



## Regulation 19 Representation – Land North of Whitehouse Lane, Codsall Wood

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**For: Boningale Homes Ltd**

Report No. MAN.710.003.PL.002



## Contact Details:

Enzygo Ltd. (Bristol Office)

The Byre

Woodend Lane

Cromhall

Gloucestershire

GL12 8AA

tel: 01454 269237

email: [kara.davies@enzygo.com](mailto:kara.davies@enzygo.com)

www: [enzygo.com](http://enzygo.com)

# Local Plan Review Regulation 19 Land North of Whitehouse Lane, Codsall Wood Representation

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| Project:  | Local Plan Review Regulation 19 Representation   |
| For:      | Boningle Homes Ltd.  |
| Status:   | FINAL V2   |
| Date:     | December 2022  |
| Author:   | Kara Davies <b>Senior Planning Consultant</b><br>Rowan Scott <b>Graduate Planning Consultant</b><br>Millie Croft <b>Assistant Environmental Consultant</b> |
| Reviewer: | Murray Graham <b>Associate Director</b>  |

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Registered Office: Gresham House, 5-7 St. Pauls Street, Leeds, England, LS1 2JG

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## **1.0 Introduction**

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### **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:

- BH028 Whitehouse Lane (SHELAA Site Reference Site 106)

## 2.0 Site Context

### 2.1 Site Location

2.1.1 The site is located within a parcel of undeveloped grassland off Whitehouse Lane, nr. Postcode WV8 1QS. The site is centred at grid reference X: 385010 Y: 305126 (See Figure 1 below for site location).

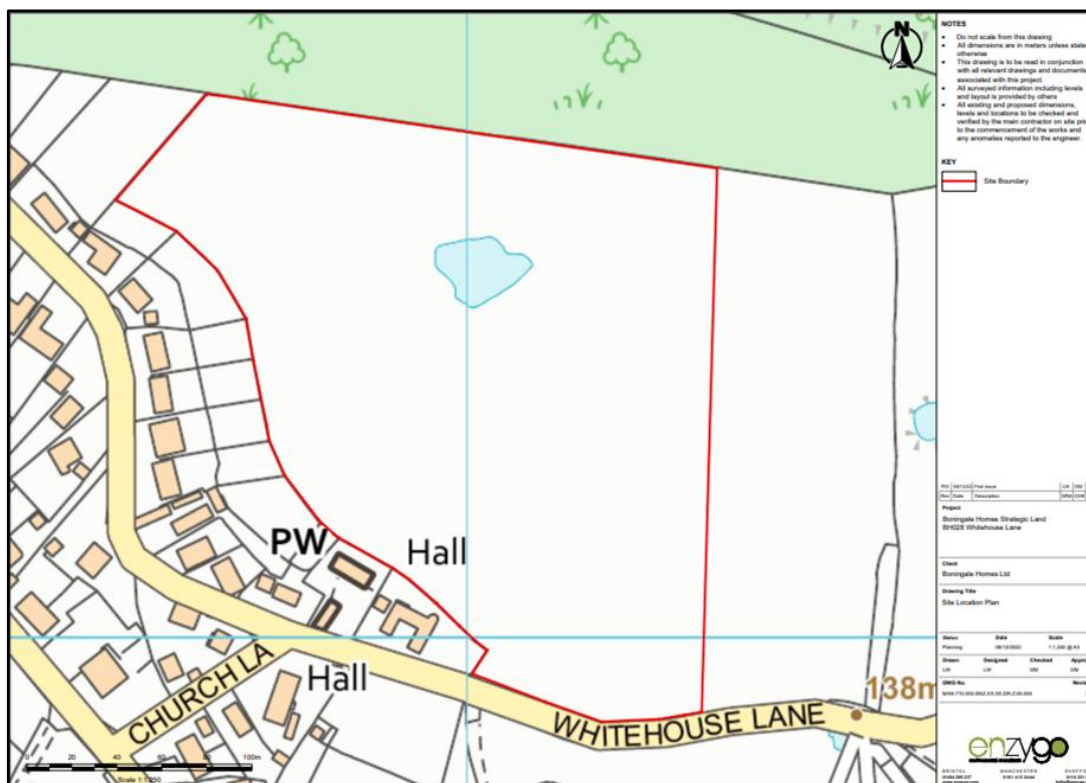


Figure 1: Site Location (site denoted by red line)



### 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 risk map records (see Figure 2). The centre of the site features a field pond, which is identified as being within Flood Zone 2.

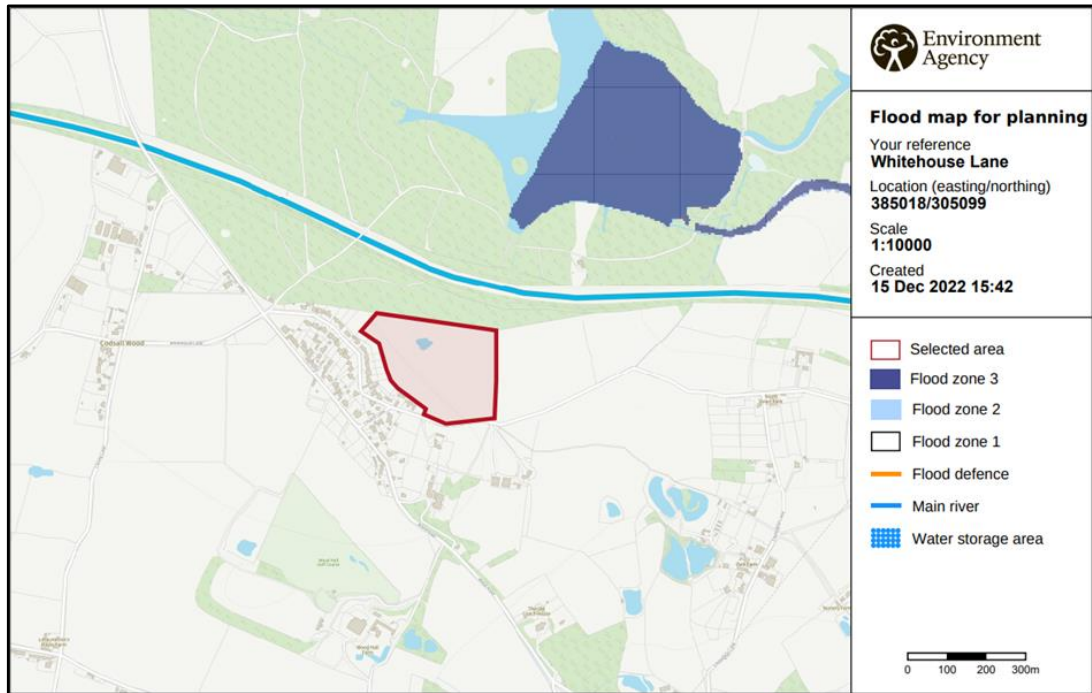


Figure 2: Environment Agency Flood Risk Map (Rivers and Sea)

3.1.2 The Environment Agency’s surface water flood map shows that the site is not at risk of surface water flooding (Figure 3).

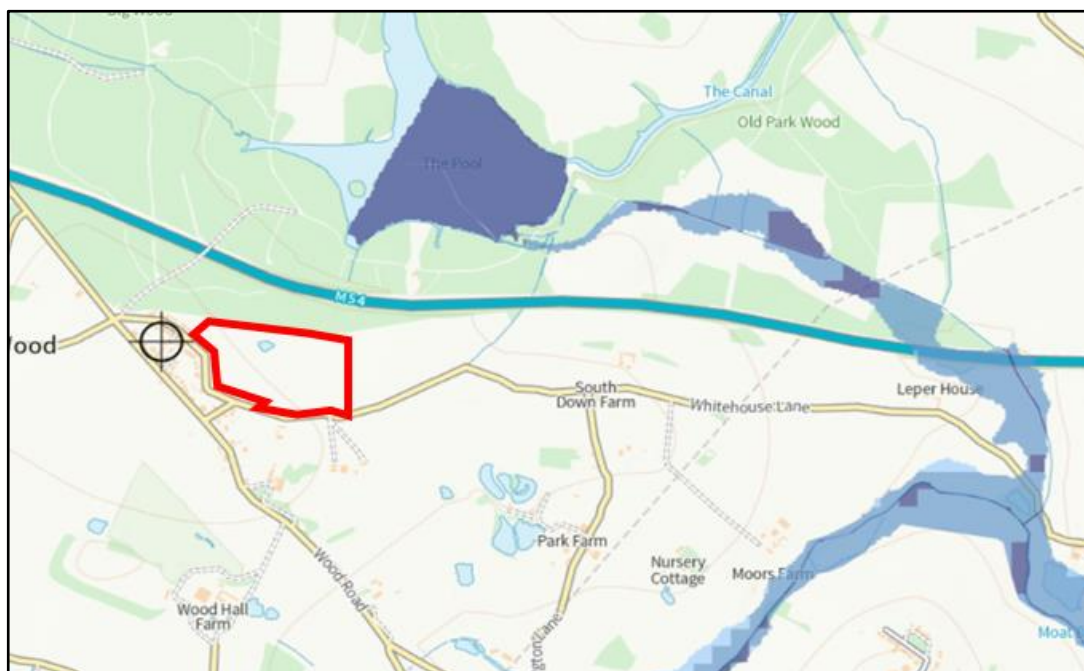


Figure 3: Environment Agency Surface Water Flood Risk Map

### 3.2 Ecology

- 3.2.1 The site is not subject to ecological designations, nor are there any within a 1km buffer of the site (Figure 4).
- 3.2.2 There are a cluster of trees located within the centre of the site, bounding the field pond. A dense woodland, 'Big Wood', lies to the immediate north of the site and 'The Pool' lies beyond this, within the Grade II\* Registered Park and Garden designation.
- 3.2.3 The Big Hyde Rough Site of Special Scientific (SSSI) interest lies approximately 3.4km northeast of the site.

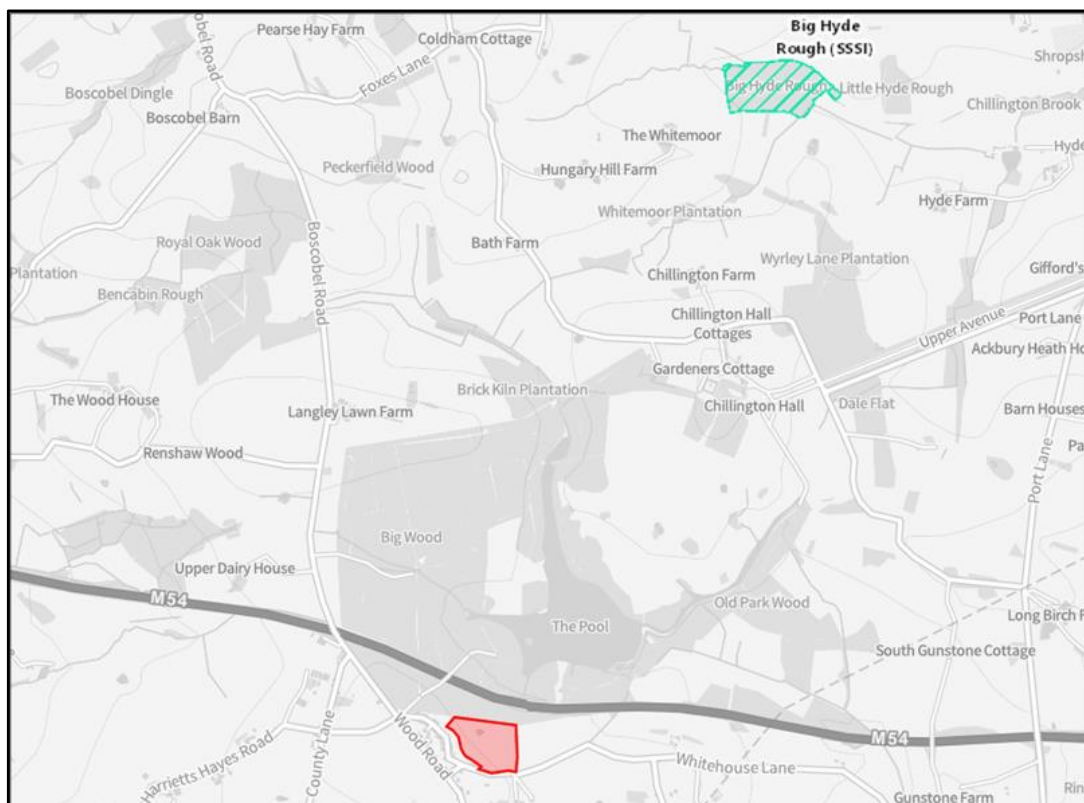


Figure 4: Map of Ecological Designations

### 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 site boundary however, there are 10 listed buildings within a 1km buffer of the site. Chillington Registered Park and Garden' (Grade II\*) is located immediately north of the site and a scheduled monument, 'Moated site at Wood Hall Farm' lies c. 0.6km south of the site (Figure 5).
- 3.3.2 The listed buildings closest to the site are:
- Pendrell Hall (Grade II) – approx. 0.21km south of the site;
  - Chillington Park Lodge (Grade II) – approx. 0.47km west of the site;
  - The Grecian Temple (Grade I) – approx. 0.3km northeast of the site; and
  - Chastleton (Grade II) – approx. 0.65km west of the site.



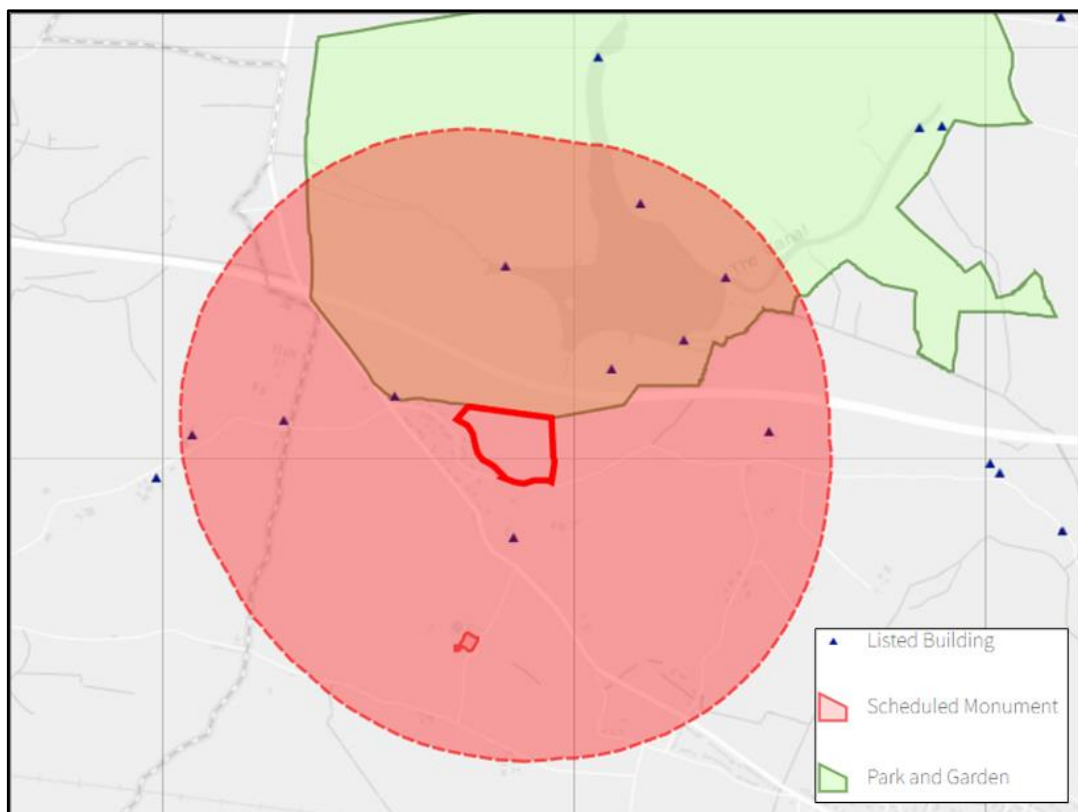


Figure 5: Heritage assets (site denoted by red line)

### 3.4 Agricultural Land Classification

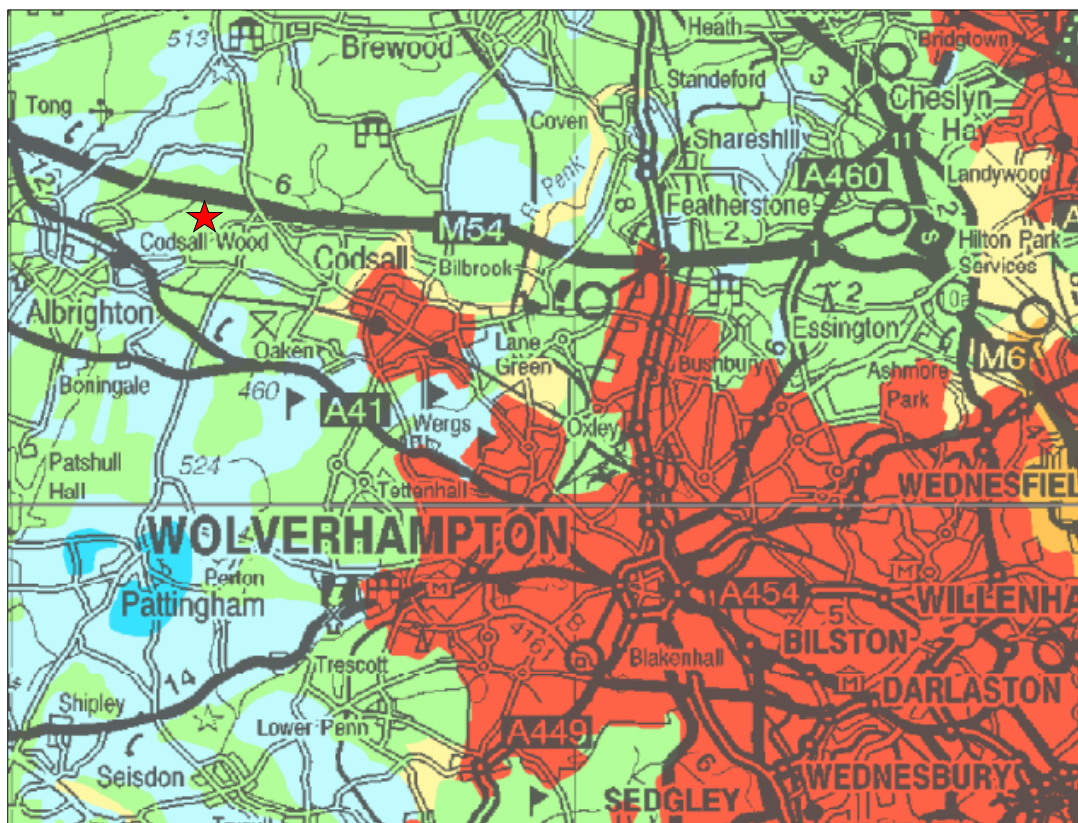


Figure 6: Extract: Natural England - Agricultural Land Classification Map  
(site denoted by red star)

- 3.4.1 The map from Natural England (Figure 6) 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.

### 3.5 Topography

- 3.5.1 The site is largely flat, with a gentle rise of approximately 10m from 135m AOD in the east to 145m AOD in the west. Therefore, it is considered that the development of the site is not constrained by topography.

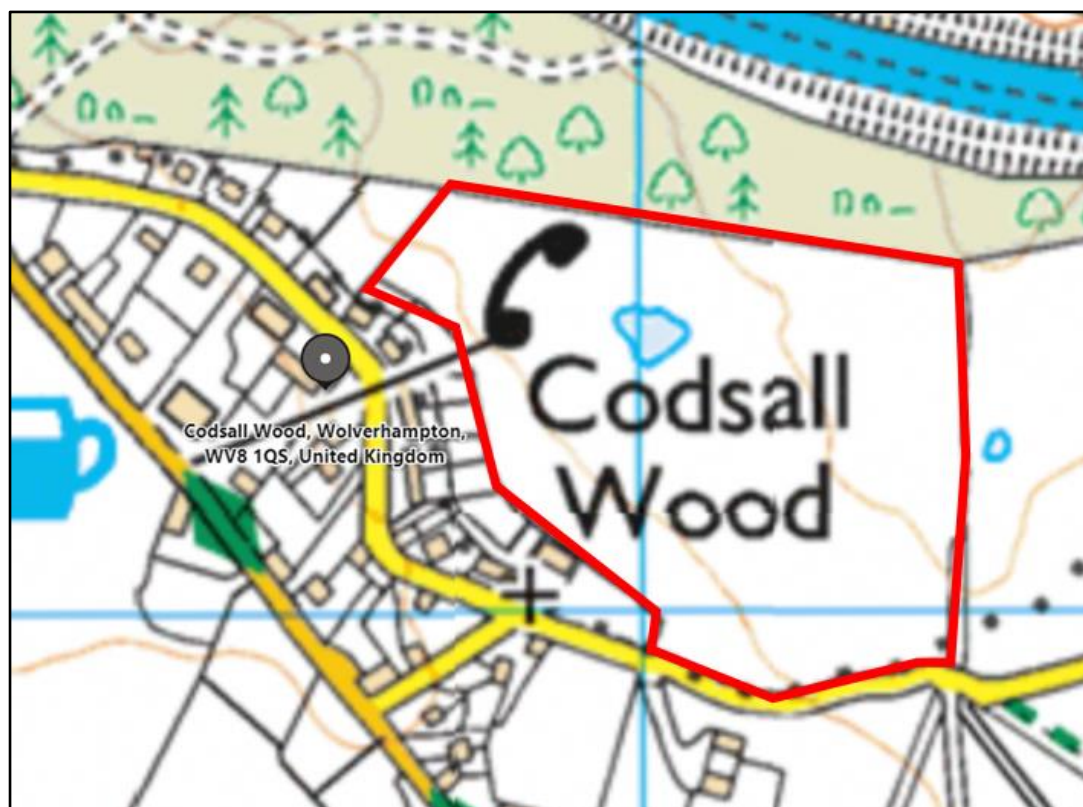


Figure 7: Extract – Ordnance Survey Map

### 3.6 Landscape and Visual Impact

- 3.6.1 The site is well screened to the north by a dense woodland, Big Wood, which lines the northern site boundary. This woodland offers screening of the site from the adjacent M54 road and the listed Chillington Park and Garden.
- 3.6.2 The eastern site boundary is lined with mature trees, acting as an intervening feature with the neighbouring field parcel. Intermittent trees and a hedgerow are present on the western site boundary next to the settlement edge of Codsall Wood and along White House Lane to the south.
- 3.6.3 There are a number of existing residential properties located to the west of the site, on the settlement edge of Codsall Wood. There are also isolated farmsteads and properties to the south of the site, such as 'The Cottage' and 'Upper Park Farm', although views from these

properties are expected to be more limited due to intervening vegetation within the landscape.

- 3.6.4 The relationship with the residential properties would need to be carefully considered within an appropriate scheme design and landscape strategy. The size of the land parcel offers the potential for suitable set-backs, spaces and boundary treatments to be considered as part of the design process.

### 3.7 Public Rights of Way (PRoW)

- 3.7.1 There are no PRoWs which traverse the site itself. The Codsall 10 (Footpath) runs southeast of the site, from the southern boundary. The Codsall 11 (Footpath) lies to the northwest of the site connecting Wood Road to Country Lane (Figure 8).

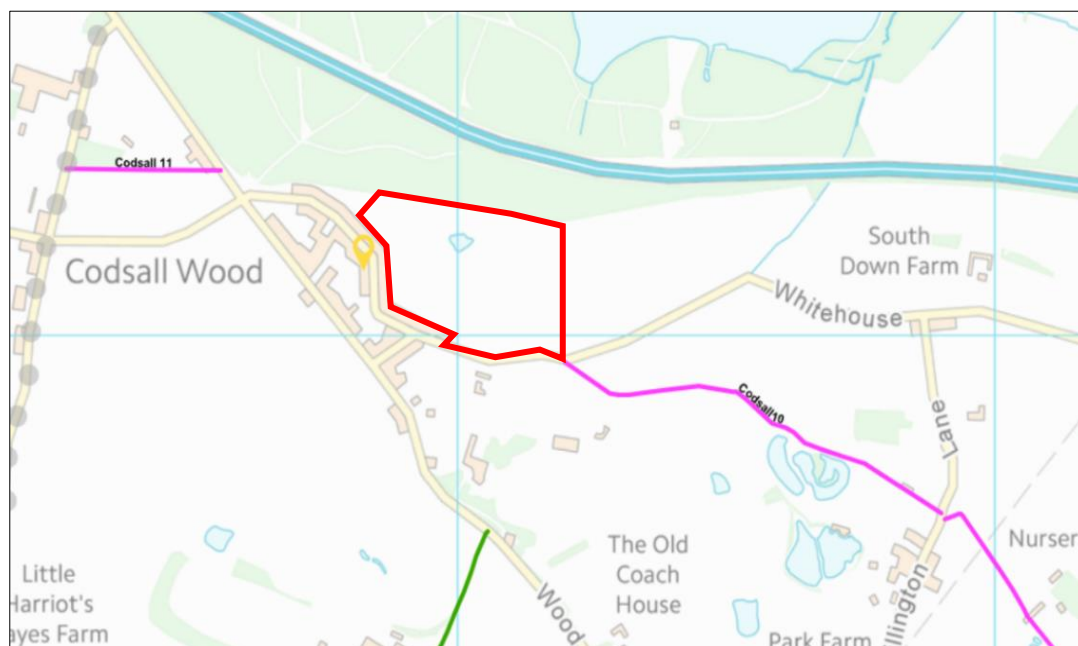


Figure 8: Extract - Staffordshire County Council Public Rights of Way Map

### 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 village centre of Codsall lies approximately 2.5km to the southeast. Wolverhampton city centre lies circa. 8.6km southeast.
- 3.8.3 There are a small number of local facilities within the immediate vicinity of the site. St Peter's Church is circa. 40m south of the site, located on Whitehouse Lane. Further local facilities include The Pendrell Arms public house c. 0.1km southwest of the site and Ledene Golf Centre c. 0.6km to the southwest.
- 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. 2.1km southeast of the site and Albrighton Railway Station lies approx. 3.0km west of the site, offering direct routes into Wolverhampton City.

3.9.2 There are no bus stops present within the immediate vicinity of the site.

### **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**

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### **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 directly adjacent to the settlement edge of Codsall Wood.

### **4.2 Capacity, Suitability and Availability**

- 4.2.1 The representation site area is approximately 4.785 hectares.
- 4.2.2 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.
- 4.2.3 The site is available for development now.

## 5.0 Conclusion

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### 5.1 Summary

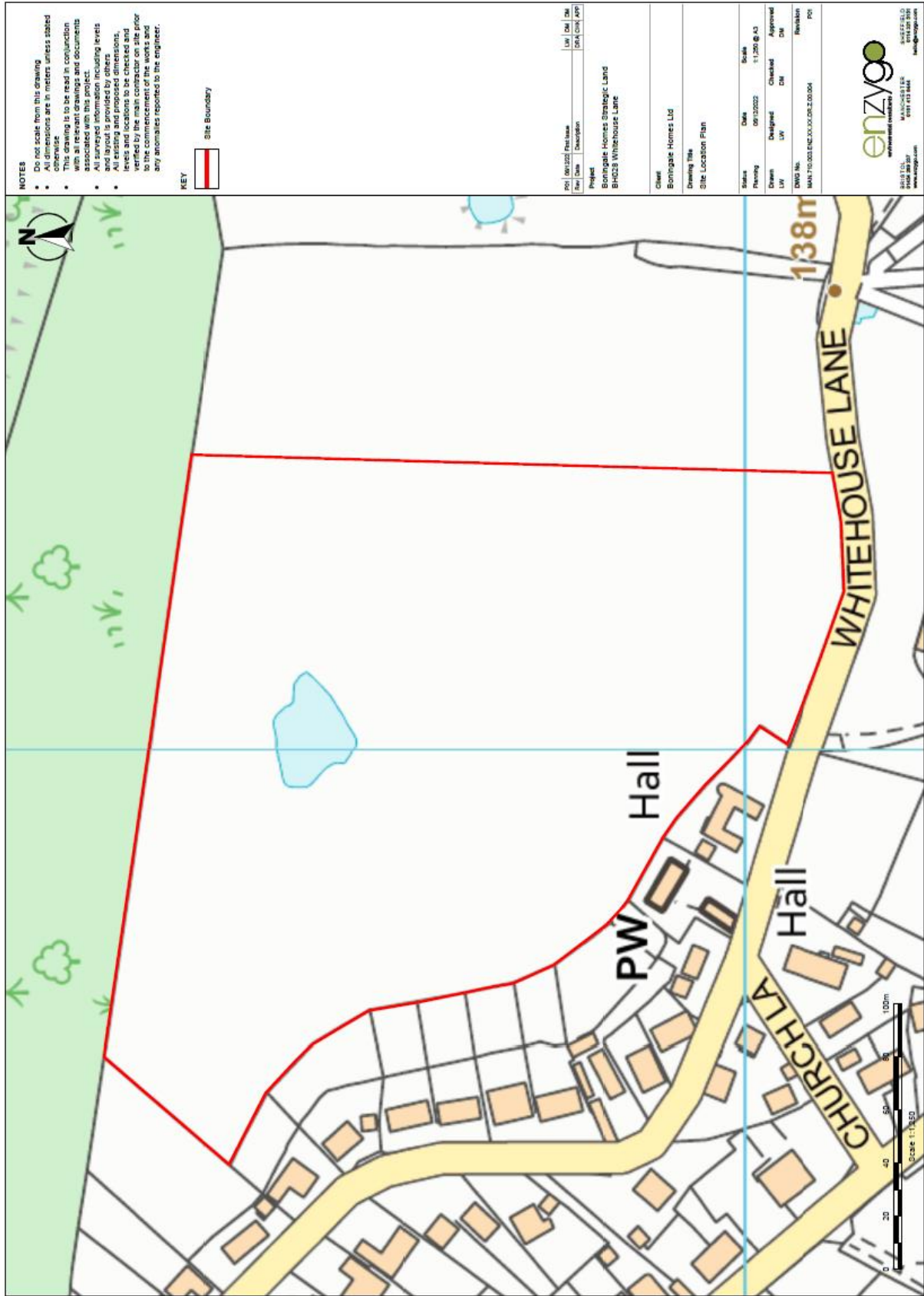
- 5.1.1 The site is located on a parcel of land the north of Whitehouse Lane and to the immediate east of the settlement of Codsall Wood.
- 5.1.2 The site is located entirely within Flood Zone 1, so is considered to have a low probability of fluvial flooding. The site is not shown to be at risk of surface water flooding based on Environment Agency surface water flood risk maps.
- 5.1.3 The site is not subject to any statutory ecological designations, nor are there any within a 1km buffer. There are no listed buildings or other designated heritage assets within the site boundary, there are however 10 listed buildings within a 1km buffer of the site and 'Chillington Registered Park and Garden' (Grade II\*) is located directly to the north of the site.
- 5.1.4 No PRoW traverse the site itself. Codsall 10 (Footpath) runs southeast of the site, from the southern boundary.
- 5.1.5 The site is located within the West Midlands Green Belt.
- 5.1.6 There are a small number of local facilities within the immediate vicinity of the site. St Peter's Church is circa. 40m south of the site, located on Whitehouse Lane. Further local facilities include The Pendrell Arms public house c. 0.1km southwest of the site and Ledene Golf Centre c. 0.6km to the southwest.
- 5.1.7 The location of the site near to the settlement edge 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.
- 5.1.8 The site may also qualify under Policy HC6 'Rural Exception Sites' of the local plan, subject to consideration of affordable housing needs, being located directly adjacent to the settlement edge of Codsall Wood.



## **6.0 Appendices**

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### **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

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