

15-17 Belwell Lane, Four Oaks
Sutton Coldfield, West Midlands B74 4AA

Tel: 0121-308 4447
Fax: 0121-323 3838

E-mail: land@paulcarrestateagents.co.uk
newhomes@paulcarrestateagents.co.uk
Web site: www.paulcarrestateagents.co.uk



LAND & NEW HOMES DIVISION
TEL: 0121 308 4447

FOR SALE
(by private treaty)

LAND AT GREEN LANE
WALSALL WOOD
WS9 9BE

On the joint instructions of Mr and Mrs A Francis and Walsall Metropolitan Borough Council a parcel of land approximately 0.37 ha (0.92 acre) to be sold on a Subject to Planning basis.

It is anticipated that the purchaser would demolish the existing property known as 8 Green Lane, Walsall Wood, WS9 9BE and develop the whole site, Subject to Planning.

GUIDE PRICE: £600,000

**For more information and all viewings
telephone: 0121 308 4447**





LAND & NEW HOMES DIVISION
TEL: 0121 308 4447

CONTENTS:

1. Proposed Site Plan

- 2-6. Development Statement - Walsall Metropolitan Borough Council

7. Special Conditions of Sale

8. Location Map.



Walsall Council



ASSET MANAGEMENT

Civic Centre
Walsall
WS1 1TP
Tele: 01922 652094
Fax: 01922 636150

SITE ADDRESS:
GREEN LANE
WALSALL WOOD

DRAWING NO: EPMS 3593/5
DATE : 24/07/2012
DRAWN BY : SSP



NO FURTHER COPIES MAY BE MADE
© Crown copyright and database rights 2012
Ordnance Survey 100019529
FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE



DEVELOPMENT STATEMENT:
LAND AT GREEN LANE, WALSALL WOOD

1.0 PURPOSE OF THE STATEMENT

The statement relates to land at Green Lane, Walsall Wood, Walsall as shown on the attached plan (Appendix A), which has an area of approximately 0.37 hectares (0.9 acres). It is intended to provide a basis for securing the future of the site for residential purposes.

The statement supports, and should be read in conjunction with the core planning principles of the National Planning Policy Framework (NPPF):

- Proactively drive and support sustainable economic development to deliver homes
- Always seek to secure high quality design and good standards of amenity for all existing and future occupants
- Take account of the different roles and character of different areas
- Support the transition to a low carbon future, encouraging the reuse of existing resources including the conversion of existing buildings
- Contribute to conserving and enhancing the natural environment
- Reuse land that has been previously developed

And the policies set out in the adopted Black Country Core Strategy (February 2011) (BCCS), the “saved” policies in the adopted Walsall Unitary Development Plan (March 2005) (UDP), and the adopted Supplementary Planning Documents. These can be downloaded and viewed via:

http://cms.walsall.gov.uk/index/environment/planning/local_development_framework.htm

2.0 SITE AND SURROUNDINGS

The site is located approximately 0.4 miles north of Walsall Wood Local Centre and 4 miles north-east of Walsall Town Centre.

The north and east boundaries of the site are formed by the Green Belt boundary, with part of the Green Belt land to the north forming the ‘Black Cock Farm’ Site of Local Importance for Nature Conservation (SLINC). The western boundary is formed by residential property, 24 Green Lane. The majority of the southern boundary is formed by Green Lane (local distributor highway), with the remainder site boundary lying around properties 12a, 12 and 10 Green Lane.

The majority of properties along Green Lane are family-sized detached and semi-detached dwellings. The Black Cock Public House is situated adjacent the southern boundary of the site on the corner of Oakwood Close and Green Lane.

No. 8 Green Lane is located towards the north-east of the site with its access road located along the eastern boundary. This property is proposed for demolition as part of any redevelopment of the site. The remainder of the site is informal amenity land, with historical mapping showing that five residential properties previously existed fronting onto Green Lane.

A frequent bus service operates along Coppice Road and also High Street/Lichfield Road, which provide access to Brownhills, Burntwood and Walsall.

3.0 DEVELOPMENT PRINCIPLES

3.1 RESIDENTIAL DENSITY AND TYPE

Policy HOU2 of the BCCS states that all developments will aim to achieve a minimum net density of 35 dwellings per hectare, except where higher densities would prejudice historic character and local distinctiveness. In this instance given the site layout, accessibility and surrounding development character, style and pattern, it is expected that the site could support a maximum of 8 houses subject to the design.

The site is expected to be developed for family housing - detached / semi-detached of 2, 3 and 4 bedroom units are considered appropriate. The provision of apartments will be discouraged in this location.

Building heights are expected to be no greater than two-storey to reflect heights of adjacent buildings and the site location.

The design of the scheme should:

- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
- be visually attractive as a result of good architecture and appropriate landscaping.

The developer must demonstrate in the Design and Access Statement to be submitted with any planning application that they have taken account of the local distinctiveness of the area as expected by BCCS policy ENV2, as well as the objectives of the Designing Walsall SPD, to show how a quality residential environment will be provided.

3.2 DESIGN AND LAYOUT

The Council will expect the design of the proposal to be explained thoroughly through the Design and Access Statement. The design and layout of any proposal for this site should take into account:

- Buildings should be a maximum of two storeys in height to reflect the character of the surrounding area.
- The boundary of the site should be planted with native hedgerows and trees to reflect the character of the neighbourhood. Existing trees and hedgerows should be retained where their condition justifies.
- The development should have significant build presence along the Green Lane frontage, aligning with the existing build line.
- Each dwelling should have an area of private amenity space of at least 68 square metres provided (not exposed to the street) and this should be attached to the residential units in question, not separate.
- All residential units would need direct pedestrian access to the street and safe and convenient access to rear private amenity areas.
- A clear definition between the public and private realm will need to be demonstrated contributing towards designing out crime. Prospective developers will be encouraged to seek 'Secured by Design' accreditation for this purpose.
- The development should maximise energy efficiency through the location, orientation and design of buildings to maximise solar gain and the use of landscaping and building layout to reduce heat loss through wind chill.
- Every effort should be made to achieve the residential design standards and numerical guidelines as set out in Appendix E of the Designing Walsall SPD. This includes habitable room separation, separation to gable walls and minimum garden sizes. Particular attention should be paid to the need to safeguard the privacy and security of existing and proposed properties.
- The principles of good design as set out in current government guidance including the NPPF and the best practice guide Better Places to Live By Design and guidance published by Commission for Architecture and the Built Environment (CABE) which can be accessed on <http://www.cabe.org.uk/>. In particular, any proposal for this site should take into account the special features that give this location its character and maximise these benefits wherever possible.

3.3 ACCESS AND PARKING

Direct frontage access will be permitted along Green Lane subject to adequate visibility (boundary treatment below 600mm) and spacing from the Green Lane/Oakwood Close junction.

The existing access road to No. 8 Green Lane is substandard and its narrow width means that any intensification in vehicle usage (through greater number of properties in the northern area of the site) would create additional potential for vehicle conflict on this access road and visibility issues, which would not be acceptable. The proposed development should therefore be designed so that the existing access road only serves one dwelling or is used as a pedestrian/cycle route to the site only.

A new access road from Green Lane to serve the rear proposed development should be located at the furthest point from the current Oakwood Close junction (i.e. adjacent to No. 24 Oakwood Close).

The development would need to provide for sufficient car parking and demonstrate in accordance with the current Council parking standards as specified in UDP policies T7 and T13. The Council parking standards can be viewed in Chapter 7 at:

http://www.walsall.gov.uk/superseded_udp_2005_policies_ics_2011.pdf

The developer must submit a parking strategy as part of their planning application.

3.4 ECOLOGICAL CONSIDERATIONS

It is important that the value of the Black Cock SLINC is not diminished by the development. New planting should be in-keeping with the surrounding habitats.

The site is in close proximity to open space and Black Cock SLINC. Therefore, in accordance with the Council's adopted 'Conserving Walsall's Natural Environment' SPD, the site (including No. 8 Green Lane) requires a bat survey prior to any demolition and redevelopment. Full survey work in accordance with the Council's Conserving Walsall's Natural Environment SPD and the Bat Conservation Trust's 'Bat Surveys: Good Practice Guidelines' (2012) will therefore be required.

An ecological assessment will also be required to identify any trees or boundary hedges to be retained within the development. Given the semi-rural location, native trees and hedgerows should be planted to form the boundaries to the site.

3.5 TREES

There are groupings of trees on site, which are mostly located within the centre of the site and along the north-western boundary. The trees are not currently subject to a Tree Preservation Order (TPO). Two early mature oak trees are located on/adjacent to the northern boundary. These are in good condition and should be retained as part of any future development proposals.

All trees should be surveyed in accordance with British Standard 5837:2005 Trees in Relation to Construction, with their constraints noted and considered in any design process. Any proposed development that is likely to affect the long-term health, condition and stability of the trees must be addressed in an Arboricultural Implications Assessment and details of methods to be employed that minimise the impact on the trees submitted at the planning application stage. Any proposals that include the unavoidable loss of trees should be replaced with new and appropriate tree planting.

3.6 BOUNDARY TREATMENT AND LANDSCAPING

A fully detailed hard and soft landscape plan would need to be submitted as part of any planning application to be considered. Given the relationship with the adjoining Green Belt and SLINC, the planting and species of trees/plants within the development site, including front and rear gardens, will be of particular importance and should be in-keeping with the surrounding habitats. Any additional planting for screening should also comprise of native species of trees and shrubs of local provenance.

3.7 GROUND CONDITIONS

Historical mapping shows that properties previously fronted onto Green Lane which have since been demolished and land left vacant. There is therefore the possibility of old cellars/foundations and depth of overlying fill material, but should not significantly restrict development.

4.0 PLANNING APPLICATION REQUIREMENTS

The developer will be responsible for obtaining all necessary planning permissions, Building Regulation approvals and any other relevant consent. Planning applications can be submitted online at: www.planningportal.gov.uk

Planning applications should be for full planning permission and not an outline approval. Further details of the information that must be submitted with a planning application are contained in the Validation Checklist. This can be viewed at:

http://www.walsall.gov.uk/index/environment/planning/applying_for_planning_permission/local_validation_checklist

Developers are encouraged to hold early written pre-application discussions with the Council's Development Management team. Further information on pre-application advice and costs can be found at:

http://www.walsall.gov.uk/index/environment/planning/businesses/preapplication_advice_businesses.htm

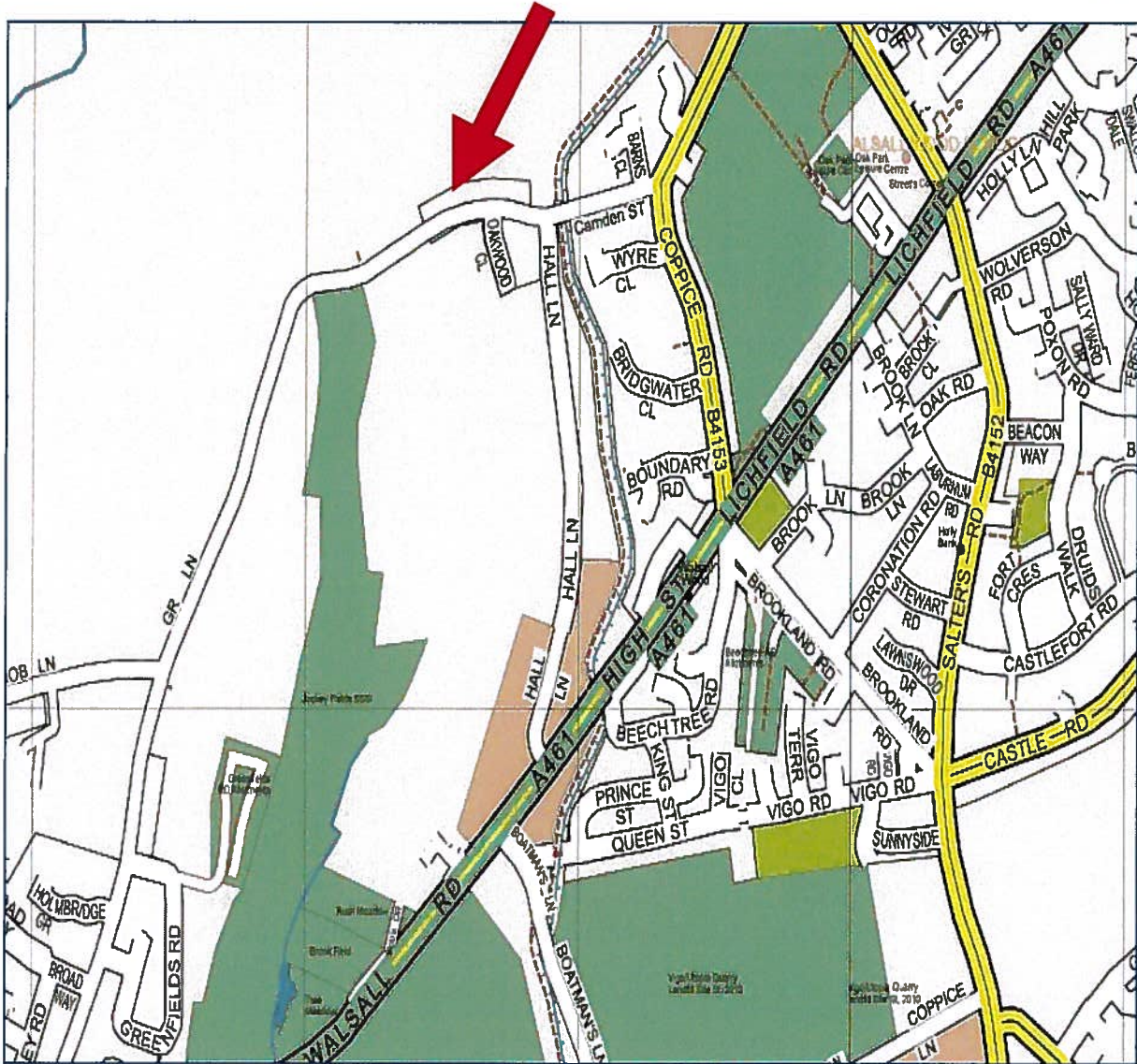
5.0 CONTACT

For further information on this site please contact Caroline Glover, Senior Regeneration Officer, Telephone 01922 654754 / Email glovercaroline@walsall.gov.uk, who will be pleased to assist.

**LAND AT GREEN LANE
WALSALL WOOD
WS9 9BE**

SPECIAL CONDITIONS OF SALE:

1. Purchasers to be responsible for payment of the Selling Agents fees of 2% of the purchase price realised, exclusive of VAT, payable upon completion.
2. Purchasers to be responsible for payment of the vendors legal fees of 2% of the purchase price realised. Walsall Metropolitan Borough Council legal fees are not subject to VAT.
3. All offers to be made in writing to the Sole Selling Agent, Michael Carr via e-mail at michael.carr@paulcarrestateagents.co.uk.
4. A non-refundable but deductible deposit of £5,000 will be paid by the purchaser upon formal acceptance of offer, Subject to Planning. The sale will proceed via an Option Agreement.
5. Land owned by Walsall Metropolitan Borough Council is subject to rights in respect of the drain associated with 12A Green Lane, Walsall Wood.



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. We can verify any issue that is of particular importance to you. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The floor plan is not drawn to scale and is for illustrative purposes only. These Sales Particulars do not constitute a contract or part of a contract.

MC/SP-01.08.12/02

