

5916

Comment

Document Element: Policy SA3: Housing Allocations

Respondent: Mr Luke Webb

Date received: 31/05/2024 via Web

Summary:

It is recommended that the land at Wood Hayes Road, Wolverhampton is reviewed and assessed. The site, if allocated, is suitable and deliverable.

Full text:

It is recommended that the land at Wood Hayes Road, Wolverhampton is reviewed and assessed. As the site is located on the edge of a large city, it is in close proximity to a number of existing services, including a number of primary schools, numerous shops and pubs, doctors surgeries, and a large supermarket. The site is located just off Cannock Road (A460) which provides a direct link into Wolverhampton. There is a bus service along this road (70) which provides a link between Park Village and Cannock Town Centre. The site is also in walking distance of Blackhalve Lane (B4156) which also offers a bus route (71) between Wolverhampton, Cannock Town Centre and Essington. The site is wholly within Flood Zone 1 but there is a brook running through the site where the authoritative boundary is indicated in attached plan. It is wholly within the Green Belt and there are some large trees within the site boundary. Green Belt release sites are forming part of this proposed plan. The site also crosses two authoritative boundaries, the southern field is within the City of Wolverhampton and the northern half is in South Staffordshire.

The southern part of the site was identified within the withdrawn Black Country Plan for release from the Green Belt to be developed for residential use. The site in its entirety can deliver up to 100 dwellings. However the parcel within South Staffordshire Council can deliver up to 40 dwellings including 30% affordable housing with a mixture of 25% First Homes; 50% Social Rented; and 25% Shared Ownership, in line with emerging policy.

Change suggested by respondent:

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Legally compliant: Not specified

Sound: Not specified

Comply with duty: Not specified

Attachments: