



Regulation 19 Representation – Land North of Harriotts Hayes Lane, Codsall Wood

For: Boningale Homes Ltd

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Contact Details:

Enzygo Ltd. (Bristol Office)
The Byre
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA

tel: 01454 269237
email: kara.davies@enzygo.com
www: enzygo.com

Local Plan Review Regulation 19 Land North of Harriotts Hayes Lane, Codsall Wood Representation

Project:	Local Plan Review Regulation 19 Representation
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Author:	Kara Davies Senior Planning Consultant Rowan Scott Graduate Planner Millie Croft Assistant Environmental Planner
Reviewer:	Murray Graham Associate Director

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1.0 Introduction

1.1 Introduction

1.1.1 This representation to the South Staffordshire Local Plan Review Regulation 19 consultation has been prepared by Enzygo Ltd. on behalf of Boningle Homes Ltd. Boningle Homes have different land interests across the South Staffordshire District.

1.1.2 This representation contains information relating to the following land parcel:

- BH030 Harriotts Hayes Lane (SHELAA Site Reference Site 685a)



Figure 1: Aerial View of site (Site denoted by red line)

2.0 Site Context

2.1 Site Location

2.1.1 The site is located in a parcel undeveloped grassland to the north of Harriotts Hayes Lane, nr. Postcode WV8 1RG. The site is centred at grid reference X: 384388 Y: 305244 (see Figure 2 below for site location).



Figure 2: Site Location (site denoted by red line)

3.0 Site Characteristics

3.1 Flood Risk

3.1.1 The site is located in Flood Zone 1 (low risk of fluvial flooding) as illustrated in the Environment Agency’s online flood map records (see Figure 3). The immediate surrounding area is also located within Flood Zone 1. The site and surrounding area are not at risk of surface water flooding based on Environment Agency surface water flood risk maps (Figure 4). There are no known drainage constraints which would form insurmountable barriers to the delivery of this site subject to detailed design and consideration of infrastructure capacity.



Figure 3: Environment Agency Flood Risk Map (Rivers and Sea)

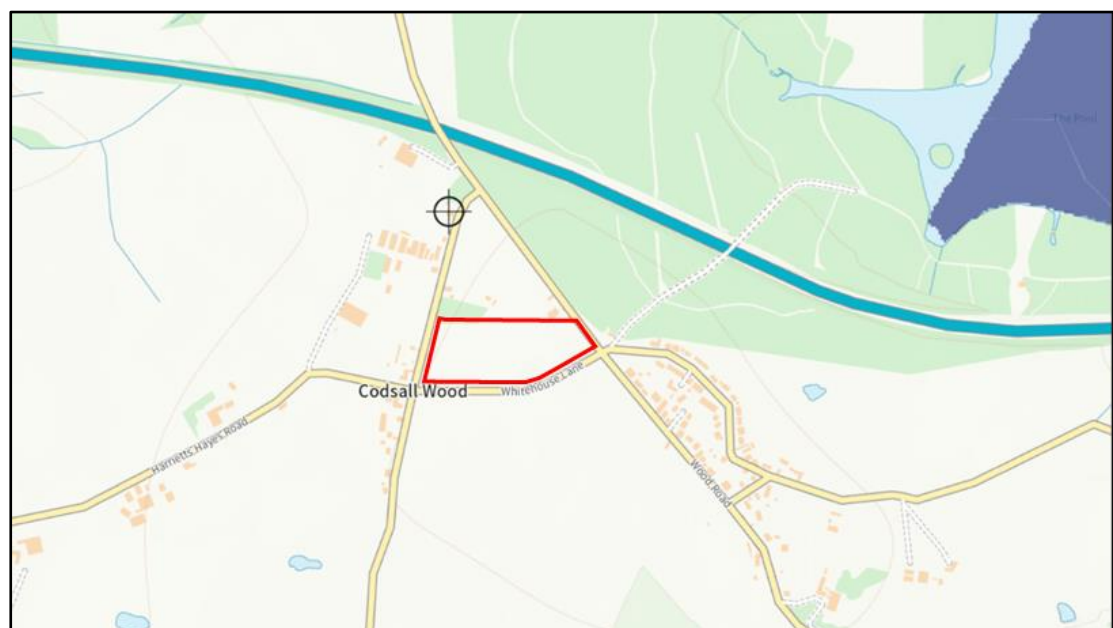


Figure 4: Environment Agency Surface Water Flood Risk Map

3.2 Ecology

3.2.1 The site is not subject to any ecological designations, nor are there any within a 1km buffer of the site. The closest statutory ecological designation, Big Hyde Rough Site of Special Scientific Interest (SSSI), lies approx. 3.4km northeast of the site (Figure 5).

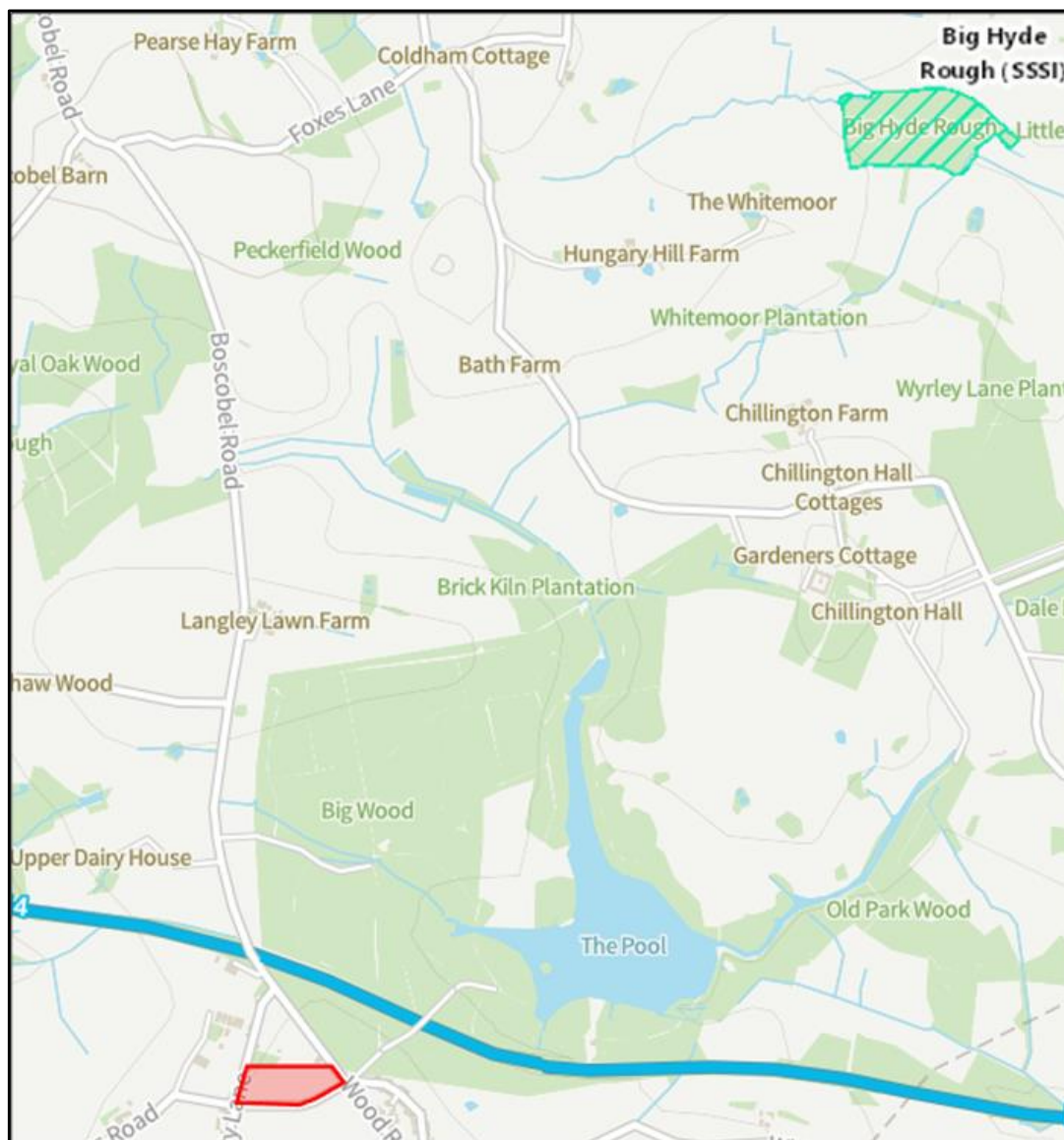


Figure 5: Map of Ecological Designations

3.3 Heritage

3.3.1 The site is not within a Conservation Area. There are no listed buildings or other defined heritage assets within the boundary however, there are 6 listed buildings within a 1km buffer of the site. 'The Hillington Park and Garden' (Grade II*) is located immediately northeast of the site and a scheduled monument, 'Moated site at Wood Hall Farm' lies c. 0.85km southeast of the site (Figure 6).

3.3.2 The listed buildings closest to the site are:

- Chastleton (Grade II) – located to the immediate west of the site’s western boundary;
- Harriot’s Hayes (Grade II) – approx. 0.6km east of the site; and
- Pendrell Hall (Grade II) – approx. 0.68km west of the site

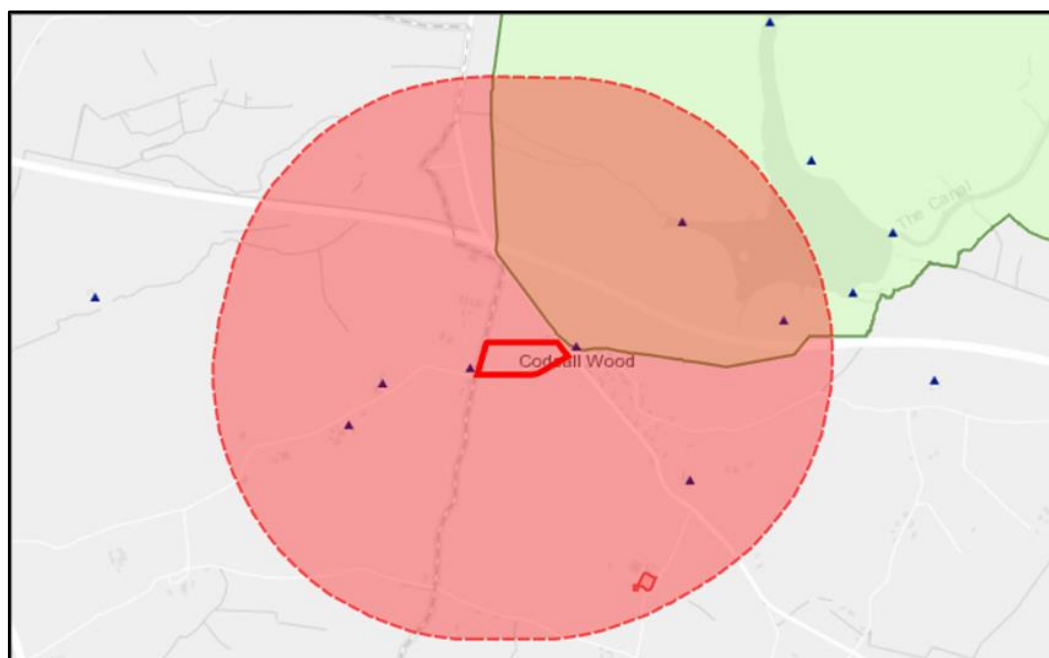


Figure 6: Historic England Map
(site denoted by red line and listed buildings denoted by blue triangles)

3.4 Agricultural Land Classification

3.4.1 The map from Natural England (Figure 7) shows the site to be Grade 3 (good to moderate quality agricultural land); the wider area falls within Grade 3 with areas of Grade 2.

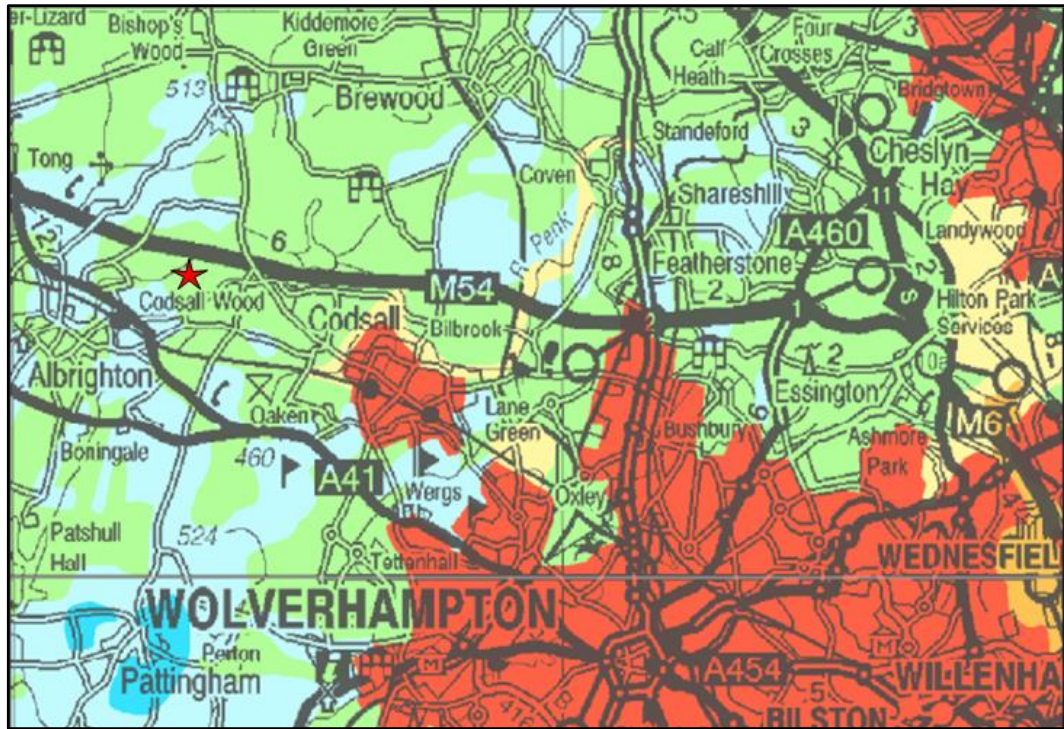


Figure 7: Extract: Natural England - Agricultural Land Classification Map
(site denoted by red star)

3.5 Topography

3.5.1 The site gently rises from approx. 140m AOD in the west to 153m AOD in the east. Due to this gentle rise in land, it is considered that the development of the site is not constrained by topography.

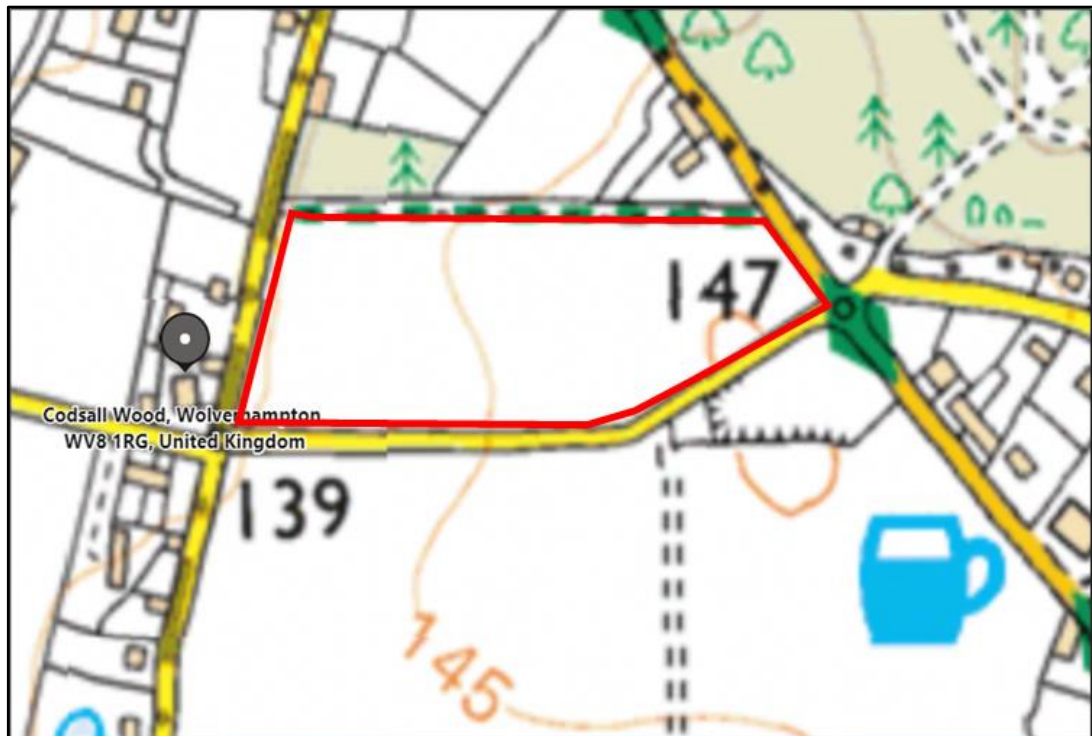


Figure 8: Extract – Ordnance Survey Map

3.6 Landscape And Visual Impact

- 3.6.1 The site is screened to the north by an existing hedgerow, beyond which are a cluster of trees to the northwest of the site. This existing vegetation screens the site from 'Yewtree Cottage' located c. 600m north of the site. A hedgerow also bounds the site to the south, offering screening to Harriotts Hayes Lane.
- 3.6.2 There are a number of existing residential properties located east of the site alongside isolated farmsteads and properties to the north, beyond the hedgerow such as 'Parkside Farm'. Although, the intervening vegetation appears to screen the site and limit viewpoints from these properties.
- 3.6.3 The Chillington Park and Garden (Grade II* Listed) lies to the immediate northeast of the site and therefore must be protected.

3.7 Public Rights of Way (PRoW)

- 3.7.1 There are no PRoWs which traverse the site itself. The Codsall 11 (Footpath) runs on the northern site boundary connecting Wood Road to Country Lane (Figure 9).

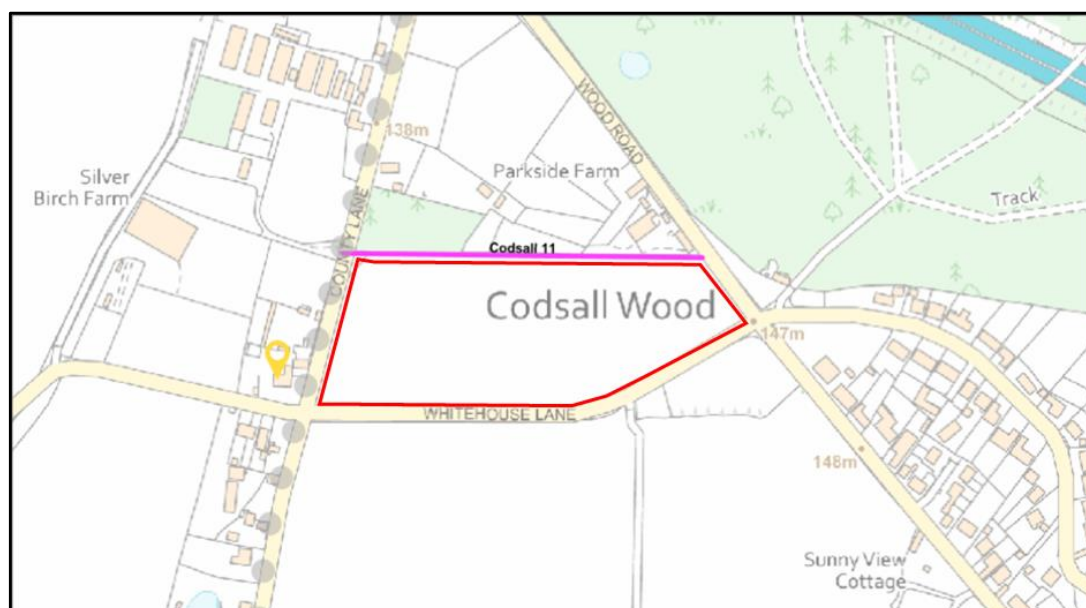


Figure 9: Extract – South Staffordshire Public Rights of Way Map

3.8 Proximity to Local Facilities

- 3.8.1 The distance people need to travel in order to reach employment, facilities and services will inevitably affect the mode of travel and the sustainability of a location.
- 3.8.2 In regard to this site, the nearest village centre is that of Codsall, located approximately 3.0km southeast of the site. Wolverhampton city centre lies approx. 6.0km southeast of the site.

3.8.3 There are a small number of local facilities within the immediate vicinity of the site. St Peter's Church is circa. 0.45km south of the site, located on Whitehouse Lane. Further local facilities include The Pendrell Arms public house c. 0.35km southwest of the site and Ledene Golf Centre c. 0.7km to the south.

3.8.4 The village of Codsall features a variety of public amenities, including the Codsall Village Hall, Codsall Leisure Centre, Codsall Community High School and Codsall Railway Station.

3.9 Public Transport

3.9.1 Codsall Railway Station lies approx. 2.7km southeast of the site and Albrighton Railway Station lies approx. 2.5km west of the site, offering direct routes into Wolverhampton City.

3.10 Greenbelt

3.10.1 The site is located within the West Midlands Green Belt.

4.0 Local Plan Review Context and Spatial Strategy

4.1 Spatial Strategy (Regulation 19 Local Plan Review Context)

- 4.1.1 The Regulation 19 Publication LP does not include any allocations next to Tier 5 settlements such as Codsall Wood.
- 4.1.2 The location of the site near to the settlement offers an opportunity for a proportionately sized allocation that respects the scale, character and local distinctiveness of its surroundings. This could help to deliver rural housing needs in the early stages of the plan period where no brownfield sites are currently available. The size of the land parcel also offers the potential for additional greenbelt compensation measures.
- 4.1.3 The site may also qualify under Policy HC6 'Rural Exception Sites' of the local plan, subject to consideration of affordable housing needs, being located near to the settlement edge of Codsall Wood.

4.2 Capacity, Suitability and Availability

- 4.2.1 The representation site area is approximately 3.487 hectares.
- 4.2.2
- 4.2.3 This section of the representation has demonstrated that the site is not known to be unduly constrained in terms of topography, ecology, flood risk or heritage.
- 4.2.4 The site is available for development now.

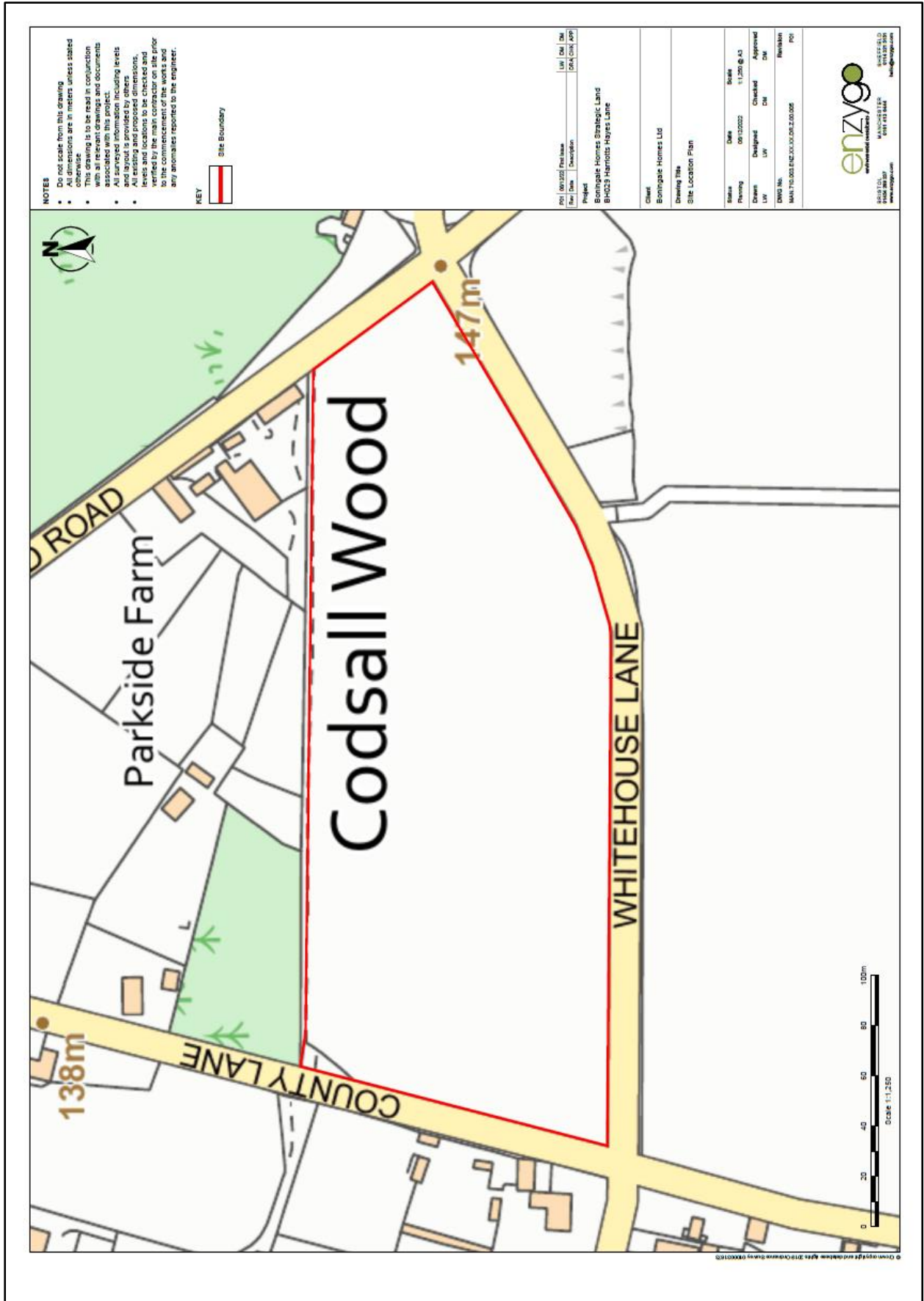
5.0 Conclusion

5.1 Summary

- 5.1.1 The site is located on a parcel of undeveloped grassland to the north of Harriotts Hayes Lane, and well defined by County Lane to the west, Whitehouse Lane to the south and Wood Road to the east. The northern boundary is enclosed by mature hedge.
- 5.1.2 This representation has demonstrated that the site is not known to be unduly constrained in terms of topography, ecology, flood risk or heritage.
- 5.1.3 There is a direct link to the site via PRoW 11 along the hedgerow. Development of the site would require consideration of new pedestrian footpath along the existing highway, in consultation with the Highways Authority.
- 5.1.4 To the immediate west of the site are residential dwellings located on County Lane, and the north of the settlement of Codsall Wood forming the settlement edge to the south east of the site. There are a number of public amenities in the vicinity of the site. St Peter's Church lies approximately 50m to the south east of the site, and the Pendrell Arms and Pendrell Hall venue. Further amenities and facilities can be found in Codsall approx. 2.2 km to the south east.
- 5.1.5 The site provides an opportunity to deliver some of the sustainable growth for Tier 5 settlements such as Codsall Wood. This is especially true for affordable housing.
- 5.1.6 Taking other constraints into account, and as evidenced above, the site is considered potentially suitable as an allocation for residential development in the local plan.

6.0 Appendices

Appendix 1 : Site Location Plan





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BRISTOL OFFICE

The Byre
Woodend Lane
Cromhall
Gloucestershire GL12 8AA
Tel: 01454 269 237

SHEFFIELD OFFICE

Samuel House
5 Fox Valley Way
Stocksbridge
Sheffield S36 2AA
Tel: 0114 321 5151

MANCHESTER OFFICE

Ducie House
Ducie Street
Manchester
M1 2JW
Tel: 0161 413 6444

Please visit our website for more information.

enzygo.com