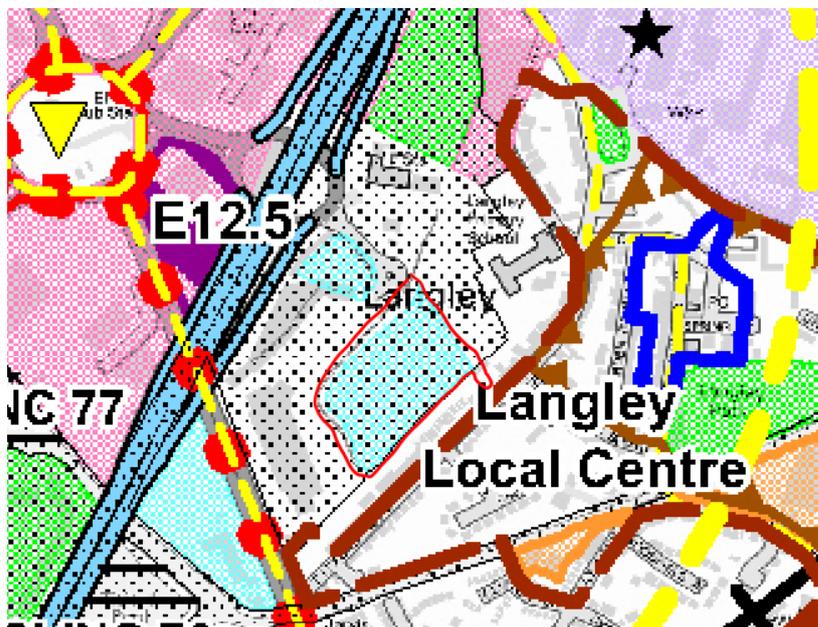
‘Presumption’ and the ‘tilted balance’.



6. The Application Site

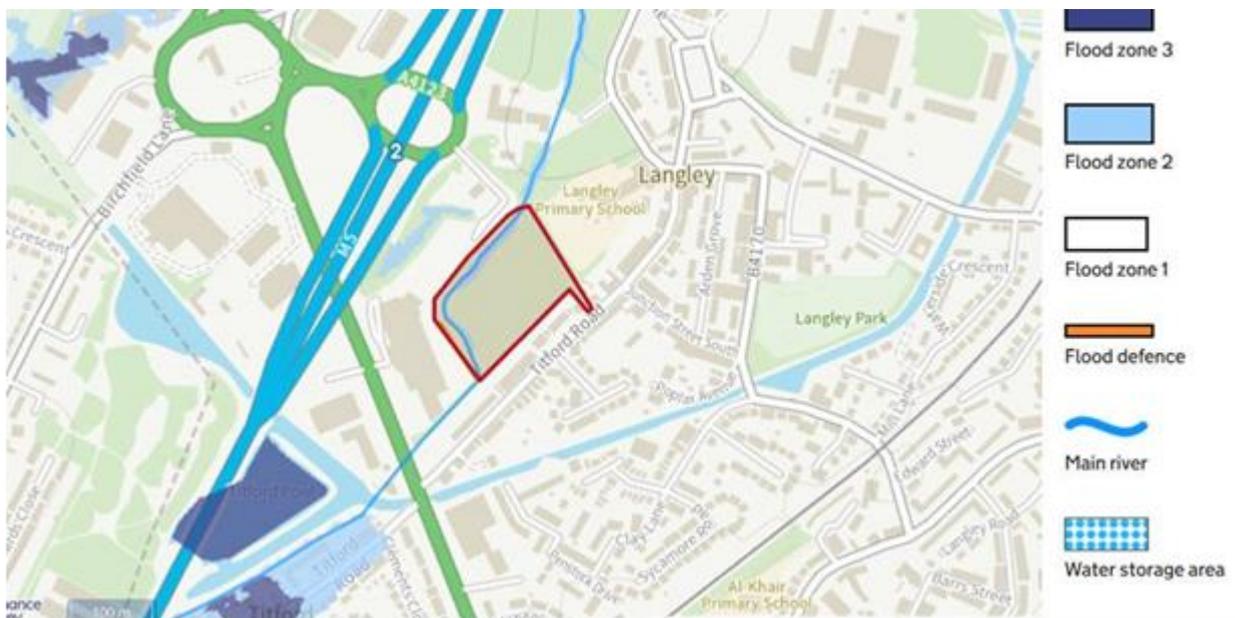
- 6.1 The site is a 1.92ha parcel of land covered within dense vegetation and trees situated northwest of Titford Road. The site is bound by an Asda supermarket to the west, with its car park adjoining the application site to the northwest and Langley Primary School to the east. The site backs on to residential gardens of properties along Titford Road, which comprise of a mix of terrace and detached two storey houses.
- 6.2 What is proposed to be the site access from Titford Road is currently fenced off. This access is between 131 and 137 Titford Road.
- 6.3 The site is identified as a wildlife corridor and Local Employment Land in the Council's Development Plan (refer to Fig 1).

Fig 1 – The approximate outline of the development site is shown in red; the wildlife corridor in hatched grey and the employment land in blue



- 6.4 In respect of ecology, the site includes scrub, tall ruderal, recolonising ground, rough grassland and hardstanding. The proposal would retain the watercourse and an area of woodland.
- 6.5 The Environment Agency’s planning flood map indicates that the site is partially located in Flood Zone 2 associated with River Tame (classified as a main river) which runs from northeast to southwest at the north of the site (refer to Fig 2).

Fig 2 – Environment Agency flood map showing Flood Zone 2 and ‘main river’



7. Planning History

- 7.1 The most recent planning history for the site involves an application for two commercial units which was refused due to concerns over traffic generation (the access was then proposed from the Asda site) and outlook and noise impact on residents of Titford Road.
- 7.2 An earlier application for car parking associated with the Asda store was refused as it was not compliant with the employment allocation.



7.3 The relevant history is as follows:

DC/19/63297	Proposed development to provide 2 No. units comprising of Industrial process (Class B1c), General Industrial (Class B2), Storage or Distribution (Class B8) with ancillary offices, car parking, landscaping, service yard areas, and associated external works.	Refused 09.12.2019
DC/03/41246	Proposed additional car parking.	Refused 06.10.2004

8. Application Details

Fig 2 – Proposed site plan



- 8.1 The development proposes 100% affordable housing, comprising 60 dwellings, landscaping and associated works. A variety of house types are proposed, with the majority arranged in rows of terraces and pairs of semi-detached two and two and a half storey dwellings to front on to the access road within two perimeter blocks.
- 8.2 The house types consist of: 10x one bed flats; 20x two bed houses; 18x three bed houses and 12x four bed houses.
- 8.3 Each dwellinghouse would be provided with allocated car parking, either to the front or side of the property with additional on-street visitor spaces also proposed. Private rear gardens are proposed for each property.
- 8.4 In respect of the affordable housing mix, 43 Social Rented dwellings and 17 Shared Ownership dwellings are proposed.
- 8.5 The landscaping scheme has been designed to respond to the ecology of the site and includes a 10m stand-off from the River Tame, incorporating the retention of some existing trees where possible and the planting of appropriate species to best suit the ecology of the site. The access road would feature street trees as part of the overall development.
- 8.6 In addition to the submitted drawings the application is accompanied by the following documentation:
- i) Planning Statement;
 - ii) Design and Access Statement;
 - iii) Transport Statement;
 - iv) Flood Risk Assessment;
 - v) Ecological Appraisal;
 - vi) Landscape Strategy;
 - vii) Arboriculture Report;
 - viii) Noise Assessment;
 - ix) Air Quality Assessment;



- x) Affordable Housing Statement;
- xi) Phase I Environmental Site Assessment and Coal Mining Risk Assessment; and
- xii) Phase II Geo-Environmental Site Assessment.

8.7 Amended plans has been received which were submitted to address design and highway matters.

9. Publicity

9.1 The application has been publicised by 106 neighbour notification letters, four site notices and a press notice posted in The Chronicle newspaper. At the time of writing the report 28 objections have been received to the public consultation.

9.2 Objections

The main material points of objection to the planning application may be summarised as follows:

- i) Increase in road traffic from the development and concerns over highway safety;
- ii) Loss of greenspace;
- iii) Loss of trees, habitat and wildlife;
- iv) Impact of the development on air quality/pollution;
- v) Increase in noise;
- vi) Loss of wildlife corridor - contrary to policy;
- vii) Flood risk; and
- viii) Anti-social behaviour and break ins.

9.3 Non-material objections have also been raised regarding the impact on school places. Given the relatively modest nature of the amount of housing provided, this would be a matter for the Council's education department who monitor the submission and approval of housing sites. Education has confirmed that the number of school places required for



60 dwellings is 14 primary and six secondary – which is not considered to unduly impact on provision.

9.4 With regards to the objections raised above, the comments of consultees will be discussed further below, and the points listed above will be addressed in section 13 (Material Considerations) when the context of the recommendation can be considered in light of consultee responses.

10. Consultee responses

10.1 Planning and Transportation Policy

No objection. The proposals are for residential development on land allocated as Local Employment Land in the adopted development plan. The proposals are a departure from the plan. Planning Policy consider that sufficient evidence has been provided to demonstrate that the quality of the site is unattractive for employment use and any conflict with Policies BCCS EMP3 and DEL2 is outweighed by the benefits of the scheme including affordable housing delivery. Furthermore, the proposals are considered to accord with the general principles of SAD H2 which allows windfall housing development on unallocated greenfield land where this will bring an under-used piece of land back into beneficial use. Policies BCCS CSP3 and ENV1 seek to ensure that the movement of wildlife within wildlife corridors is not impeded by development. The applicant has submitted an Ecological Appraisal which recommends a series of mitigation measures and biodiversity gains that should be secured as part of the proposals. The Proposed Site Plan shows a buffer to be maintained along the watercourse with retained planting. The site was surveyed on behalf of the Council in 2023 to determine whether it meets the threshold to be designated a Site of Local Importance for Nature Conservation (SLINC). The results of the survey indicate that the site does not meet the threshold. Despite the departure, the proposals would comply with the development plan as a whole and the principle of residential development is accepted in policy



terms. It would increase the supply of housing land in the borough and assist with delivering new homes.

10.2 Highways

No objection subject to amendments to the site layout to reflect the Council's design guidance. Amendments have now been received which address highways concerns.

10.3 Urban Design

No overall objection. Design points raised have been discussed with the consultant and amended plans have been submitted. Whilst these do not address all of the points raised by Urban Design, I am of the opinion that sufficient alterations have been made which make the design acceptable and a balance between highway requirements and spatial design and appearance has been achieved.

10.4 Environment Agency

The EA has been contacted for comment and do not have significant concerns regarding flood risk. Only a small part of the site area is within Flood Zone 2 (refer to Fig 3), but any built development should be more than 8 metres from the 'top of bank'. The development appears to be in accordance with this stand-off distance (refer to Fig 4); however, the EA will provide its response in writing in due course.



Fig 3 – Flood map for planning showing Flood Zone 2

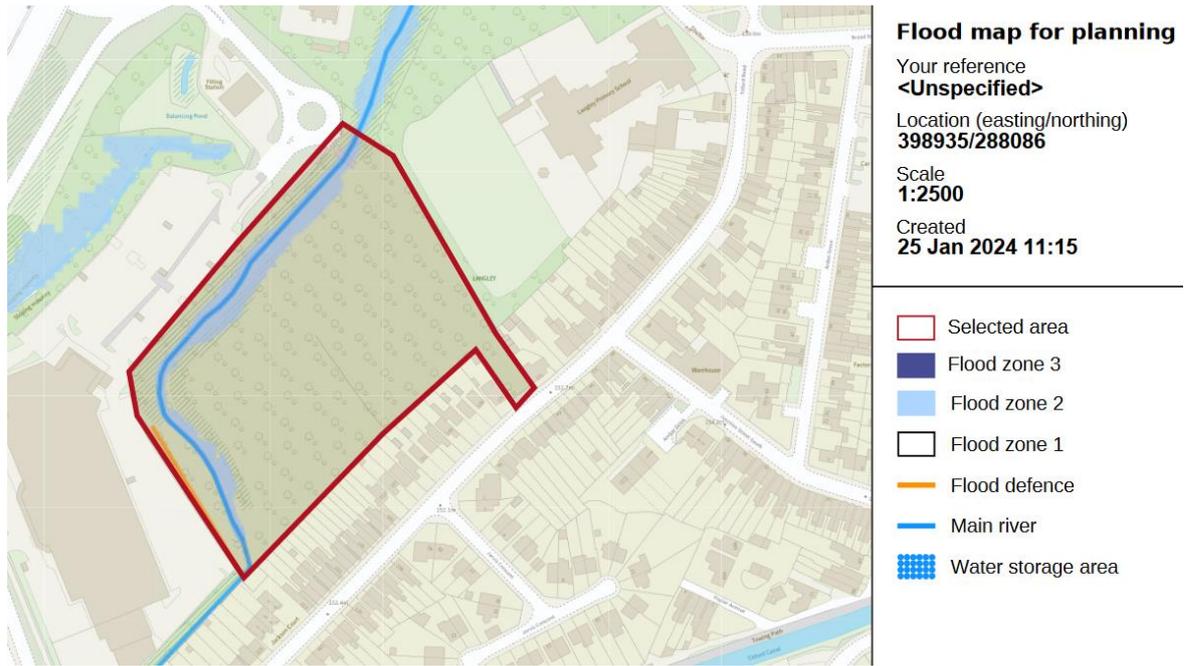


Fig 4 – Compliance with stand-off distance (buffer shown in green)



10.5 Lead local flood authority (Staffordshire County Council)

Staffordshire act as consultant for Sandwell as lead local flood authority. Staffordshire objects on grounds that insufficient detail has been submitted to fully demonstrate that an acceptable drainage strategy is proposed. This detail relates to hydraulic calculations, maintenance of the surface water system, exceedance and consents from the EA (discussed above). However, these details are technical in nature, do not compromise the principle of development at the site and can be ensured by condition.

10.6 Severn Trent

A condition regarding the submission of foul drainage plans is recommended.

10.7 Public Health (Air Quality)

Objection. The officer notes that the submitted Air Quality Assessment demonstrates compliance with current annual particulate matter 2.5 (PM_{2.5}) standards and suggests that air pollution is 'not significant' now and therefore this location is suitable for residential use. The comments go to state that as a local authority we have a duty under the Environment Act 2021 to make planning decisions that ensure compliance with our legal future PM_{2.5} targets (as highlighted in section 2.2.27 of the AQ assessment). The PM_{2.5} targets are set at 10 µg/m³ by 2040, with an interim target of 12 µg/m³ by January 2028 as well as demonstrating a population exposure reduction of 22% by 2028 and 35% population exposure by 2040 from the 2018 baseline. There is no modelling to suggest that air pollution exposure levels for future receptors, are likely to decrease significantly at this site by 2028. Without evidence that this site is likely to meet the 2028 target values for PM_{2.5}, or propose measures that would sufficiently mitigate the impact of poor local air quality exposure on future residents, the officer recommends that the application is refused. In respect of the local impact of the



scheme on air pollution, the officer notes that mitigation such as electric vehicle charging bays and low NOx boilers would be sufficient.

10.8 Public Health (Contaminated Land)

No objection subject to a condition requiring submission of a further detailed site investigation and mitigation measures.

10.9 Public Health (Noise)

No objection subject to conditions requiring approval of glazing and trickle vents to mitigate the levels of noise within the future residential dwellings. Furthermore, there has been an addition for acoustic fencing to be included within plots facing the primary school to aid in the mitigation of noise from this source. This may also have limited mitigating effects from the fire station as the mentioned dwellings are also the closest towards the fire station. This fencing option is seen as satisfactory and properties of the prospective acoustic fencing should be forward for review. Submission of a construction environmental management plan (CEMP) to include an appropriate restriction on construction hours is also recommended by condition.

10.10 West Midlands Police

No objection. General observations regarding Secure By Design principles are raised. Whilst some design features which intend to increase access and permeability through a site can be viewed as creating potential escape routes and cause conflict from a crime prevention perspective, I am of the opinion that movement through the site is generally a positive and have no significant concerns in this instance.



10.11 Birmingham and Black Country Wildlife Trust

The trust raises several concerns. Namely that the impacts of the development on Important (Priority) Habitats to have not fully been assessed in the submitted Ecological Appraisal. They also state that it is confusing to refer to 'enhancements' as 'biodiversity net gains' (BNG), as this provides the impression that a full biodiversity net gain assessment has been carried out. I must point out that the requirement for BNG to be applied to major sites was not applicable at the time of submission and therefore is not required for this proposal. I acknowledge the difference between enhancements and BNGs. As such, I have only considered the mitigation suggested in the Ecological Appraisals as enhancements and not BNG. The issue of ecology is discussed further in paragraphs 12.3 and 13.4 onwards.

10.12 Natural England

Natural England is the Government's adviser for the natural environment in England. They have not been consulted as there is no statutory requirement for the LPA to do so unless a site is of special scientific interest or otherwise protected (the site is locally protected but not nationally recognised). However, they do offer 'standing advice' to councils and developers, which is appropriate to mention here given the wildlife and habitat concerns raised:

'If the proposal is likely to affect a protected species you can grant planning permission where:

- *a qualified ecologist has carried out an appropriate survey (where needed) at the correct time of year;*
- *there's enough information to assess the impact on protected species;*
- *all appropriate avoidance and mitigation measures have been incorporated into the development and appropriately secured;*
- *any compensation measures are acceptable and can be put in place; and*



- *monitoring and review plans are in place, where appropriate.*

<https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications#assess-the-information-provided-with-the-planning-application>

10.14 **NHS Black Country Integrated Care Board**

The ICB has stated that a commuted sum towards healthcare infrastructure should be provided. National guidance distinguishes between the purpose of s106 obligations to mitigate site-specific impacts and Community Infrastructure Levy (CIL) which can be used to address the cumulative impact on infrastructure in an area. In practice, the use of s106 obligations to mitigate site-specific impacts will tend to apply to larger, strategic developments which generate a critical mass of demand for new or improved infrastructure, where there is insufficient existing capacity to accommodate the additional demand. Government guidance recognises that CIL is the most appropriate mechanism for capturing developer contributions from smaller developments.

10.15 Development plan policies and supporting guidance will set out the types and sizes of development from which s106 planning obligations will be sought. Although this was considered as part of the Black Country Plan, the Council's current development plan does not include such policies to enable sums for healthcare infrastructure. As such, CIL provision is still the appropriate mechanism for obligations under the existing policy framework.

10.16 **Health and Safety Executive**

The site is within a consultation zone of the HSE due to the proximity of the Solvay site. The application has been assessed against the consultation criteria and the HSE is not required to comment on the proposal in this instance.



10.17 Canal and River Trust

Confirmed no objection to the proposal.

11. National Planning Policy

- 11.1 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. Key paragraphs which are relevant to the application include:
- 11.2 Paragraph 2 of the National Planning Policy Framework states that: *'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.'*
- 11.3 *'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'* (paragraph 60, NPPF).
- 11.4 The Council cannot demonstrate a five-year housing land supply. Therefore, paragraph 11d of the NPPF and the presumption in favour of sustainable development is engaged. It follows that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole.

12. Local Planning Policy

- 12.1 The following policies of the Council's development plan are relevant:



Black Country Core Strategy (BCCS)

CSP1 - The Growth Network

CSP3 - Environmental Infrastructure

CSP4 – Place Making

DEL1 – Infrastructure Provision

DEL2 – Managing the Balance Between Employment Land and Housing

HOU1 - Delivering Sustainable Housing Growth

HOU2 – Housing Density, Type and Accessibility

HOU3 - Delivering Affordable Housing

EMP3 – Local Quality Employment Areas

EMP4 – Maintaining a Supply of Readily Available Employment Land

EMP5 - Improving Access to the Labour Market

TRAN2 – Managing Transport Impacts of New Developments

TRAN4 - Creating Coherent Networks for Cycling and for Walking

TRAN5 - Influencing the Demand for Travel and Travel Choices

ENV1 - Nature Conservation

ENV3 – Design Quality

ENV5 – Flood Risk, Sustainable Drainage Systems / Urban Heat Island

ENV7 – Renewable Energy

ENV8 – Air Quality

WM5 - Resource Management and New Development

Site Allocations and Delivery Development Plan Document – (SADD)

SAD H2 - Housing Windfalls

SAD H3 – Affordable Housing

SAD EMP 2 - Training and Recruitment

SAD EOS 5 - Environmental Infrastructure

SAD EOS 9 - Urban Design Principles

SAD DC2 – Zones Around Hazardous Installations

SAD DC4 – Pollution Control

SAD DC 6 - Contaminants, Ground Instability, Mining Legacy



12.2 The site lies within a Regeneration Corridor and relevant policy CSP1 seeks to secure housing within the corridors built on redundant employment land and other brownfield sites. The proposal is therefore compliant with this policy.

12.3 Ecology - CSP3, ENV1 and SAD EOS5

Policies CSP3 and ENV1 seek to ensure that the movement of wildlife within wildlife corridors is not impeded by development. The applicant has submitted an Ecological Appraisal which recommends a series of mitigation measures and biodiversity gains that should be secured as part of the proposals. The proposed site plan shows a buffer to be maintained along the watercourse with retained planting. Additionally, as noted above, the site was surveyed on behalf of the Council in 2023 to determine whether it meets the threshold to be designated a Site of Local Importance for Nature Conservation (SLINC). The results of the survey indicate that the site does not meet the threshold.

12.4 Whilst residents' concern for the site's ecology is acknowledged, the value of ecology on site is considered to be limited. Furthermore, with no public access to the site the wider public benefit of the land is restricted. In accordance with SAD EOS 5, environmental infrastructure has been considered by way of mitigation which can be ensured by condition. This mitigation includes tree protection, replacement planting and enhancement, pollution prevention to watercourses, updated bat surveys, sensitive lighting and timing of works (See Appendix 1). It should also be acknowledged that the developer must comply with the Wildlife and Countryside Act 1981, which ensures wildlife protection beyond the Council's remit.

12.5 Design - CSP4, ENV3 and SAD EOS 9

In respect of the design, the development is influenced by the context of the local area and would enhance the attributes the area offers in terms



of its local character. With regards to policies ENV3 and SAD EOS 9, the development should comply with the Council's Residential Design Guide 2014 which aims to secure high-design quality and sustainable living environments for new development in the borough. The applicant has submitted a Design and Access Statement and provided revisions to the design which I consider to be acceptable, reasonable and achievable within the development. As per Urban Design's request, the design would also incorporate street trees and parking bays would be blocked paved.

12.6 Planning gain – DEL1

Onsite infrastructure provision, for example, electric vehicle charging (EVC) bays, would be ensured by condition. The proposals are liable for Community Infrastructure Levy (CIL).

12.7 Housing – HOU1, HOU2, HOU3, SAD H2 and SAD H3

Whilst land is identified and allocated in the development plan to meet the borough's sustainable housing growth, under policy HOU1 additional housing capacity will also be sought elsewhere through planning permissions on suitable sites. The Council's latest Housing Delivery Test indicates that less than 75% of its housing requirement was delivered in the proceeding period and it cannot demonstrate a five-year housing land supply. As such, this proposal would assist with providing much needed housing in the borough.

12.8 Policy HOU2 relates to housing type and density, a mix of which the development is proposing.

12.9 In respect of policies HOU3 and SAD H3, the application form states that the proposal would provide 100% affordable housing to be managed by a registered provider. The application therefore more than accords with policy HOU3 which requires provision of 25% affordable housing on



schemes of 15 dwellings or more. The developer is required to enter into a section 106 agreement to ensure this affordable housing.

12.10 The proposed dwellings would be a windfall, subject to SAD H2. On balance the proposal is considered to accord with the general principles of SAD H2 which encourages housing on previously developed land that is suitable for residential development and will not lead to an unacceptable reduction in the supply of employment land.

12.11 **Departure – EMP3, EMP4 and DEL2**

Policy EMP3 sets out a range of employment generating uses that Local Quality Employment Land will be safeguarded for, whilst policy DEL2 states that an adequate supply of occupied and available employment land should be secured prior to releasing an employment site and that the availability of employment land within the area, the quality of the site and its geographical market will be taken into account when determining planning applications. The site remains vacant and has never been built out for employment use.

12.12 The Planning Statement argues that an employment scheme would be difficult to deliver on the site due to its small size, together with other constraints including being within a wildlife corridor, 8 metre clearance from the watercourse and proximity to adjoining residential uses. In addition, the site was assessed for development potential as part of evidence-base work to inform the preparation of the draft Sandwell Local Plan. The site was considered to have moderate suitability for either residential or employment development subject to issues of access, amenity, traffic generation and congestion, and biodiversity being overcome or mitigated. On balance the site was recommended for residential allocation in the draft plan to reflect the landowner's intentions to promote the site for residential development.

12.13 Planning Policy is of the view that sufficient evidence has been provided to demonstrate that the quality of the site is unattractive for employment



use and any conflict with EMP3 and DEL2 is outweighed by the benefits of the scheme including affordable housing delivery.

12.14 Training and recruitment - EMP5 and SAD EMP 2

Training and recruitment opportunities should be provided as part of any new development (EMP5 and SAD EMP 2). This can be ensured by condition.

12.15 Highways/Transportation – TRAN2 and TRAN4

TRAN2 seeks to manage the transport impacts of new development. Highways raise no objection on traffic and accessibility matters. Whilst it is noted that the surrounding road network can become congested, the site would function adequately with limited vehicle movements on to the local network. In regard to the NPPF, paragraph 115 states that *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.’* The impact would not be so severe as to warrant refusal within the context of national policy.

12.16 Flood risk - ENV5

Policy ENV5 seeks to reduce flood risk and secure sustainable drainage solutions. As stated above taking into account the comments of Staffordshire and the EA, no significant concerns arise subject to conditions.

12.17 Renewable energy – ENV7

Policy ENV7 requires developments of 10 dwellings or more to incorporate at least 10% renewable energy generation. Further information will be required by condition to confirm that the requirement



to secure at least 10% renewable energy generation onsite will be met. This is likely to be achieved in the building fabric.

12.18 Air quality and pollution – ENV8 and SAD DC4

Policy ENV8 and SAD DC4 seek to protect new residential development from poor air quality. The applicant has submitted an Air Quality Assessment which concludes that the impact on local air quality is assessed to be not significant. Whilst an objection has been received from the Council's Pollution Control team, it is noted in the submitted AQ Assessment that: *'The anticipated NO₂, PM₁₀ and PM_{2.5} concentrations at the **future** residential receptors are within the **current** air quality standards, with NO₂ and PM₁₀ concentrations expected to fall within the exposure criteria'* (Section 8.4.1). Whilst officers have raised concerns that the long-term suitability of the site is questionable, paragraph 192 of the NPPF states that *'Planning policies and decisions should sustain and contribute towards **compliance with relevant limit values** or national objectives for pollutants...'* Furthermore, paragraph 194 of the NPPF states: *'The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.'* ENV8 also requires compliance with 'national air quality objectives' – of which the proposal is currently compliant.

12.19 Consequently, I find insufficient weight to condemn the development on future air quality targets. Notwithstanding this opinion, the applicant has been asked to provide revised modelling and to suggest mitigation to address air quality concerns. This can be ensured by condition.

12.20 In respect of the development's own impact on air quality, Pollution Control officers have confirmed the requirement for electric vehicle charging points, low NO_x boilers and submission of a CEMP to address



air quality during construction, by condition. Additional measures, as stated above, can be ensured by condition.

- 12.21 In respect of WM5 (Resource Management and New Development), a scheme for recycling/disposing of waste resulting from demolition and construction works would be required as part of a CEMP.

12.22 Contamination - SAD DC 6

Land contamination issues can be addressed by the imposition of suitably worded conditions requiring further intrusive investigation, reporting of any unpredicted contamination and submission of a validation certificate following any required mitigation.

13. Material Considerations

- 13.1 National and local planning policy considerations have been referred to above in sections 11 and 12. The following section discusses material considerations raised in objections to the development:

13.2 Environmental concerns – Noise, air quality and pollution

No objection has been received from Pollution Control in respect of the impact of the development on noise. Noise is not expected this to be any more unreasonable than from any other residential estate. In discussing the public objection to air and pollution, the main concern raised by Pollution Control is the living conditions of proposed residents due to air quality. In response to the Pollution Control team, the applicant's air consultant has provided a technical note and has stated: *'Under the Local Air Quality Management (LAQM) framework (which is underpinned by the Environment Act 1995) local authorities are required to consider a multitude of pollutants but, the pollutant which has been raised as a concern is PM2.5 which is not part of this regime. Central government long term and interim targets have been set, and local authorities, have*



been tasked in aiding to achieve these targets. The original air quality assessment complies with the standards (in line with the LAQM) for the pollutants which were considered, and through the further modelling undertaken as part of the Technical Note demonstrates that the application site is anticipated to also achieve the interim target of an overall concentration for 2028. It is noted that the application site does not see a 22% reduction from 2018 to 2028, but it is positive to see that concentrations have dropped by just under 10%, so things are going in the right direction.' Whilst the technical note is still under review by Pollution Control and comments will be reported verbally to the committee, I refer to the opinion stated in paragraph 12.18 above; that the development would not be compromised by the issue of air quality. Additionally, Pollution Control raise no objection regarding the impact of the development on the surrounding area.

13.3 Highway considerations - Traffic generation, access, and highway safety

The Council as local highway authority do not object to the application. Whilst local concerns are noted, the proposal would be of limited impact and certainly not severe within the meaning of the NPPF.

13.4 Ecology concerns – loss of wildlife, habitat and trees

Whilst I am mindful of the concerns of residents and the comments of the Birmingham and Black Country Wildlife Trust (BBWT), I refer to the local site assessment of the application site which was conducted by the trust on behalf of the Council in June 2023. Following on-site assessment by a senior planning and biodiversity officer of the trust, the report summarises: *'The site is of a good size and well positioned for access by the general public. However, limited access and a general overgrown and unappealing character limit its current value as a local wildlife site. For a site of its size and urban position, it supports a low diversity of habitats, all of which are limited in their biodiversity value. None of these habitat types are considered particularly notable, even in*



a local context.’ The assessment goes on to recommend: ‘Management of the site should prioritise improving the structural diversity of woodland scrub parcels. Scrub and mature trees should be reduced near the River Tame to allow light to more readily reach the watercourse. Re-profiling and re-naturalisation measures should be undertaken in order to enhance this stretch of the River Tame.’

- 13.5 However, I note that certain areas of the site could not be accessed at the time of the above assessment and the BBWT advise that these areas be maintained as Potential Site of Importance (PSI) until they can be surveyed directly. These comments relate to the southern extent of the site which could not be directly accessed during the site assessment survey and was only observed from adjacent accessible space. The submitted Ecology Appraisal does provide an assessment of the entire site and is based on a thorough on-site investigation. The appraisal states that the habitats within the site support several protected species and mitigation measures are put forward to protect and minimise the risk of harm. The woodland and watercourse are identified as important local ecological features and, whilst it would not be practicable to avoid the loss of habitats on developable areas, attempts have been made to offset the loss, particularly in the landscaping proposals.
- 13.6 What can be gained from both reports is that the site is highly unlikely to warrant any specific protection. The retained river course and woodland would continue to function as a wildlife corridor; the purpose of which is to safeguard linear habitats to facilitate the movement and connection of wildlife. Given the Council’s position of presumption, as discussed below, it can be argued that if the strategic benefits of a development clearly outweigh the importance of local nature conservation, as alluded to in policy ENV1, then development may proceed with appropriate mitigation. Therefore, mindful of local opposition to the proposal on these grounds, neither the applicant’s assessment or the Council’s own assessment of the site reveal sufficient evidence to protect the site and, in my opinion, refusal on these grounds would not carry sufficient weight. Conditions should seek further evaluation of residual development



impacts on areas of PSI taking into mitigation, compensation and enhancement.

13.7 Flood risk

Whilst Staffordshire object to the proposal, the content relates to technical detail, not to the principle of development on the site. Therefore, the required detail can be ensured by condition. The condition can be tailored to be specific to Staffordshire's requirements and development would not be allowed to commence unless they are satisfied with this further detail.

13.8 Moving to the strategic management of flooding and the principle of development in relation to the flood risk associated with the site, the Environment Agency has alluded to having no objection to the proposal. Their comments will be reported verbally to the committee; however, I do not consider this issue to carry sufficient weight as to delay determination.

13.9 Contamination

As stated above, the Council's contamination officer raises no significant concerns. The submitted reports consider ground conditions, especially in relation to the potential for any ground contamination. Risk from contamination is considered low and can be further addressed by condition.

13.10 Anti-social behaviour and break ins

The police raise no objection to the proposal and there is no evidence before me that crime would rise because of the development. To the contrary, there would clearly be a greater level of presence and surveillance to deter such occurrences.

13.11 Presumption and the 'titled balance'



The 'tilted balance' is similar to the normal planning balance but it is only engaged in exceptional circumstances. As the Council has less than a five-year housing land supply, relevant local policies are out-of-date. In the most basic sense, the tilted balance is a version of the planning balance that is already tilted in an applicant's favour. If the tilted balance applies, planning permission should normally be granted unless the negative impacts 'significantly and demonstrably' outweigh the positive impacts.

14. Conclusion and planning balance

- 14.1 All decisions on planning applications should be based on an objective balancing exercise. This is known as applying the 'planning balance'. It is established by law that planning applications should be refused if they conflict with the development plan unless material considerations indicate otherwise. This essentially means that the positive impacts of a development should be balanced against its negative impacts. Conflict with development plan policies will always be a negative impact. If the policies are up-to-date, that negative impact will be given greater weight. However, if they are out-of-date, the weight given to the negative impact will be seriously reduced. No matter what the negative impacts are, if a proposal manages to secure sufficient positive impacts (of sufficient weight) to tilt the planning balance in its favour, planning permission should be granted
- 14.2 I note the matters raised regarding ecological concerns; however, the matter is one of balance, and if appropriate mitigation can be provided, then a development may proceed. Conditions can ensure the suggested mitigation is carried out.
- 14.3 With regards to the impact of the development on residential amenity, there is little evidence before me that the impact would be sufficient to warrant refusal of the application. Additionally, Highways raise no overall



objection to the development in respect of an increase in traffic, access or highway safety.

14.4 The Council's development plan policies relating to the supply and distribution of housing are out-of-date and the presumption in favour of sustainable development in the NPPF is engaged due to its inability to meet its housing land supply. Notwithstanding this fact, policy SAD H3 allows for windfall residential development on brownfield sites and the principle of residential development would be considered acceptable here in planning policy terms even if the Council could demonstrate a five-year land housing land supply.

14.5 It is therefore considered that, given the land constraints which exist in the borough, the development proposes an appropriate and responsible reuse of land which would bring an opportunity for a mix of new affordable housing. In my opinion, the planning balance in respect of the benefits of the development outweigh the harm and the application should be approved subject to the signing of a section 106 agreement to ensure the affordable housing and subject to appropriately worded conditions.

15. Alternative Options

15.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion, the benefits of the proposal outweigh the harm and it is therefore considered that refusal of the application would not be warranted; especially as the development would aspire to the Council's Corporate Plan and Vision 2030 in providing quality housing.

16. Implications

Resources:	None.
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Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	New affordable housing.
Social Value	Opportunities for education, recreation and employment during the build.
Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

17. Appendices

Appendix 1 – Mitigation measures
Context Plan
PL02 Rev M – Site plan
SS-01 Rev A – Street scenes



Appendix 1 – Mitigation measures

6.1 Mitigation

6.1.1 Based on the habitats, ecological features and associated fauna identified within / adjacent to the site, it is proposed that the following mitigation measures (**MM1 – MM12**) are implemented under the proposals. Further, detailed mitigation strategies or method statements can be secured via suitably-worded planning conditions, as recommended by relevant best practice guidance (BS 42020:2019).

Trees and Woodland

6.1.2 **MM1 – Tree Protection.** All trees and areas of woodland to be retained within the proposed development shall be protected during construction in line with standard arboriculturalist best practice (BS5837:2012) or as otherwise directed by a suitably competent arboriculturalist. This will involve the use of protective fencing or other methods appropriate to safeguard the root protection areas of retained trees / woodland.

Replacement Habitat Provision and Enhancement

6.1.3 **MM2 – Replacement Planting and Enhancement.** The majority of on-site habitats are to be removed under the proposals including woodland W1, dense and scattered scrub, rough grassland, recolonising ground and the majority of tall ruderal. As such, to partially mitigate for the loss of these habitats, new native tree planting and wildflower grassland creation is proposed at the site, with the majority of wildflower grassland proposed in proximity of the watercourse to enhance the ecological value of this feature.

6.1.4 To further partially mitigate for the loss of ecologically valuable habitat at the site, it is recommended that the retained areas of woodland and the watercourse are enhanced.

6.1.5 Measures to enhance the woodland could include the removal of invasive species such as Japanese Knotweed and Himalayan Balsam, the removal of other non-native species, the removal of fly-tipped waste, and the provision of additional woodland understorey planting comprising native woodland and scrub species, planted at varying densities to improve the structure and diversity. In addition, where the ground flora is sparser or bare ground is present, provision of shade tolerant woodland ground flora species could be provided. Any deadwood within the woodland should be retained for the benefit of invertebrates.

6.1.6 Measures to enhance the watercourse could include the removal of invasive species such as Floating Pennywort and Himalayan Balsam, the removal of fly-tipped waste, the removal of some areas of overshading vegetation, in addition to planting native marginal and in-channel vegetation.

6.1.7 To ensure the ecological value of these habitats is delivered, it is recommended that they be subject to long-term ecologically sensitive management.

Watercourses

6.1.8 **MM3 – Pollution Prevention.** In order to safeguard the watercourse from excess siltation that may occur during the construction works, it is recommended that consideration be given to temporary use of the below methods, as appropriate, depending upon local conditions at the time of works;



- Sedi-mats: These are products that can be placed on the bed of a watercourse downstream of works to trap sediment as water flows through them.
- Straw bales (with cages as required): A barrier of straw bales is placed downstream of works to help trap suspended sediment whilst allowing water through the bales. These will need to be anchored and regularly checked and as such may benefit from being placed in a cage to keep them together and securely placed. The use of this method will follow the below steps:
 - Straw bales will be installed in the channel before works commence;
 - Regular monitoring of the water quality downstream of the straw bales will be carried out;
 - Straw bales will be replaced as required before they become ineffective and a supply of these will always be kept on site;
 - Once the works are complete and no excess silt remains, straw bales can be removed from the channel.

6.1.9 In addition to the above, in order to safeguard the watercourse against any potential run-off or pollution events during construction, the following safeguards will be implemented:

- Storage areas for chemicals, fuels, etc. will be sited well away from the watercourse (minimum 10m), and stored on an impervious base within an oil-tight bund with no drainage outlet. Spill kits with sand, earth or commercial products approved for the stored materials shall be kept close to storage areas for use in case of spillages;
- Where possible, and with prior agreement of the sewage undertaker, silty water should be disposed of to the foul sewer or via another suitable form of disposal, e.g. tanker off-site;
- Water washing of tools, vehicles, etc. will be carried out in a contained area as far from the watercourse as practicable (minimum 10m), to avoid contamination; and
- Refuelling of plant will take place in a designated area, on an impermeable surface, away from the watercourse (minimum 10m).

Bats

- 6.1.10 **MM4 – Update Survey.** Should any considerable time (e.g. >2 years) elapse between the survey work detailed above and any development works, a further survey of the trees and structures with potential to support roosting bats should be undertaken prior to the commencement of works to confirm that the suitability of these features has not changed.
- 6.1.11 **MM5 – Felling of Trees Supporting Bat Roosting Potential.** Tree T2, T3 & T11-T13, which will be lost to the proposals, have been identified as providing low suitability to support roosting bats. Felling of these trees will therefore be undertaken under an ecological watching brief, and immediately preceded by detailed inspections using endoscopes / torches as necessary to inspect any potential roosting features. Should no evidence be recorded, felling will be carried out using the 'soft-felling' technique, whereby sections of the trees will be cut and lowered to the ground, followed by leaving the felled sections on the ground for a period of at least 24 hours.
- 6.1.12 If any evidence for the presence of roosting bats is recorded, works on that tree will be suspended and consideration will be given to the need to undertake works under a



European Protected Species (EPS) development licence, and a licence application will be made to Natural England as required.

6.1.13 MM6 – Culvert Safeguards. The culvert present at the south-west of the site has been assessed to provide high suitability to support roosting bats in addition to being of elevated suitability to support hibernating bats. This feature is understood to be fully retained such that should any roosting or hibernating bats be present, they will not be directly impacted by the proposals, albeit a number of measures are recommended to ensure that should any roosting bats be present, they will remain unaffected during the construction and operational phases of the proposed development;

- **Sensitive timing of works** – No percussive works will take place within 20m of the culvert during the maternity (May – August inclusive) or hibernation seasons and (November – February inclusive) to avoid disturbing bats when they are at their most sensitive;
- **Sensitive construction lighting** – No lighting shall be directed at the culvert or associated watercourse; and
- **Access** – The entrance to the culvert will remain unobstructed to allow any bats which may be roosting within to continue to access this feature.

6.1.14 MM7 – Sensitive Lighting. Light-spill onto retained and newly created habitat, in particular the retained culvert, watercourse, woodland, trees and wildflower grassland (especially along the south-western and north-western boundary and at the culvert), will be minimised in accordance with good practice guidance²⁸ to reduce potential impacts on light-sensitive bats (and other nocturnal fauna). This may be achieved through the implementation of a sensitively designed lighting strategy, with consideration given to the following key factors:

- **Light exclusion zones** – ideally no lighting should be used in areas likely to be used by bats. Light exclusion zones or ‘dark buffers’ may be used to provide interconnected areas free of artificial illumination to allow bats to move around the site;
- **Appropriate luminaire specifications** – consideration should be given to the type of luminaires used, in particular luminaries should lack UV elements and metal halide and fluorescent sources should be avoided in preference for LED luminaries. A warm white spectrum (ideally <2,700K) should be adopted to reduce the blue light component;
- **Light barriers / screening** – new planting (e.g. hedgerows and trees) or fences, walls and buildings can be strategically positioned to reduce light spill;
- **Spacing and height of lighting units** – increasing spacing between lighting units will minimise the area illuminated and allow bats to fly in the dark refuges between lights. Reducing the height of lighting will also help decrease the volume of illuminated space and give bats a chance to fly over lighting units (providing the light does not spill above the vertical plane). Low level lighting options should be considered for any parking areas and pedestrian / cycle routes, e.g. bollard lighting, handrail lighting or LED footpath lighting;



- **Light intensity** – light intensity (i.e. lux levels) should be kept as low as possible to reduce the overall amount and spread of illumination;
- **Directionality** – to avoid light spill lighting should be directed only to where it is needed. Particular attention should be paid to avoid the upward spread of light so as to minimise trespass and sky glow;
- **Dimming and part-night lighting** – lighting control management systems can be used, which involves switching off / dimming lights for periods during the night, for example when human activity is generally low (e.g. 12.30 – 5.30am). The use of such control systems may be particularly beneficial during the active bat season (April to October). Motion sensors can also be used to limit the time lighting is operational.

Hedgehogs

6.1.15 **MM8 – Hedgehog Safeguards.** In order to safeguard Hedgehogs and other small mammals should they enter the site during construction works, the following measures will be implemented:

- A watching brief should be maintained for Hedgehog and other small mammals throughout any clearance works;
- Any piles of material already present on site, particularly vegetation / leaves, etc. and any areas of dense scrub or hedgerows, shall be dismantled / removed by hand and checked for Hedgehog prior to the use of any machinery / disposal;
- Any trenches left open overnight should be provided with a means of escape, e.g. gently graded ramp or a roughened plank, in order to allow animals to escape should they enter the trench. This is particularly important if the trench fills with water.
- Any material to be disposed of by burning, particularly waste from vegetation clearance and tree works, should not be left piled on site for more than 24 hours in order to minimise the risk of Hedgehogs occupying the pile. If this cannot be avoided, material should be stored within a container such as a skip to prevent animals from gaining access. Any material which has been stored on the ground overnight should be moved prior to burning to allow a thorough check for any animals which may have been occupying the pile;
- Any temporarily exposed open pipes or open drains should be blanked off at the end of each working day so as to prevent Hedgehogs gaining access as may happen when contractors are off-site;
- In the event that an injured Hedgehog is found, the animal should be wrapped carefully in a towel, the British Hedgehog Preservation Society (BHPS) phoned (01584 890 801) and the Hedgehog taken to a local vet immediately;
- To maintain connectivity throughout the site for Hedgehog and to allow access to suitable foraging habitat contained within residential gardens, small holes (13cm x 13cm minimum) should be created within garden fences or under gates.

Amphibians and Reptiles

6.1.16 **MM9 – Unexpected Discovery of Great Crested Newt.** In the unlikely event that Great Crested Newt are encountered, works will cease immediately and Aspect Ecology be



contacted for further advice. This is likely to involve an ecologist visiting the site and assessing the requirement for a Natural England mitigation licence to be in place.

- 6.1.17 **MM10 – Destructive Search.** The results of the survey results have not recorded the presence of reptiles within the site, whilst no records were returned from the wider landscape. Nevertheless, as a precautionary measure to minimise the risk of harm to reptiles should they colonise the site, a destructive search is proposed. The destructive search should be preceded by a toolbox talk by a suitably qualified ecologist and would involve cutting the grassland and tall ruderal habitats within the development footprint to a short height (~15cm) so as to encourage reptiles to disperse to suitable areas of retained / nearby habitat. This exercise should be carried out under a contractor watching brief during the active reptile season where practicable (generally March / April to September / October, depending on prevailing weather). Any potential refuge features, e.g. piles of rubble, heavy logs, brash piles, will be carefully disassembled. In the unlikely event that any reptiles are encountered, works will cease immediately and Aspect Ecology be contacted for further advice. This is likely to involve an ecologist visiting the site and assessing the requirement for the remainder of the works to be carried out under ecological supervision.

Nesting Birds

- 6.1.18 **MM11 – Timing of Works.** To avoid a potential offence under the relevant legislation, no clearance of suitable vegetation should be undertaken during the bird-nesting season (1st March to 31st August inclusive). If this is not practicable, any potential nesting habitat to be removed should first be checked by a competent ecologist in order to determine the location of any active nests. Any active nests identified would then need to be cordoned off (minimum 5m buffer) and protected until the birds have fledged. These checking surveys would need to be carried out no more than three days in advance of vegetation clearance.

Invasive Species

- 6.1.19 **MM12 – Invasive Species Safeguards.** Japanese Knotweed, Three-cornered Garlic, Floating Pennywort and Himalayan Balsam, which are listed on Schedule 9 Part II of the Wildlife and Countryside Act 1981, were recorded within the site. It is an offence to cause to grow in the wild, any plant listed on the schedule. As such, all relevant precautions should be taken when carrying out actions that could potentially spread these plants. The government has set out guidance on what can be considered 'causing to grow in the wild' within a response to the Schedule 9 review which states:

'We would expect that where plants listed in Schedule 9 are grown in private gardens, amenity areas etc., reasonable measures will be taken to confine them to the cultivated area so as to prevent their spreading to the wider environment and beyond the landowner's control. It is our view that any failure to do so, which in turn results in the plant spreading to the wild, could be considered as 'causing to grow in the wild' and as such would constitute an offence...Additionally, negligent or reckless behaviour such as inappropriate disposal of garden waste, where this results in Schedule 9 species becoming established in the wild would also constitute an offence.'

- 6.1.20 As such, it is recommended that a remediation strategy is sought from an invasive species specialist to ensure appropriate safeguards are put in place to eradicate these species from the site and prevent the spread their spread during the proposed development works.



Habitat Creation

- 6.2.2 **EE1 – New Planting.** It is recommended that where practicable, new planting within the site be comprised of native species of local provenance, including trees and shrubs appropriate to the local area. Suitable species for inclusion within the planting could include native trees such as Oak, Birch and Field Maple, whilst native shrub species of particular benefit would likely include fruit and nut bearing species which would provide additional food for wildlife, such as Blackthorn *Prunus spinosa*, Hawthorn, Crab Apple *Malus sylvestris*, Hazel and Elder. Where non-native species are proposed, these should include species of value to wildlife, such as varieties listed on the RHS' 'Plants for Pollinators' database, providing a nectar source for bees and other pollinating insects.

Off-site Invasive Species

- 6.2.3 **EE2 – Aquatic Invasive Species.** Floating Pennywort and Himalayan Balsam, which are listed on Schedule 9 Part II of the Wildlife and Countryside Act 1981, were recorded within the watercourse at the site, such that it is likely that these species are present downstream.
- 6.2.4 As such, it is recommended that where this watercourse enters council owned land located immediately downstream of the watercourse, and where access is available, that measures be put in place in line with MM12 to eradicate these species and enhance the watercourse within the local landscape.

Bats

- 6.2.5 **EE3 – Bat Boxes.** A number of bat boxes will be incorporated within the proposed development. The provision of bat boxes will provide new roosting opportunities for bats in the area such as Soprano Pipistrelle (Priority Species). So as to maximise their potential use, the bat boxes should ideally be situated on suitable retained trees, erected as high up as possible and sited in sheltered wind-free areas that are exposed to the sun for part of the day, facing a south-east, south or south-westerly direction. In addition, where architectural design allows, a number of integrated bat boxes / roost features should be incorporated into a proportion of the new build. The precise number and locations of boxes / roost features should be determined by a competent ecologist, post-planning once the relevant final development design details have been approved.

Hedgehog

- 6.2.6 **EE4 – Hedgehog Nest Domes.** It is recommended that Hedgehog nest domes be installed within sheltered areas, such as the existing or newly created hedgerows to provide suitable nesting and hibernation sites for this species. The Hedgehog nest domes should be positioned out of direct sunlight, in areas of dense vegetation.



Birds

- 6.2.7 **EE5 – Bird Boxes.** A number of bird nesting boxes are to be incorporated within the proposed development, thereby increasing nesting opportunities for birds at the site. Ideally, the bird boxes will have greater potential for use if sited on suitable, retained trees, situated as high up as possible. In addition, where architectural design allows, a number of integrated bird boxes should be incorporated into a proportion of the new build. The precise number and locations of boxes should be determined by a competent ecologist, post-planning once the relevant final development design details have been approved.

Invertebrates

- 6.2.8 **EE6 – Habitat Piles.** A proportion of any deadwood arising from vegetation clearance works should be retained within the site in a number of wood piles located within areas of new planting or areas of wildflower grassland in order to provide potential habitat opportunities for invertebrate species, which in turn could provide a prey source for a range of other wildlife. In addition, the provision and management of new native landscape planting will likely provide additional opportunities for invertebrates at the site in the long term.
- 6.2.9 **EE7 – Nectar Source.** The wildflower mix will include Fescues *Festuca* spp. Bents *Agrostis* spp. and Meadow Grasses *Poa* spp., which will provide a larval food source for Small Heath and Wall butterflies (Priority Species).
- 6.2.10 **EE8 – Invertebrate Hotels.** It is recommended that a number of invertebrate hotels be incorporated within the proposed development thereby increasing nesting opportunities for declining populations of non-swarmed solitary bee populations and to benefit other invertebrates. Ideally, invertebrate hotels should be sited on the southern aspect of suitable trees / posts and located at least 1m off the ground. The invertebrate hotels should be unobstructed by vegetation, though within close vicinity of nectar and pollen sources.





STREETSCENE A

Plot 4

Plots 5-7

Plots 8-9

Plots 10-12

Plots 13-15

Plot 20



SITE LAYOUT KEY - NTS



STREETSCENE B

Plot 21

Plots 35-36

Plots 33-34

Plots 37-38

Plots 39-41

Plots 42-43

Plots 44-45

Plots 46-47



STREETSCENE C

Plot 52

Plots 53-54

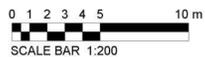
Plots 55-56

Plots 57-58

Plots 59-60

Plots 28-29

Plot 27



SCALE BAR 1:200

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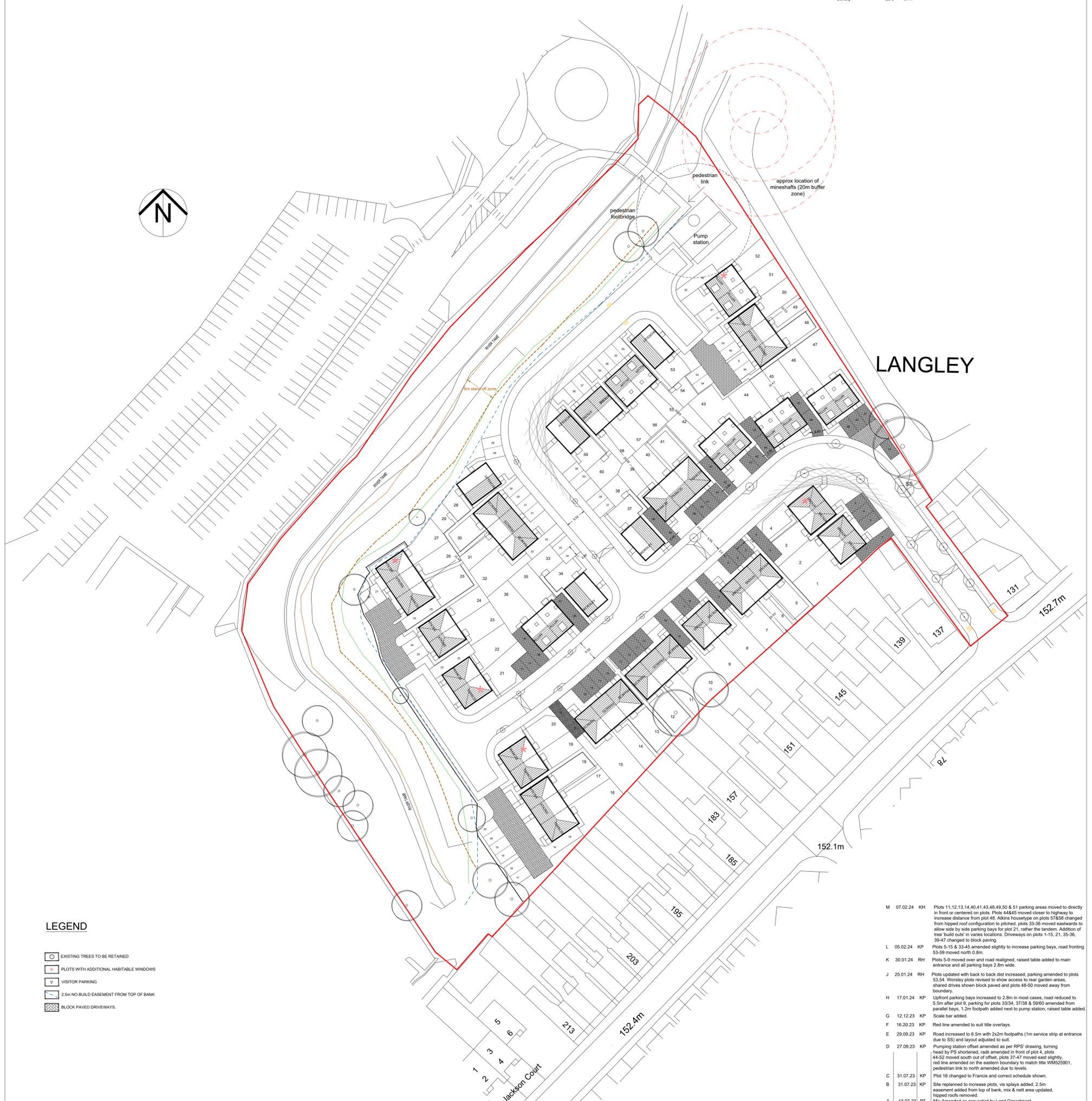
TITFORD ROAD
OLDBURY
PROPOSED STREETSCENES

drawn by: KP	checked: -	scale: 1:200	date: 05.10.23	revision: A
Certificate Number: 15907 ISO 9001 ISO 14001		drawing no: SKM241-SS-01		

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ACCOMMODATION SCHEDULE

House type	Number	SqFt	Bed Nos.	Total SqFt	Mid	End	Det	Total
Worsley GF	5	538	1	2690			5	5
Worsley FF	5	667	1	3335			5	5
Adins	20	753	2	15060	4		16	20
Francis	18	862	3	15516	4		14	18
Alum	12	1117	4	13404			12	12
TOTAL	60			50205				60
Nett Area	2.89	Acre						
Coverage	17,372	sqft/Acre						
Density	20.9	UVA						

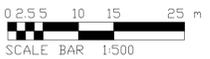


LANGLEY

LEGEND

- EXISTING TREES TO BE RETAINED
- PLOTS WITH ADDITIONAL HABITABLE WINDOWS
- VISITOR PARKING
- 2.5m NO BUILD EASEMENT FROM TOP OF BANK
- BLOCK PAVED DRIVEWAYS

- M 07.02.24 KH Plots 11, 12, 13, 14, 40, 41, 43, 46, 49, 50 & 51 parking areas moved to directly in front or centered on plots. Plots 44&45 moved closer to highway to increase distance from plot 48. Adins house type on plots 57&58 changed from hipped roof configuration to pitched; plots 33-36 moved eastwards to allow side by side parking bays for plot 21, rather the tandem. Addition of tree 'build outs' in various locations. Driveways on plots 1-15, 21, 35-36, 39-47 changed to block paving.
- L 05.02.24 KP Plots 5-15 & 33-45 amended slightly to increase parking bays, road fronting 53-59 moved north 0.8m.
- K 30.01.24 RH Plots 5-9 moved over and road realigned, raised table added to main entrance and all parking bays 2.8m wide.
- J 25.01.24 RH Plots updated with back to back dist increased, parking amended to plots 53,54. Worsley plots revised to show access to rear garden areas, shared drives shown block paved and plots 48-50 moved away from boundary.
- H 17.01.24 KP Upfront parking bays increased to 2.8m in most cases, road reduced to 5.5m after plot 9, parking for plots 33/34, 37/38 & 59/60 amended from parallel bays, 1.2m footpath added next to pump station, raised table added.
- G 12.12.23 KP Scale bar added.
- F 16.20.23 KP Red line amended to suit title overlays.
- E 29.09.23 KP Road increased to 6.5m with 2x2m footpaths (1m service strip at entrance due to SS) and layout adjusted to suit.
- D 27.09.23 KP Pumping station offset amended as per RPS' drawing, turning head by PS shortened, radii amended in front of plot 4, plots 44-52 moved south out of offset, plots 37-47 moved east slightly, red line amended on the eastern boundary to match the WMS25901, pedestrian link to north amended due to levels.
- C 31.07.23 KP Plot 16 changed to Francis and correct schedule shown.
- B 31.07.23 KP Site replanned to increase plots, vis splay added, 2.5m easement added from top of bank, mix & nett area updated, hipped roofs removed.
- A 13.07.23 PT Mix Amended as requested by Land Department



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COUNTRYSIDE
Places People Love

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site:
Tiford Road, Oldbury

title:
Proposed Layout

scale: @A1	1:500	drawn by:	PT
date:	JULY2023	checked:	RB/DF
drawing no:	PL-02		
sheet no:		revision:	M