

## FORMER DEELEYS CASTINGS, LEAMORE LANE – IN328 - POSITION STATEMENT OF KEY ISSUES

This statement has been prepared as a statement of agreed facts for the purpose of the examination of the Site Allocation Document only and is agreed without prejudice to any decision the council may make about the current planning application for residential development on the site, or any future application that may be submitted.

The comments below are based on the issues that have been identified during consideration of the current residential application. Since no application for employment use has been submitted, the council has not carried out a detailed technical assessment of the issues that might arise from such a use.

Note 1. Right of Way. There is currently a private right of way from part of the adjacent British Car Auctions site across Site IN328 onto Leamore Lane.

The resolution made by the council's Development Control Committee in 2008 to grant the current planning application included an expectation that the associated Section 106 agreement would contain a clause relating to the extinguishment of this right of way on highway safety grounds. This has subsequently been discussed with Walsall Council and agreed that there would be no objection to it being retained as a cycle/pedestrian access

The right of way has not been used for some years. The Council is concerned that it could be reused at some point in the future whether site IN328 is developed for residential or employment use or not developed at all. Any use of the land which the right of way benefits is likely to need planning permission: the Council has confirmed that use by motor vehicles would be opposed because of concern about highway safety.

		<b>Residential Redevelopment</b>	<b>Employment Redevelopment</b>
1	Access	Would require a traffic signal controlled junction	<b>The use of this site for commercial use would need planning permission and this would require a traffic signal controlled junction..</b>
2	Air Quality	Air Quality assessment required to examine conditions for future residents. Could constrain development on part of site	Air Quality assessment required to examine potential impact on existing surrounding residents. Could constrain development on all or part of site
3	Highways	Report to update in line with latest NPPF Guidance and latest highways guidance. Principle and detail of 102 dwellings accepted originally and Section 278 plans submitted for cross road junction and under review.	Full TA to be prepared based on type of use industrial / commercial in line with latest NPPF guidance and latest highways guidance
4	Noise	Noise assessments to Carry out and update to examine conditions for future residents. Could constrain development on part of site	Noise assessment will be required to examine potential impact on existing surrounding residents. Could constrain development on all or part of site
5	Ground Conditions and Required Improvements	Update submitted information  The site comprises of a back filled clay pit which requires engineering / geotechnical work. Pit comprises of fill, brick, concrete, clinker and foundry sand. Residentially this can be dealt with in a more cost-effective manner by individually piling as differentials settlement is focused on small footprints.	Carry out Soil investigation and conclusions relevant to proposed end use  The key difference with commercial development is the fact that footprints are larger and therefore could bridge the high walls of the land fill. The requirement for greater bearing capacities would also result in considerably higher abnormal costs for slab and pile to prevent differential settlement within and outwith the land fill area
6	Landscape	<ul style="list-style-type: none"> <li>• Tree survey update required</li> <li>• Details of canal side treatment</li> <li>• Landscape details required</li> </ul>	<ul style="list-style-type: none"> <li>• Tree survey required</li> <li>• Details of canal side treatment</li> <li>• Landscape details required</li> </ul>
7	Flood Risk Assessment	Update required	Required
8	Ecology and Trees	Update survey and baseline report	Carry out Ecology report in relation to commercial / industrial end uses
9	Viability	Contributions to affordable housing, open space and traffic light maintenance would be required (previous committee resolution also referred to education and healthcare contributions).  <b>It is understood that the ground issues on this site relate to stability rather than contamination</b>  Viability appraisal would need to be updated	No S106 contributions required apart from highway works.  <b>Development of the site for employment use (either involving buildings or open storage) is likely to have a higher load bearing requirement than for residential but an employment use has a lower land value resulting in a larger viability gap (although no</b>

**FORMER DEELEYS CASTINGS, LEAMORE LANE – IN328 - POSITION STATEMENT OF KEY ISSUES**

		Viability deficit could be offset by public sector funding where a development is supported by planning policy	<b>viability appraisal has been provided to the council to confirm this)</b>  Viability deficit could be offset by public sector funding where a development is supported by planning policy
--	--	--	--

Dated 21 September 2017

On Behalf of Walsall Council ..... 

On behalf of St Francis Group ..... 