

From: [REDACTED]
To: [External Email for Local Plans](#)
Subject: Appeal to the housing allocation - Local Plan Review
Date: 05 December 2022 20:02:33
Attachments: [REDACTED]
[WILLOWBROOK consortium joint promotion of land.pdf](#)

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To the Plan Team.

Please find attached a copy of our appeal.

We are appealing because we believe as the site is adjacent to the Sneyd Lane Development boundary that it effectively forms an extension of the Black Country Urban area. It provides an excellent opportunity under the duty of cooperation to relieve the housing needs of neighbouring districts and to offer transport solutions to relieve the current traffic congestion and the future pressures created by the proposed Linthouse Lane development.

Details of our appeal have been forwarded to the Leader and Deputy Leader of Walsall Council and the Head of Planning and Executive Director for Regeneration and Development – Planning Policy.

We believe the development will greatly contribute to the regeneration of Bloxwich and Willenhall in the Framework Plan bringing local housing to local jobs and utilising local rail networks as the pocket of land sits between the Wards of Willenhall North and Bloxwich East. As we say in our concluding statement, we would be grateful if you would reconsider the provision of development potential sites adjacent to the Bloxwich/Walsall Urban area and include Promotion 163 and 163a in the provision for future sites.

We ask that, in view of the critical fact that, our site would provide much needed housing, in an area with little future provision, that our submissions be discussed with other authorities, be put before the inspector and that, with your support and that of other authorities, we be given the opportunity to discuss the matter further during the enquiry period.

We look forward to discussing this opportunity in the near future.

I will try again to upload these documents on to the Planning Portal.

Andrew Jones

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South Staffs Plan Review. Promotion of land for Residential Development.

Proposal for Land to rear of Sneyd Lane Essington to be included in the Safeguarding of sites for future development. (SHEELA)

Land Promotion by Landowners Consortium: Jones,
Appleby
Dorsett.



Figure 1. Promoted Land: consortium land holdings.

Submitted as response to the Local Plan review-Preferred options consultation 1st November to Minday 13th Decedmbler 2021.

The site is being promoted as part of the local plan review: Spatial Housing Strategy and Infrastructure Delivery.

Introduction

The current landowners wish to promote their land to the rear of Sneyd Lane Essington for residential development. It is being submitted to be registered as part of the Strategic Housing and Employment Land Availability Scheme, (SHEELA) and to be considered in the South Staffordshire Local Plan Review.

The site is some 18.48 hectares / 46.2 acres in extent.

The primary planning justification of this application is made under the “Duty of Co-operation” with the adjacent Black Country Local Authorities. However local housing needs could also be met.

The site is located North East of Wolverhampton, South East of Essington, being West of the Bloxwich urban area.

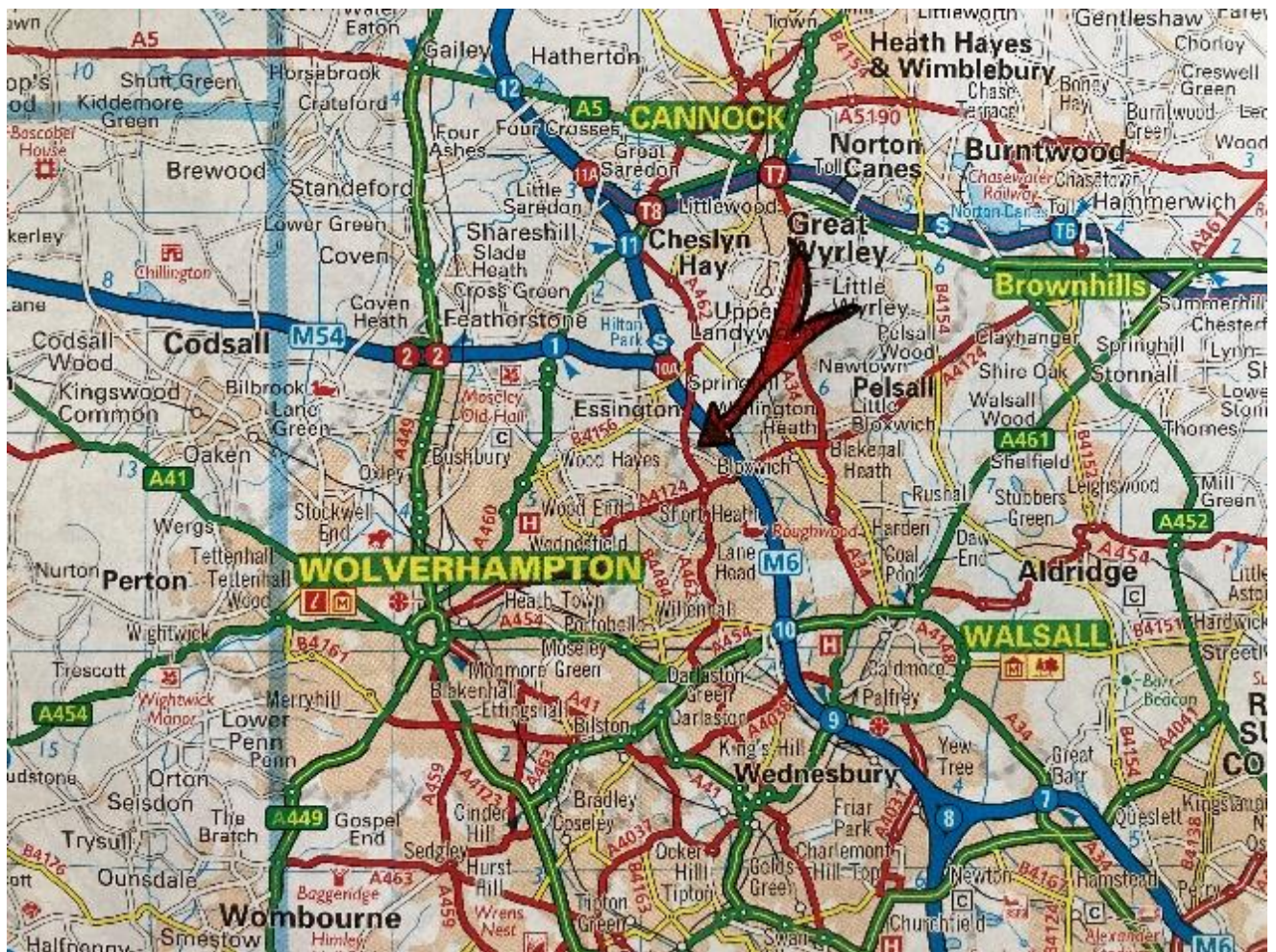


Figure 2. Location of site: North West Walsall.

The benefits of the proposal.

- • The site's geographical location is adjacent to the existing housing that runs along Sneyd Lane on the edge of the Black country urban area.
- The site can be developed immediately following allocation as all the landowners can make the land available.
- The site can use existing infrastructure, as well as providing betterment.
- The site has no identified environmental constraints that would prevent it from coming forward for development.
- The site is financially viable.
- The site benefits from established boundaries.
- ○ The site is well served by facilities in New Invention, Bloxwich, Walsall and Willenhall and will not therefore place a burden on the Essington facilities.
- ○ Provides a solution, in part, to South Staffordshire's Duty of Cooperation to the adjacent conurbation as it is well placed to support cross boundary growth to meet the needs of Birmingham and the Black Country.
- The land being promoted is a smaller part of the SL62 and S20H assessment areas. (July 2019.) S20H is some 69.5Ha. in extent. The promoted land is 18.5 Ha, being approximately 25% of the parcel.
- • The Landscape Harm Plan shows that the proposed site is rated at the lowest harm rating of any other proposed site bordering the Midlands conurbation therefore having the least impact.
- • There is scope within SL62 to provide a protectable "green lung" around Essington by protecting the green belt land to the west of the site, to ensure that the conurbation does not merge with Essington or other urban areas.
- • The visual impact of the site could be assessed to be low, as it would be behind the houses of Sneyd Lane to the west. The Motorway forms a block to the view from the north and east as it rises onto an embankment. The Cemetery provides a significant green space on the northern boundary.
- • The site has the capacity to accommodate a sensitively designed development such as that at Appleby Gardens. The scheme could focus on provision for the elderly, thus releasing housing stock for younger families.
- • This proposal should be included for development in this review period. It complements the Linthouse Lane development, which may face stiff opposition and any development could be delayed for a number of years.
- • The proposal can be split into 3 sections. The number of houses is based on a housing density of 21 units per hectare. The same as Linthouse

- Lane. The Local plan suggests that up to 35 units per Hectare could be used. 3.
-
- ○ Land at 26 Sneyd Lane with its own access onto Sneyd Lane. 2.64 Hectares/6.55 acres. Up to 55 units.
- ○ Appleby land. 3.4 hectares/8.52 acres. Could have access off Sneyd Lane. Up to 71 units.
- Dorsett land. Could have access off Vernon Way. There are two parcels. Parcel 1 is 7.25/18.12 acres hectare. Parcel 2 is 5.22 hectares/12.75 acres. Contributing 151 and 109 units respectively.
- This could give a combined contribution of 386 residences.
- With respect to provision of infrastructure, to join all the land holdings together there is the opportunity to put in a road running from the existing junction on Bursnips Road to Vernon Way, that would relieve the pressure of vehicles using Sneyd Lane.
- • The proposal means that there is need for only a minor modification to the Green Belt.
- • Vehicle access to the whole site at its eastern end could be made to north Bloxwich via Vernon Way. Pedestrian access to the Sneyd Local Nature Reserve and lakes would also be facilitated.

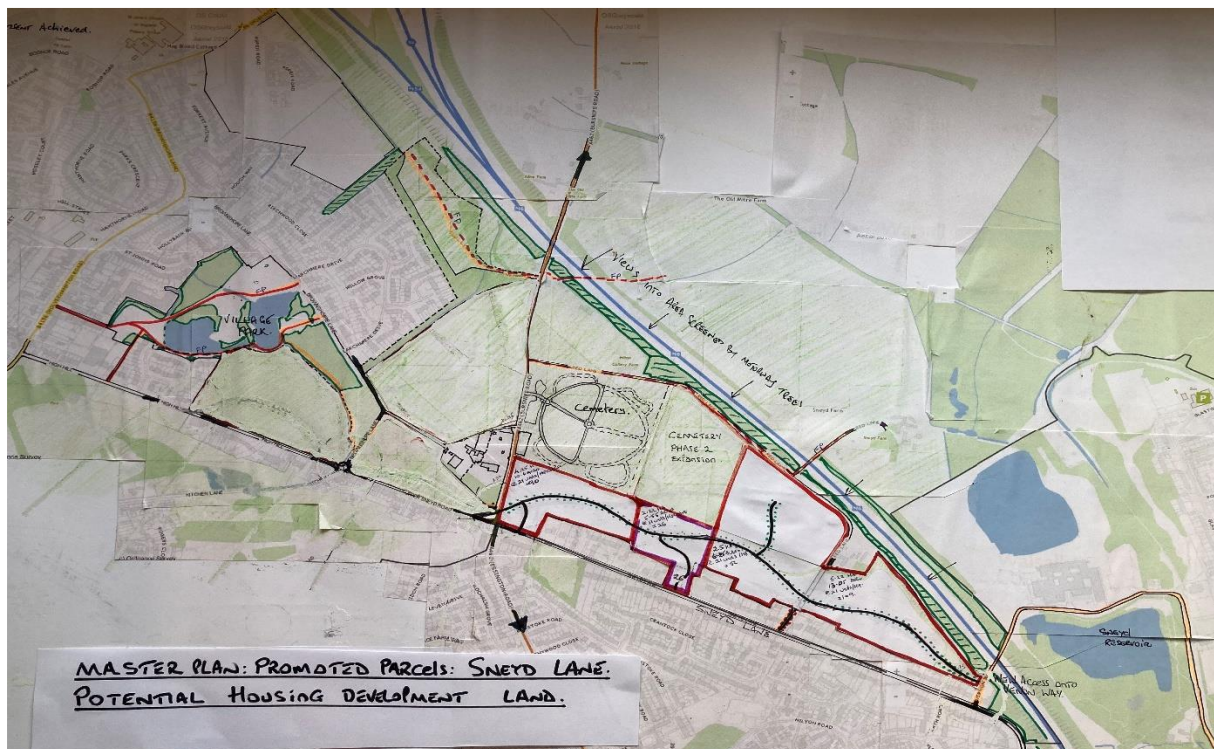


Figure 3 Masterplan showing access road through the proposed area.

The Planning Context.

The current adopted development plan comprises:

- South Staffordshire Core Strategy: This was adopted in December 2012.
- South Staffordshire Site allocations DPD (SAD): This was adopted in September 2018.
- South Staffordshire Local Plan 2018: Inset Plan 31 indicating the Green belt boundary and the policies relating to development.

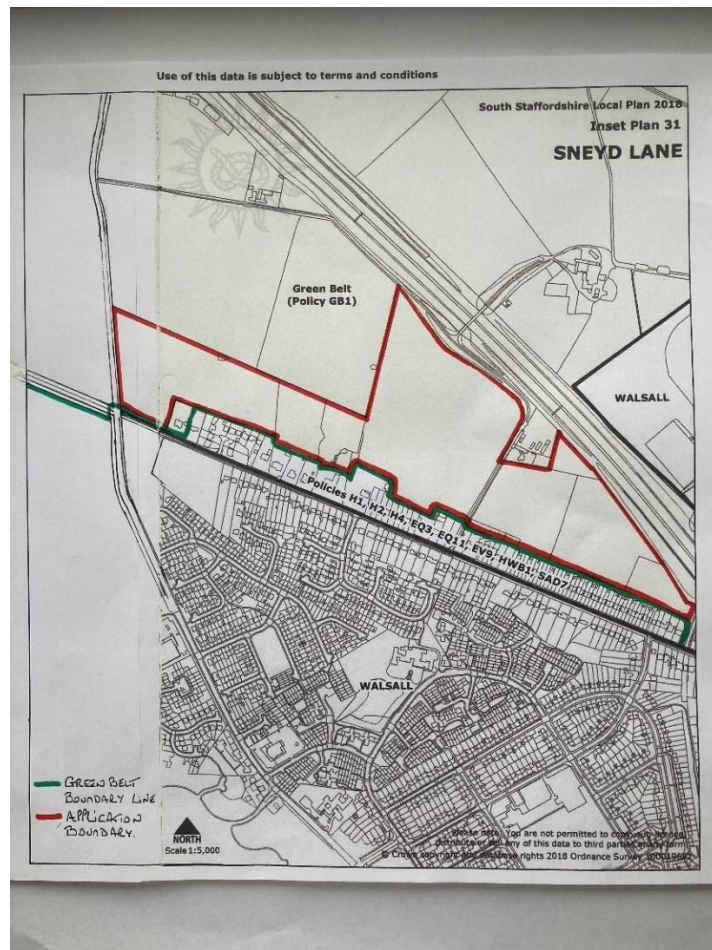


Figure 4. Inset Plan 31 and the land being promoted.

Core Policy One says growth will be located at the most sustainable locations in accordance with the settlement hierarchy. The principle aim of the strategy is to meet local needs whilst recognising the constraints that impact upon the district, and support the retention of existing facilities and services in villages in a sustainable way and where possible improve them.

The hierarchy consists of four levels of settlement with Essington falling within the second level as a **Local Service Village**. Main service villages will take 90%

of the growth and local service villages 10%. In addition, Core Policy 1 would allow limited development where it meets local needs, whilst recognising the constraints that impact upon the district.

The Spatial Strategy has identified broad locations to accommodate housing growth up to 2028. The settlement Hierarchy has provided a clear direction for the subsequent Site Allocations DPD.

Policy GB:2 Land safeguarded to meet longer term needs- Shows 3 areas of land at Essington safeguarded from the 1996 South Staffordshire Local Plan, all of which are now developed or have planning permission.

Local Plan Issues and Options October 2018. The settlement hierarchy has been reassessed and Essington is recognised as one of the more sustainable locations identified as a tier 2 settlement, this would allow for a sustainable pattern of development including growth at Essington.

The land subject to this application has already been subject to previous promotion submissions namely 163, 164, and Part of 165,

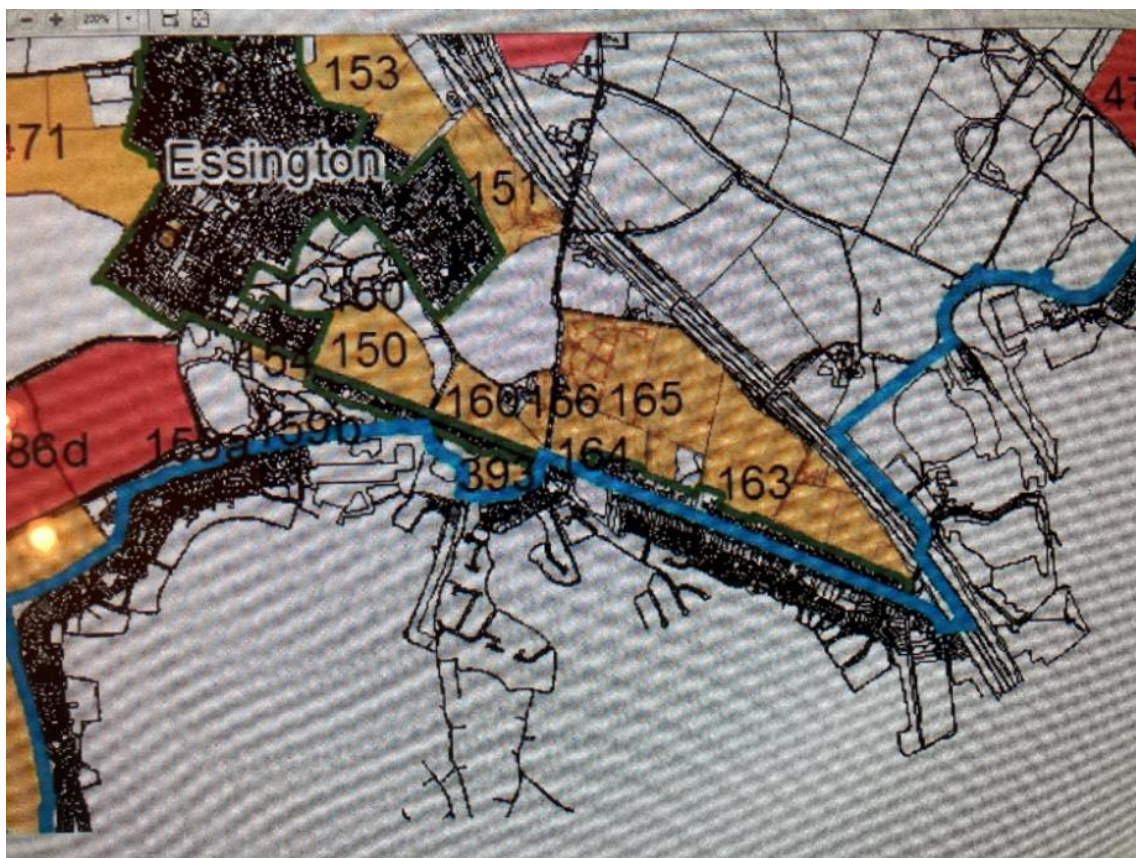


Figure 5. Plan showing previously Promoted land parcels.

Preferred Option-Spatial housing Strategy and infrastructure delivery Option G.

This looks at “focusing growth on strategic sites that will deliver new or improved infrastructure, and in areas near to the source of unmet housing needs in the Black Country.”

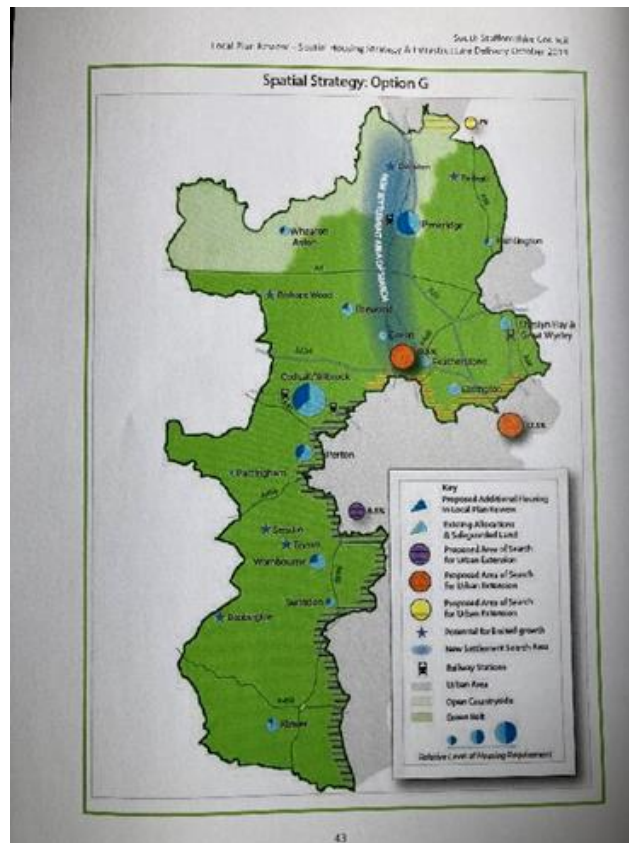


Figure 6. Spatial Strategy: Option G plan.(October2019)

Recognising the existing and emerging shortfalls, the fourteen GBHMA local authorities jointly prepared the GBHMA Strategic Growth Study in 2018. This drew together existing evidence on housing supply and need across the entire housing market area, estimating that at that time the unmet needs of the GBHMA sat at around 28,000 dwellings up to 2031, rising to nearly 61,000 dwellings by 2036.

This option identifies the need to provide a housing target of 8845 dwellings between 2018 and 2037. This requires for some 4000 dwellings to be provided to meet the Greater Birmingham Housing Market Area unmet housing need. The Option G plan shows that some 13.5% of the housing needs should be met along the boundary with Essington/Great Wyrley.

South Staffordshire Green Belt Study (Land Use Consultants) July 2019.

The land to the East of Essington has seen a number of promoted sites and these have been collected together under the SL62 assessment area in the study. (150,151,153,160,163,164,165,166,393,662,) This has been reclassified into a sub parcel named S20H.

The SL62 area forms a triangle East of Essington which is adjacent to the Walsall/Bloxwich urban area. Close to Ashmore Park and New Invention.



Figure 7. Parcel area with promoted sites making up SL62

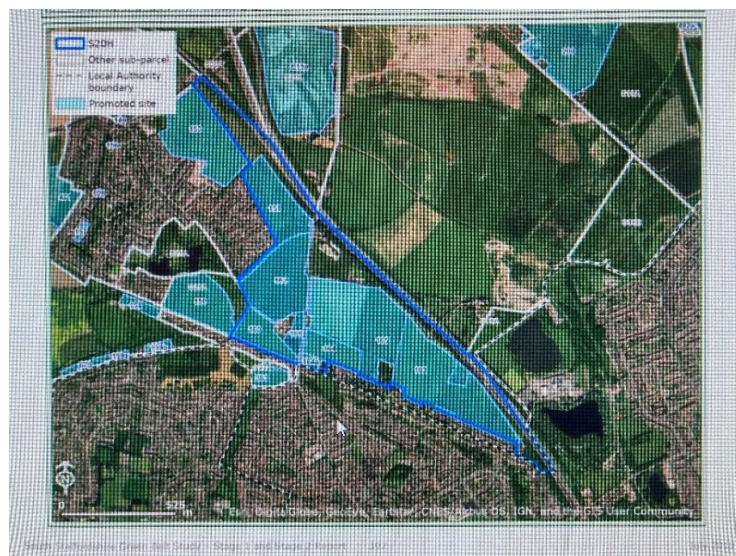


Figure 8. Sub-Parcel Reference area S20H. (Sub Parcel size 69.5 hectares)
South Staffordshire Green Belt Study – Stage 1 and 2 Report page 397. July 2019.

Physical and environmental Constraints.

The promoted area under consideration has an agricultural land quality of Grade 3. It is primarily used for grazing horses and sheep. There is a small area of woodland that has been assessed as having no commercial value.

The proposed land is free from constraints. The Land use consultants review of SL62 Landscape assessment area with Absolute constraints and other designations shows there are no; Ancient woodland, local nature reserve, SINC/SBI, Flood Zone 3, Absolute constraints, Country Park or Historic Landscape areas affecting the site.

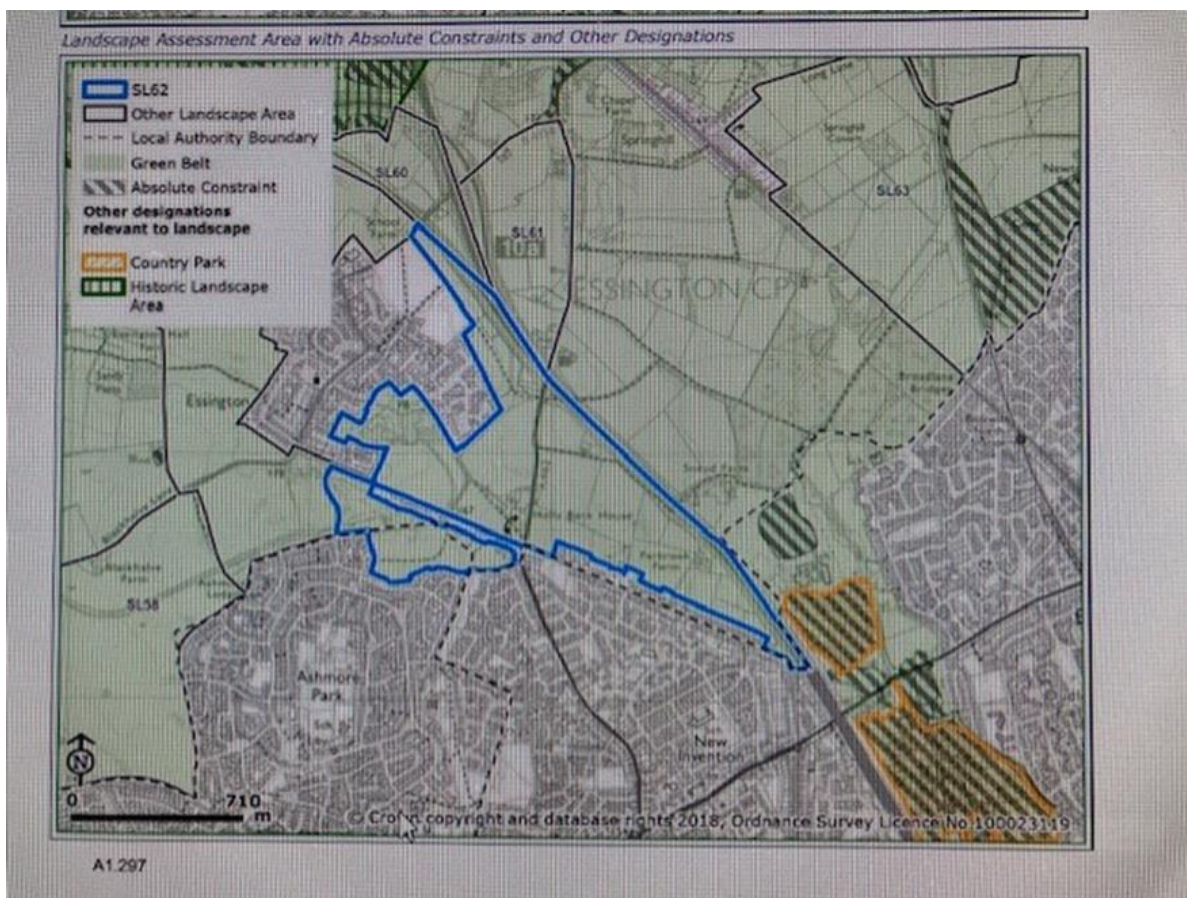


Figure 9. Landscape assessment Area with Absolute Constraints and other Designations.

Green Belt Harm.

The study identifies the level of harm to the green belt that may arise from any development.

From the Land Use Consultants report, Figure 2: Green Belt Ratings-North of Black Country shows that SL62/S20H, has the lowest harm level of any other area, along the Wednesfield/Bloxwich boundary. It is rated at moderate to high whilst the others are either high or very high.

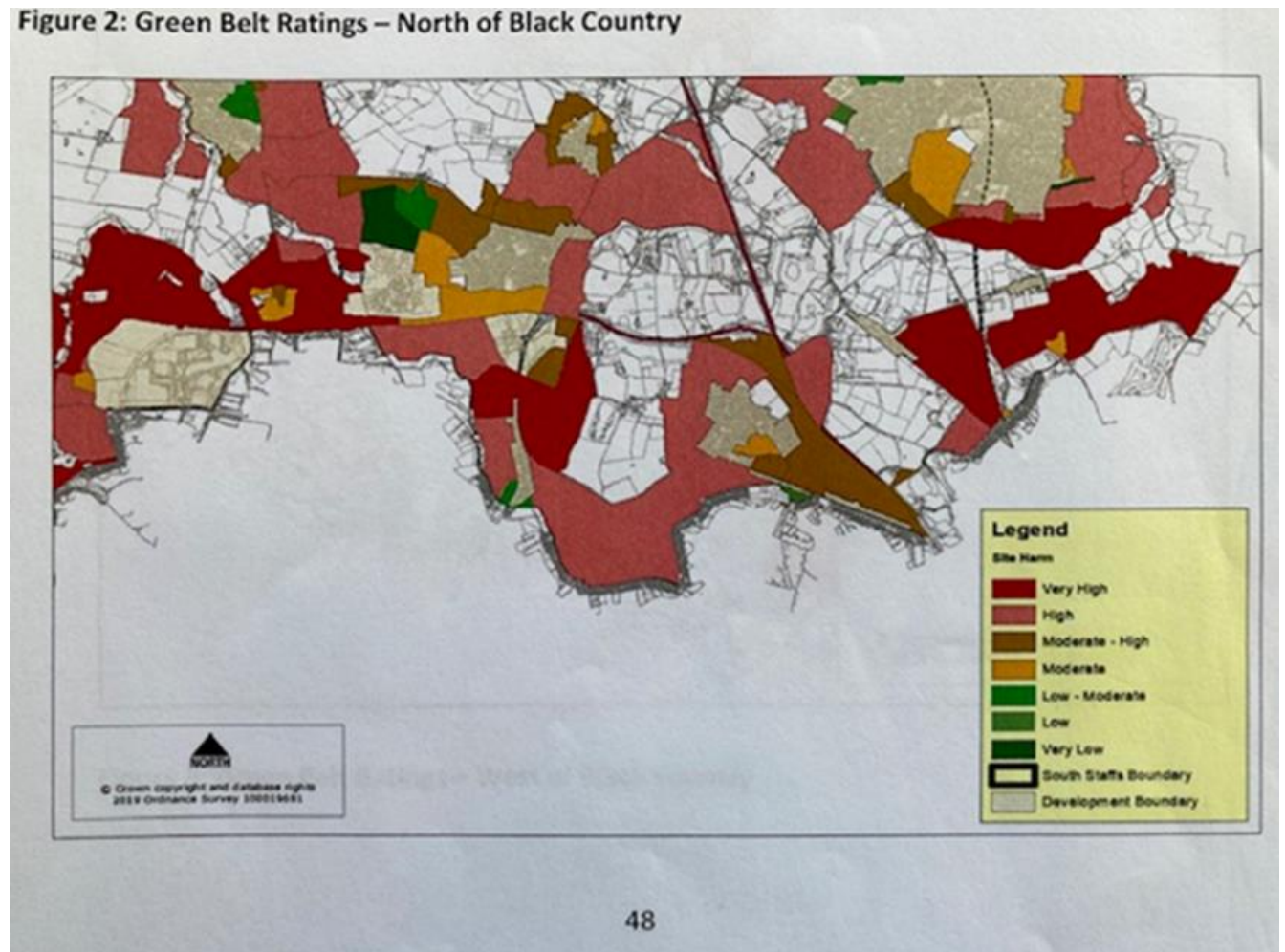


Figure 10. Green belt ratings-North of Black Country.

The current proposals in the local plan has identified land to the North of Linthouse Lane as an area of future development. This has a rating of High. Another area considered and currently discounted is land along Stafford Road at Newtown, which is rated very High.

Landscape Sensitivity Assessment

The Land Use Consultants report – Figure 4.2: Landscape Sensitivity Assessment-South Staffordshire North, assesses the area to have a low-moderate sensitivity. Landscape sensitivity is “the relative extent to which the character and quality of an area (including its visual attributes) is likely to change as a result of introducing a particular type of development.”

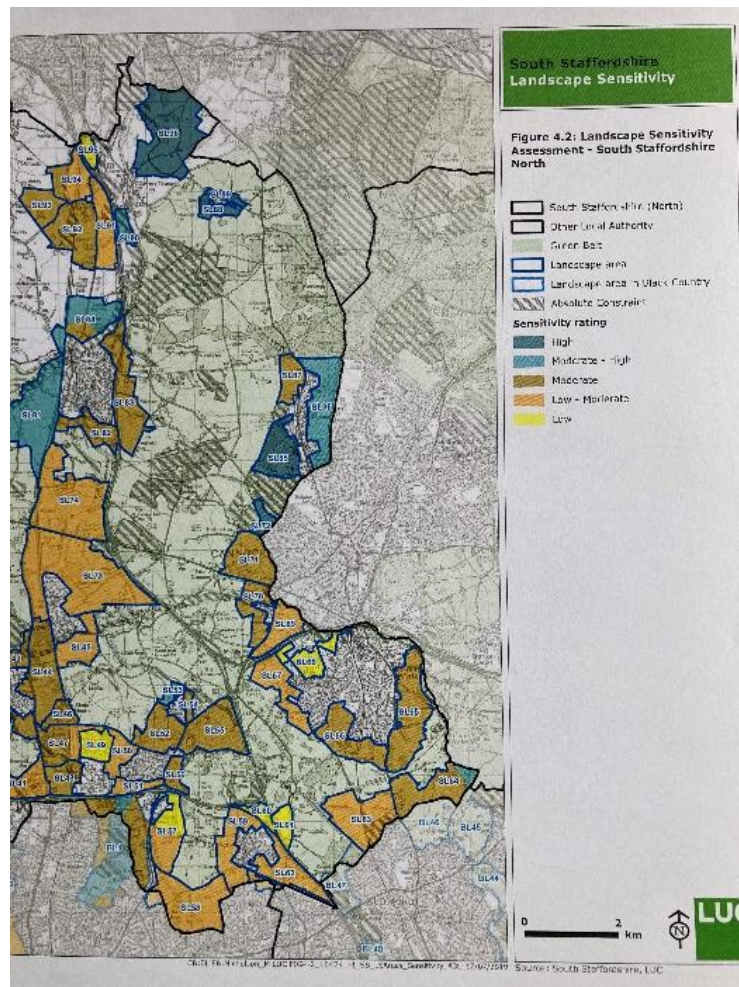


Figure 11. Green belt ratings.

The Landscape character type: Coalfields Farmlands. The site is gently sloping southwards with no streams or rivers. The land does not fall within a flood plain and does not suffer from flooding.

Relationship of the promoted site to other planning elements.

From the aerial photograph below we have identified the proposed development zone of Linthouse Lane/Hilton Cross.

The nearest point of the development has been measured at 550metres. This line has been plotted onto the map to illustrate the relative position of the proposed promoted land.

The photograph illustrates the amount of open landscape that will still exist with the cemetery making a significant contribution.



Figure 12. Relative position of site to Essington and Linthouse land development.

In terms of mitigation to reduce Harm to the Green Belt the M6 motorway corridor provides both a physical barrier to further growth, as well as a visual barrier. The southern end rises onto an embankment, and the tree planting along the road forms a green screen from views from the north.

Creative landscaping within the development will help to mitigate the built up environment. A green screen of woodland planting adjacent to the motorway could contain a footpath/cycleway to increase the access to the countryside.

The Settlement-Local Facilities.

The site lies to the east of the facilities that Essington provides and also those provided by New Invention to the south.

The site is well placed geographically to meet local and cross boundary needs as it is located close to the edge of the conurbation with close functional and physical links to Wolverhampton, Bloxwich and Walsall.

In close proximity there are a number of shops. A new Aldi has opened on Essington Road. There are a number of shops at the New Invention Precinct which would benefit from the development.

There are primary schools in Essington and New Invention.

Essington has a Community centre, Hall, GP Surgery, Pharmacy, and a Church (St. John's).

The site also draws on schools and other facilities in New Invention and Ashmore Park

Most facilities are within a 1km walking distance, with all routes utilising the existing footpath network. It is considered that the majority of key facilities and amenities the residents require are accessible from the site.

Landscape photographs Showing promoted land parcels.



Appleby field looking south from Hobnock Road.



Jones Field looking towards the north.



Dawsett field looking West from Red Lane.



Dawsett field looking southwards towards Vernon Way.

Essington Cemetery .



View looking Southwards from Bursnips Road.



Views looking westward from Red Lane.



The Cemetery forms the Open Landscape that will prevent the development spreading towards Cheslyn Hay urban area and help to mitigate the impact on the green belt.

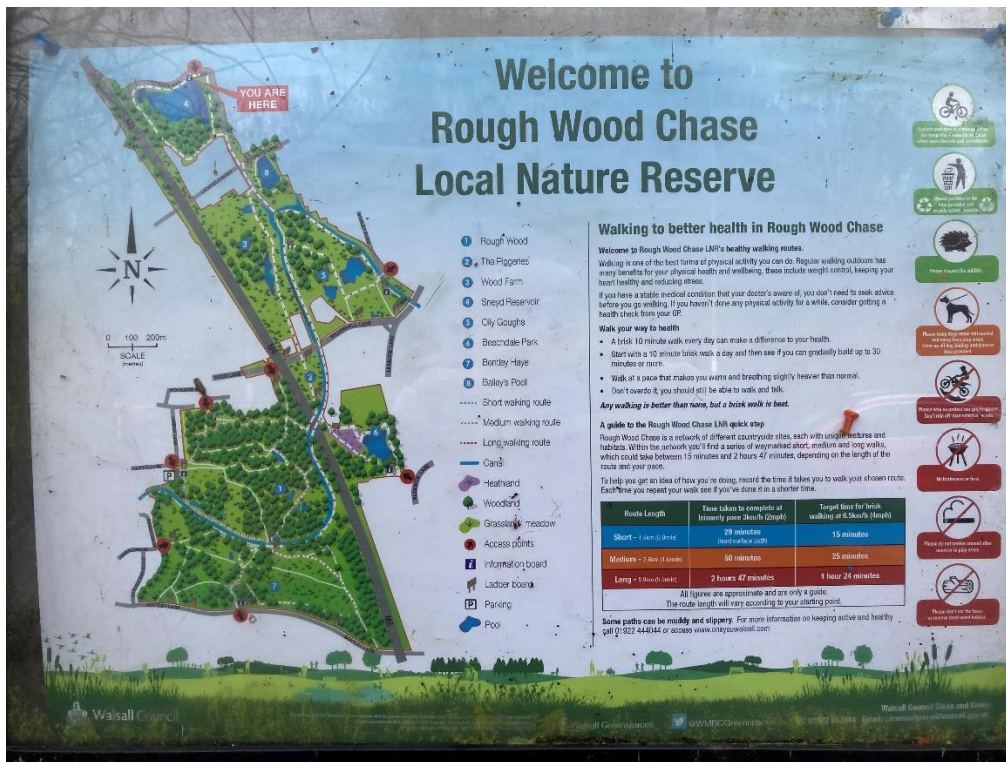


View looking northwards from Vernon way showing the M6 on the embankment.



The site on the southern end could made use of Vernon Way to Access Lichfield road, avoiding the need to use Sneyd Lane.





In close proximity to the promoted site is the Rough Wood Chase Local Nature Reserve. This would give access to an extensive area of countryside for the residents.





Tree lined road reflecting the original Sneyd Lane streetscene and using trees



to absorb future Co2.



Potential residential types giving a range of homes for the new residents.



Alternative vernacular housing types also showing storm water attenuation ponds to control water leaving the development.



This final section is an extract (pages 397 to 400) of the

South Staffordshire Spatial Housing Strategy October 2019

Stage 2 Green Belt Assessment for South Staffordshire Harm.

We have added in Italics comments of Mitigation.

List of sites within the sub-Parcel: 151,160,163,163,163a,165,166,662.

List of sites being promoted: 164, part of 165, 163,163a.

Assessment of Parcel Contribution to Green Belt Purposes (as derived from Stage 1 Study)

Assessment of Harm from Release of Land within Sub-Parcel S20H. (Original Parcel being SL62.)

This sub-parcel is some 69.37 Hectares in extent. The promoted land is 18.5 hectares. Being 25% of S20H

P1: Checking the unrestricted sprawl of large built-up areas

Land is adjacent or close to the large built-up area, contains no or very limited urban development, and has strong openness. It retains a relatively strong relationship with the wider countryside.

Green Belt Purpose Assessment Rating: Strong.

In mitigation the promoted land is away from the Essington with no development proposed North of Bursnips Road. With the retention of the open countryside between the village and Bursnips Road this will ensure the village keeps its identity being surrounded by fields. The Cemetery will ensure that the Green belt is not eroded further as it will prevent any further development

P2: Preventing the merging of neighbouring towns

Land lies between Wolverhampton (West Midlands conurbation) and Cheslyn Hay (Cannock built up area). The M6 and M54 motorways contribute to perceived separation, however the extent of intervening inset development acts to reduce the perceived open countryside gap.

Green Belt Purpose Assessment Rating: Moderate.

The promoted site is already adjacent to the existing houses that run along Sneyd Lane. The development will only extend that urban edge. (As will the Linthouse lane site). As described in the application open countryside is guaranteed to be maintained due to the Essington Cemetery and the confinement created by the M6 motorway. Open countryside will be ensured on the Bloxwich side of the M6 corridor because of the Roughwood Chase Nature reserve and Sneyd reservoir.

P3: Safeguarding the countryside from encroachment

Land contains the characteristics of open countryside (ie an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Green Belt Purpose Assessment Rating: Strong.

This southern section of S20H sub parcel is adjacent to the Black Country boundary and therefore has a stronger relationship with the New Invention urban area. This is in contrast to the Northern section of S20 H which contributes more to the open countryside around the village of Essington.

P4: Preserve the setting and special character of historic towns

Land does not contribute to the setting or special character of a historic town.

Green Belt Purpose Assessment Rating: Weak/ No Contribution.

Agreed.

P5: Assist urban regeneration, by encouraging recycling of derelict and other urban land

All parcels are considered to make an equal contribution to this purpose.

Green Belt Purpose Assessment Rating: Strong

Whilst the land is in agricultural use, it is of a lower quality and is only used for the grazing of horses. The "Brownfield first Policy" initiative promoted by the National Government and promoted by Andy Street, The Mayor of the West

Midlands; are making a substantial effort to regenerate former industrial and housing areas to make way for new housing. In March 2018 the West Midlands Combined Authority (WMCA) was given £100 million as part of the Housing Deal. In June 2021 a further £84 million was promised to expand the brownfield regeneration programme. The region has submitted a £3.2 billion West Midland investment plan to Government which includes a request for further funding. However the housing need forecasts show that there will be the need to release Green Belt Land to fulfil the housing needs during and beyond this plan period. The provision of up to 386 homes as proposed in this application will help to fulfil that cross boundary requirement under the duty of cooperation.

Release of any land within the Sub Parcel S20Hs1

Overall Green Belt Assessment Rating: Moderate – High

This rating is the lowest of any sites promoted along the northern boundary to the Black Country conurbation. The release of this area of the green belt would have the least impact of any alternative parcel.

The sub-parcel makes a strong contribution to the prevention of sprawl of the West Midlands conurbation and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation between the neighbouring towns of Wolverhampton and Great Wyrley / Cheslyn Hay.

It is strongly contained by the motorway so its release would not weaken the Green Belt boundary or the integrity of the wider Green Belt.

South Staffs Plan Review

Appeal against decision of South Staffordshire Council not to include promoted land SHELAA 163 and 163a in the housing allocation in the Local Plan review Preferred Options 2022.

(Review period Friday 11th November 2022 to Friday 23rd December 2022)

**Land Promoted by Landowners' Consortium
Jones – Appleby – Dorsett**

Land for Residential Development SHELAA 163 and 163a Location



This appeal should be read in conjunction with 3 other documents.

1. Promotion of the land at 26 Sneyd Lane Essington by the Jones' (SHELAA 163a.)
2. Promotion of the Land to the rear of Sneyd Lane-Consortium. (SHELAA 163)
3. South Staffs Plan Review: Consultation meeting 15th November 2021.

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Basis For Appeal

1. The site exhibits the same characteristics as the Linthouse Lane proposed site in that it is on the edge of the West Midlands Conurbation and is equal distance from Essington
2. Under the duty of cooperation, it could provide up to 361 dwellings and the proposed development area supports the requirement of the nearby Bloxwich/Walsall/Willenhall urban area which has reached a crisis point for housing provision
3. It would provide land immediately for Walsall Housing Group, and others within the West Midland Combined Authority. The proposed development area is closer to the Bloxwich /Walsall area which has a housing requirement of 908 dwellings per annum.
4. The site would also take pressure off the Linthouse Lane provision for the GBHMA housing contribution.
5. It would make a significant contribution to the regeneration of Bloxwich, Walsall under the umbrella of the Willenhall Framework Plan, not forgetting the immediate financial and social contribution to the areas closest to the site, Mossley and New Invention
6. The Walsall SHELAA 2019 plan shows there is very little land available for development near our site.
7. The site is of a lower agricultural grade compared with the Linthouse Lane proposal
8. The site has excellent connectivity with the immediate and outlying district via Bloxwich North to Bloxwich to Walsall to Bescot Stadium to Birmingham New Street to Birmingham International
9. The site will be able to provide east – west road connections, relieving Essington and the local roads of traffic by providing a new access to Bloxwich/Walsall utilising Vernon Way. The development of a new link road would relieve traffic pressure on Upper Sneyd Road and Sneyd Lane. The traffic light junction of Bursnips Road and Essington Road are already congested at peak times.
10. The landowners can make the land available immediately and move quickly. The ownership of the site does not present a constraint.

Land Being Promoted

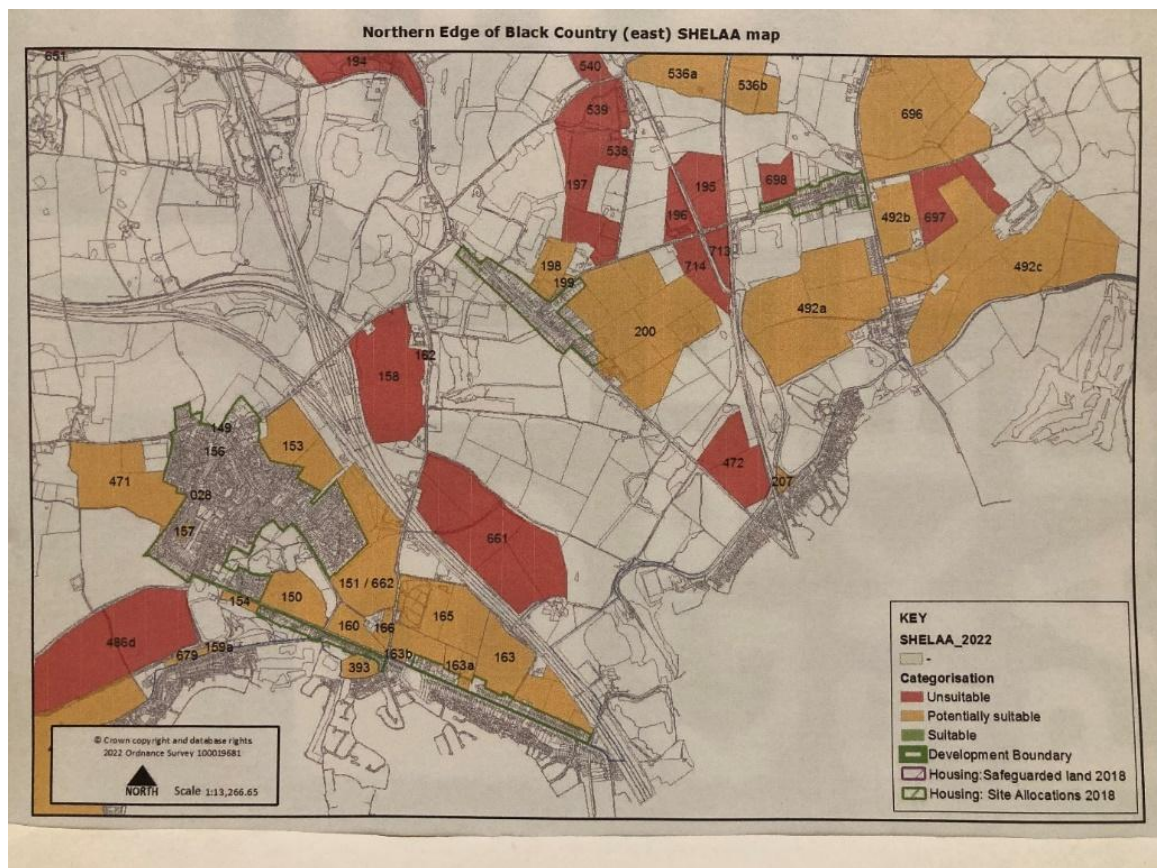
The plan below is the most up to date SHELAA map compiled from the response to the call for promoted sites as part of the South Staffs Plan Review.

- The consortium land is promoted under reference 163.

(Gross area 17.2 Hectares. Nett 10.32 Ha. 361 dwellings.)

- A sub section- 163a - is promoted by the Jones Family.

(Gross area 2.09 Hectares. Nett 1.25Ha. 43 dwellings)



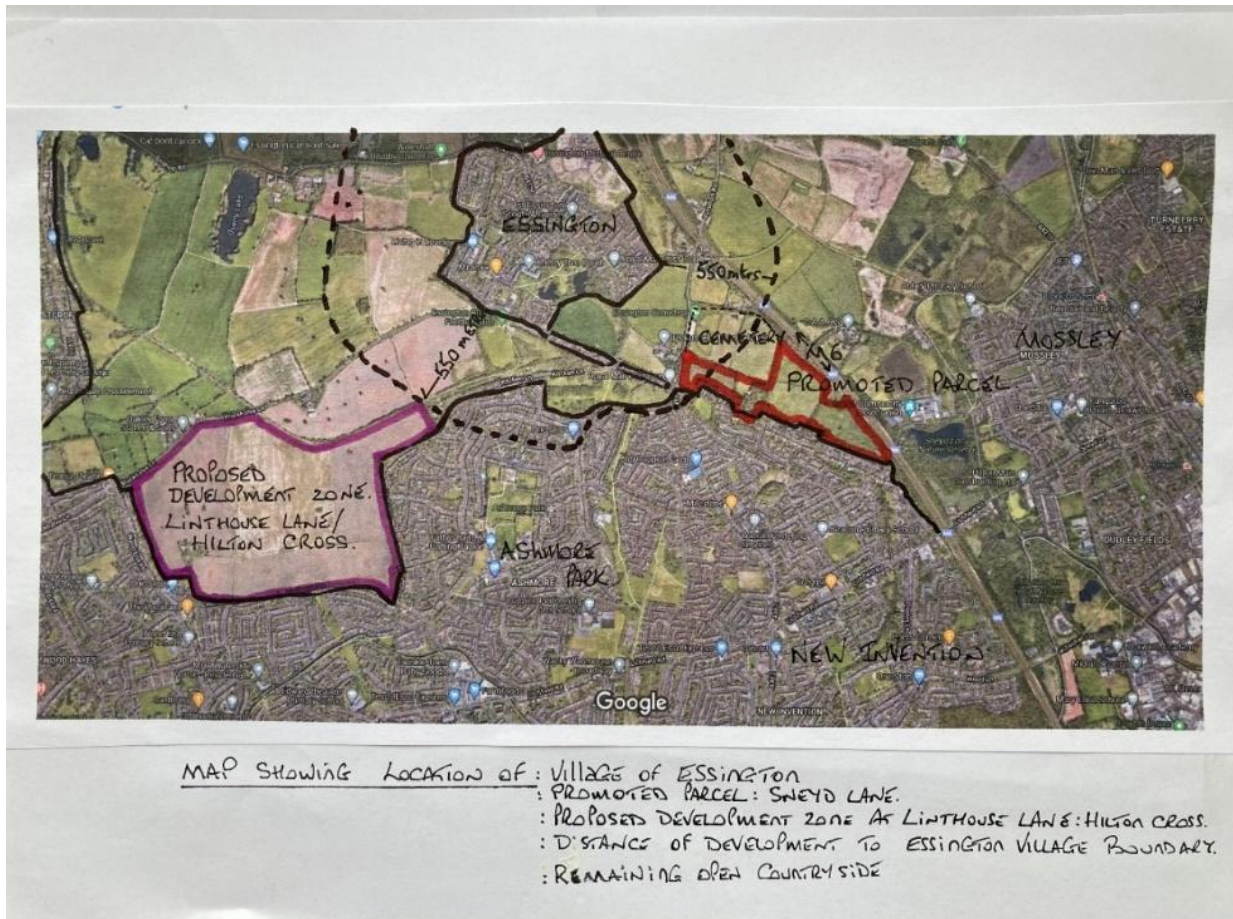
Northern Edge of Black Country (East) SHELAA Map. 2022.

This should be read in conjunction with SL62 which identified the Essington area for consideration.

The 163 promotion is a small proportion of the total land promoted under SL62. (The land was previously promoted under 164,164a and 165)

Site Location

The SHELAA 2022 Site assessment says: "The site is adjacent to the Sneyd Lane Development boundary, which effectively forms an extension of the Black Country Urban area."



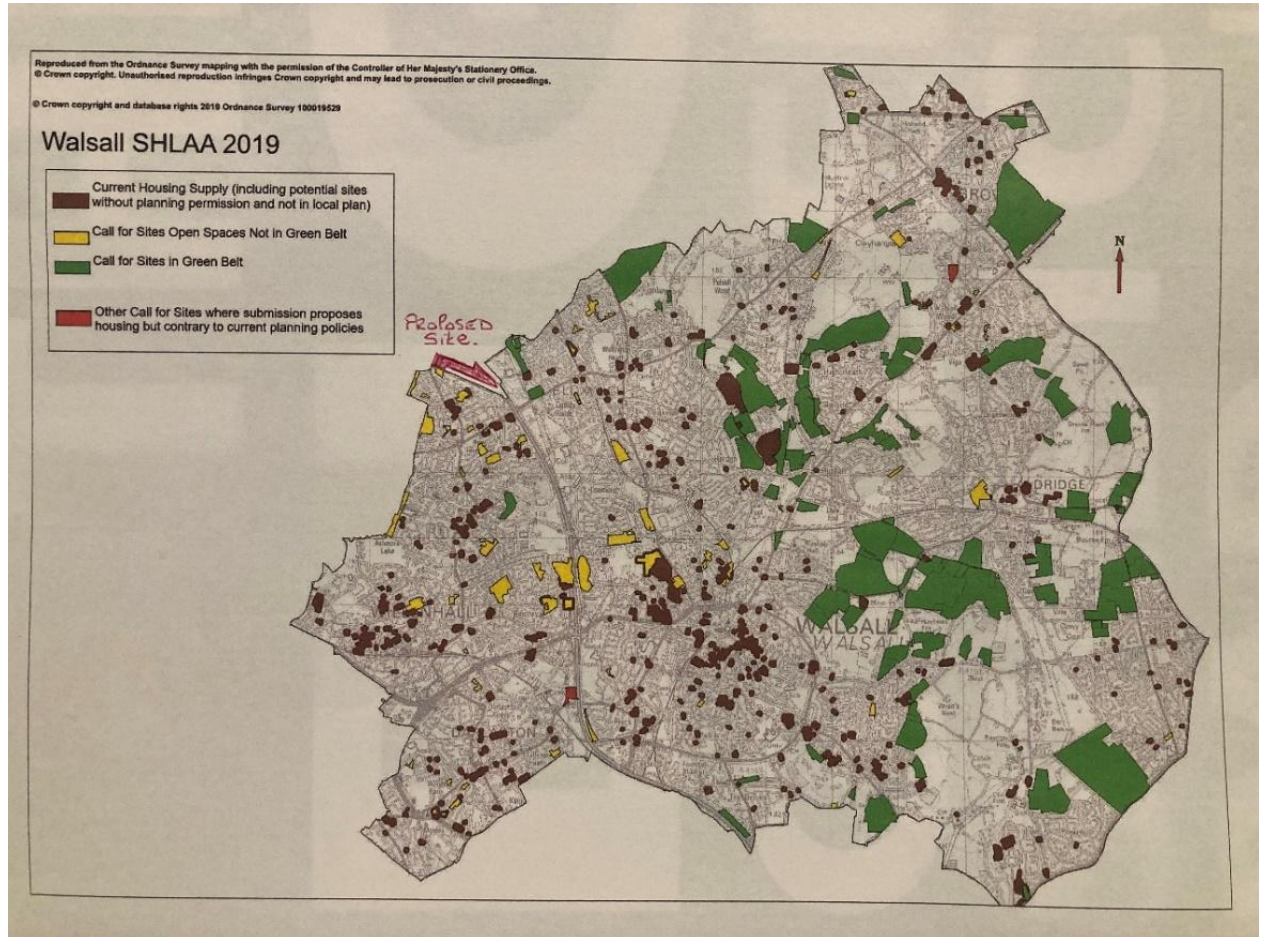
The proposed site is as far from Essington Village as is the Linthouse Lane site.

The site is also not visible from the village, and the M6 motorway provides a visual barrier from the eastern side.

The proposed new road that would serve the new dwellings provides a relief road to Sneyd Lane and would have direct access on to Bursnips Road and Vernon Way. The latter is unused as the school and public house it serves are now closed. The new dwellings would therefore create less impact on the local roads. Sneyd Lane would be relieved of most of the cut through traffic.

Duty of Cooperation

Cooperation with neighbouring boroughs with close proximity to Walsall, Willenhall, and the connections into the West Midlands Combined Authority



WALSALL SHLAA 2019 call for sites.

In terms of the Duty of Cooperation, the proposed Sneyd Lane site sits immediately on the north western edge of the Walsall Metropolitan Urban area.

The site would provide much needed housing in an area that has little future provision. Most of the call for sites are in the green belt between Bloxwich, Walsall and Aldridge. The policy of “brownfield sites first” is being considered with great importance along with Walsall’s need for some 4,767 dwellings over a five-year period, brownfield sites may not fulfil demand.

Walsall Council boss Mike Bird expects the shortfall of homes to continue rising, saying the issue is now at "crisis point".

A new report reveals the shortfall of new homes needed in the Black Country is now 36,819, which has shot up from the 26,920 figure given two years ago.

Appeal: Land for Residential Development SHELAA 163 and 163a

And council planners say there are not enough brownfield sites in the region to cope with the growing population.

Councillor Bird said: "It will keep increasing because the housing shortage is such an issue, we are at crisis point. We have all got to look at the greenbelt and Walsall is no different. (Express and Star 4th June 2021)

Regeneration

The pocket of land sits between the wards of Willenhall North and Bloxwich East.



Location of site in relation to Willenhall, Bloxwich, Walsall and the Black Country Conurbation



Wards of Walsall Council

We believe it's close proximity will greatly contribute to the regeneration scheme for Bloxwich and the successful delivery of the Willenhall Framework Plan. It will provide local housing for people working locally together with excellent transport infrastructure that includes the rail network.

The site being 9 minutes cycle time (mostly on existing cycle paths) to Bloxwich North and 17 minutes by cycle to the new station in Bilston Street, Willenhall

The new and exciting commercial development at Phoenix 10 is just over 20 minutes away by bicycle with most of the journey though parkland and nature reserves.

Appeal: Land for Residential Development SHELAA 163 and 163a

The site is within a short walking distance of New Invention, local schools, and the bus network. 10 minutes by bus to Bloxwich, 12 minutes to Willenhall and 19 minutes to New Cross Hospital.

Mixed Development.

The site provides an excellent opportunity for mixed development and would conform to the South Staffordshire development formula.

Provider Walsall Housing Group (WHG) told members of Walsall Council's Scrutiny Committee they currently had 16,000 registered applicants – with 6,000 of those actively bidding for a new home. And the list is expected to grow even more as the cost-of-living crisis impacts people across the borough.

As of March 31, WHG owned and managed a total of 21,832 properties, but Fay Shanahan, Corporate Director of Operations, told councillors they currently had a 99.8 per cent occupancy level.

She added millions have been spent building hundreds of new homes last year with work starting on almost 500 more but they were still looking for new land for development.

The length of time people spend on the waiting list varies depending on the availability of the right housing for each applicant.

Among the reasons people register are; they are homeless and living in temporary accommodation, have a medical need and their current property cannot be adapted, overcrowding, young people moving out of the family home, a need to be closer to schools or support networks, people who can no longer afford private rentals and those discharged from the armed forces.

Fay Shanahan said: "The demand for housing is extremely high and we currently have over 16,000 registered applicants, with around 6,000 households who are actively bidding for a new home on our housing register. (Express and Star 6th October 2022)

The development may produce new opportunities for the former Sneyd School and the Sneyd Local Nature Reserve.

Opportunity To Ease Traffic Impact

Potential Traffic Generation created by the Development at Linthouse Lane.

The DTA (David Tucker Associates) Strategic Transport Assessment dated 23rd June 2022 reviewed the traffic impact on the adjacent roads and their junctions. It also looked at traffic movement on Blackhalve Lane, Linthouse Lane and Kitchen Lane.

It is based on 1200 homes up to 2038. The site is proposed to increase above this figure after 2038.

It assessed that each dwelling would provide 0.447 car journeys per dwelling in the morning peak period rising to 0.486 in the evening. That is, only 50% of dwellings will create 1 car journey. This seems a low figure considering a lot of households have more than 1 car.

It assessed that 41.8% of car journeys would head for Walsall, while only 25.2% head for the Wolverhampton direction. Going south onto Lichfield Road will use roads that are already busy.

That should mean that the Kitchen Lane and Blackhalve Lane road entrances would be preferred when travelling towards Bloxwich and Walsall.

New Relief Road – East West - Connectivity

The proposed new road would provide access to the new dwellings and importantly serve to protect the character of Sneyd Lane and Crab Lane as direct access to Bursnips Road would be achieved through Vernon Way. The new dwellings would therefore create less impact on the local roads. Sneyd Lane and Crab Lane could be fully relieved of cut through traffic and become 'Resident Access Only'. Traffic flows could also be reduced above Kitchen Lane and the village.

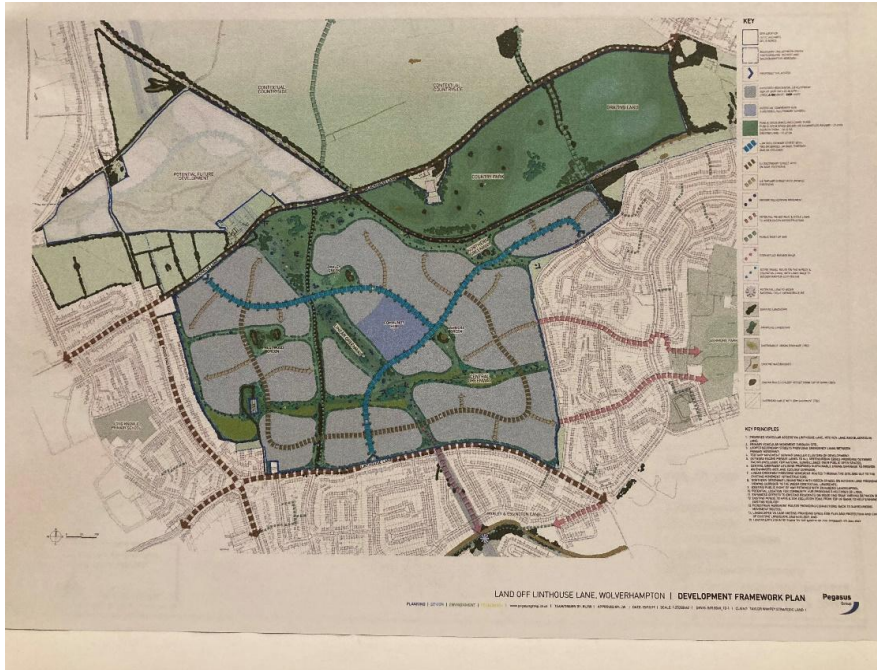
The DTA report assessed junction capacities and stated, "The operation of the Kitchen Lane/High Hill/Upper Sneyd Road/Brownshaw Lane traffic signal-controlled junction was assessed, and the analysis demonstrated that the junction would operate within capacity in the future with the proposed development and that mitigation is not required."

To our knowledge this junction has no traffic control lights and is congested at peak periods.

The traffic assessment did not look at the traffic flows on Upper Sneyd Road, heading East towards Bloxwich, which is narrow due to parked cars on the side of the road adjacent to the terraced houses. This for some part of the day makes it a single lane road.

Appeal: Land for Residential Development SHELAA 163 and 163a

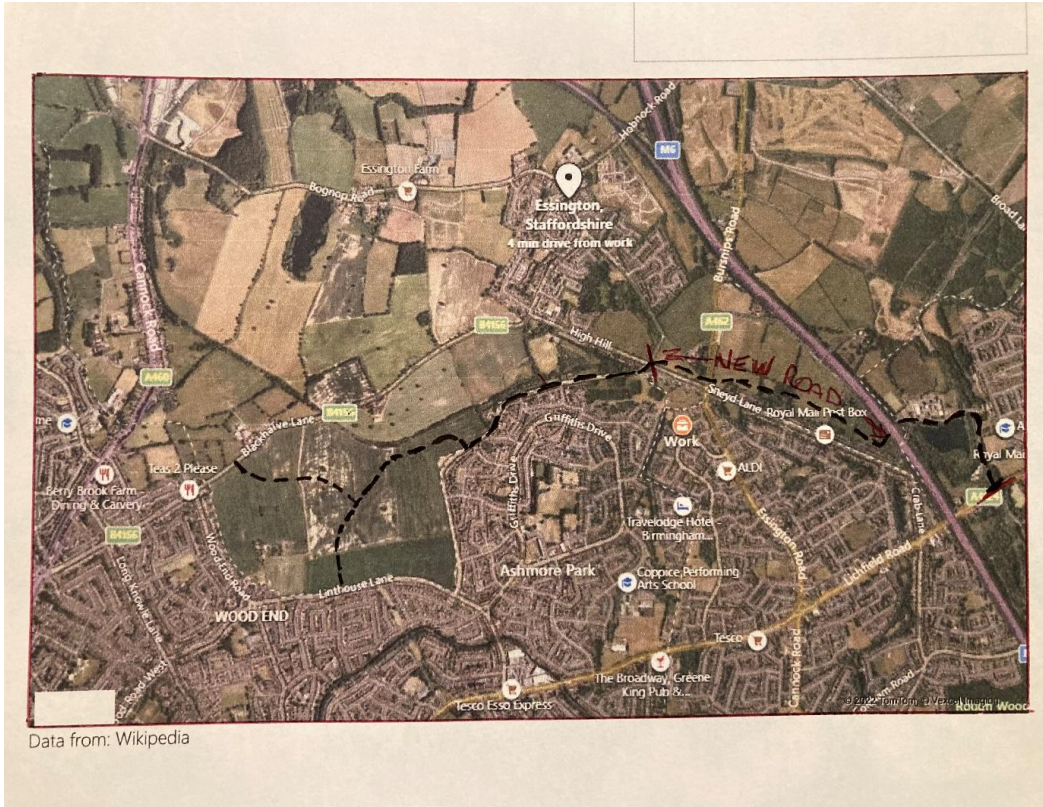
Also, the traffic light-controlled junction of Bursnips Road, Essington Road, Sneyd Lane and Upper Sneyd Lane are already over capacity at peak periods. A new Junction layout may be required with a new road taking traffic off Upper Sneyd Road.



Proposed masterplan for the Linthouse Lane development.

The SHELAA Site Assessment indicated that the " M6 noise may require further investigation." With the introduction of electric vehicles, we would expect the noise levels to drop over time. The master plan could be designed to provide a sound mound adjacent to the motorway which would be used for public open space including footpaths, bridleways, and cycle ways. The new relief road could also be more closely aligned with the motorway.

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New road infrastructure within the Linhouse Lane site and the link to the East.

We would suggest that the Sneyd Lane proposed site provides that much needed transport link to the East and the West, (Bloxwich and Walsall).

Conclusion

We would be grateful if you would reconsider the provision of development potential sites adjacent to the Bloxwich/Walsall Urban area and give greater priority to supporting the Promotion 163 and 163a in the planned provision for future sites.

In view of the critical fact that, in an area with little future provision this site would provide much needed housing. We ask that our submissions be discussed with other authorities, be put before the inspector, with your support and that of other authorities. We ask for the opportunity to discuss the matter further during the enquiry period.

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