

HEARING STATEMENT

MATTER 7: SITE ALLOCATIONS

LOVELL HOMES LTD (POOL HOUSE ROAD)

1. ISSUE 1

Whether the preferred site allocations are positively prepared, justified, effective and consistent with national policy.

Question 1: In terms of the proposed planned housing and employment developments

a. Has the identification and selection of the proposed site allocations been robustly evidenced and subject to robust, consistent and transparent methodologies, including in relation to the approach to existing committed sites?

- 1.1 The approach to existing committed sites is 'sound' including the proposed allocation of sites safeguarded to meet longer-term housing needs through the Site Allocations Document (SAD). These sites were considered by an Independent Inspector at the SAD EiP and deemed to be 'sound,' including land at Pool House Road, Wombourne (Sites 459 & 562/415).

2. ISSUE 2

Whether the preferred housing sites are justified, effective and consistent with national policy?

Question 1: For Land at Pool House Road, Wombourne (Sites 459 & 562/415)

a. The background to the site allocation and how it was identified

- 2.1 The sites were removed from the Green Belt and safeguarded to meet longer-term housing needs through the Site Allocations Document (SAD) adopted in 2018.
- 2.2 The sites have been promoted by Lovell Homes through the plan making process. The sites have been fully considered through the Council's site selection process in light of the published evidence.

b. How the site contributes to delivering the spatial strategy

- 2.3 The sites are located in one of largest villages within the district with a good level of services and facilities in comparison to other villages.
- 2.4 The sites contribute to the infrastructure-led strategy approach by delivering on-site green infrastructure, including the provision of children's play and allotments. Allotments represent a longstanding requirement within Wombourne.

c. Are the boundaries and extent of the site correctly identified

- 2.5 Yes

e. The anticipated housing capacity of the site, how this was determined and is it justified;

- 2.6 The anticipated capacity of Site 459 within the Local Plan is not correct and appears to have been determined utilising general capacity assumptions set out in the SHLAA.
- 2.7 Site 459 contains a number of high voltage power lines which are subject to easements. This limits the net developable area within the site.
- 2.8 Through a Statement of Common Ground with SSDC, it is agreed that Site 459 can accommodate approximately 65 dwellings and Site 562/415 approximately 56.
- 2.9 A full planning application is currently pending determination, delivering 121 dwellings across both sites.

g. How any relevant technical constraints have been assessed and whether any necessary effective mitigation is necessary;

2.10 The relevant technical constraints have been assessed through the Council's site selection process, having regard to the published evidence base. These were also considered through the SAD EiP.

2.11 The Council's Site Selection Paper [EB20] sets out the site selection methodology and the interaction with the Sustainability Appraisal process. The conclusions in respect of Sites 459 and 562/415 are set out in Appendix 3.

i. Where applicable, evidence of whether the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national policy approach to heritage will be met;

2.12 The Council's HESA [EB75] identifies the sites as 'green' for both direct and indirect potential harm to the historic environment.

2.13 A Heritage Statement has been submitted in support of the planning application and no objections have been raised by heritage consultees.

j. Evidence of the expected timescale and rate of development, and whether they are realistic;

2.14 The rate of development is considered realistic. The expected timescales for delivery will be dependent on the development management process.

k. The highways implications of the site, including accesses and the effect on the highway network;

2.15 The highways implications arising from the development of the site have been considered as part of a Transport Assessment that accompanied the planning application. At the time of writing, off-site mitigation measures are currently being finalised.

2.16 The site proforma for Site 459 identifies a requirement for highway and pedestrian connectivity to Site 285. As set out in representations, due to third party land between the two sites this cannot be achieved.

m. How the necessary infrastructure requirements will be funded and delivered in line with anticipated delivery timeframes.

2.17 The full planning application identifies draft Heads of Terms (CIL Regulation 122 compliant) in respect of on-site and off-site infrastructure requirements.

n. Clear evidence of whether the site is viable and developable at the scale of development expected within the plan period.

2.18 The sites are in the control of a national housebuilder and a full planning application has been submitted extending to both land parcels. The application proposes 121 dwellings.

o. What is the situation with regards land ownership, land assembly and developer interest; and

2.19 Lovell Homes owns Site 562/415 and has a controlling interest in Site 459 through an option agreement.

p. Any modifications that are necessary for reasons of soundness:

2.20 The site yield for Site 459 should be reduced to a minimum of 65 dwellings to reflect the on-site constraints. This position is agreed with SSDC.

2.21 In respect of Site 459, the reference to highway and pedestrian connectivity to Site 285 should be removed.

