

PLANNING APPLICATION NUMBER:P11/1118

Type of approval sought	Full Planning Permission
Ward	St. Thomas's
Applicant	Taylor Wimpey Midlands Ltd and National
Location:	FORMER GAS WORKS, CONSTITUTION HILL, DUDLEY, WEST MIDLANDS
Proposal	ERECTION OF 147 NO. DWELLINGS AND ASSOCIATED WORKS
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS AND 106

SITE AND SURROUNDINGS

1. The site has an area of 3.27 hectares and is located immediately to the south of Dudley town centre. It is bounded by Constitution Hill to the north, Bath Street and New Road to the west, an overgrown area adjacent to the disused Brierley Hill – Walsall railway line to the south and the Dudley Southern by-pass to the east. The site was formerly used for gas generation and storage for over fifty years. About three years ago all the buildings and structures were cleared including the British Gas offices off Constitution Hill and initial remediation works were carried out over the majority of the site which has removed most of the vegetation. The majority of the remaining trees are along the Bath Street/New Road boundary behind a 2.4m high palisade fence.
2. Generally, the site slopes from north to south but also from east to west. In the north west portion of the site there is a significant plateau which is about four metres above the adjacent part of the site. This area is still in operational use by Transco.
3. The disused railway line passes under the western part of the site in a tunnel and has a 10m no-build zone associated with it. The site is criss-crossed by gas and water mains which are also subject to easements.

PROPOSAL

4. It is proposed to erect 147 dwellings with associated access roads, landscaping and open space. The main access would be from Constitution Hill and this forms the main spine road serving the development. A secondary vehicular access is provided onto Bath Street. A private drive serving five dwellings would also be provided onto Bath Street just to the north of the secondary access.
5. A range of accommodation would be provided comprising 115 one, two, three and four bedroomed houses and 32 two-bedroomed apartments. The apartments would be in the form of two four-storey blocks situated in the western part of the site where the levels are lower and the adjacent by pass runs at a much higher level. The houses would be two and two and a half storeys high and would be in detached, semi-detached and terraced form. The majority of the dwellings are terraced and include back-to-back one-bedroomed houses.
6. The road layout reflects the various underground services and easements which has resulted in a fairly grid-iron arrangement. The vast majority of the parking is at the front of the dwellings accessed directly from the road.
7. A small area of public open space, including a play area for young children, would be provided adjacent to the by pass partly comprising the no-build zone over the railway tunnel.
8. The application is accompanied by the following reports:
 - Bat Survey
 - Air Quality Assessment
 - Tunnel Survey (Bats)
 - Biodiversity Report
 - Noise Report
 - Flood Risk Assessment
 - Site Investigation Reports

Transport Assessment
 Landscape Schedule
 Planning Statement
 Viability Report
 Design and Access Statement

HISTORY

9.

APPLICATION No.	PROPOSAL	DECISION	DATE
P06/0646	Site remediation works	Approved	8.9.06
P06/0717	Redevelopment of site for ClassC3 residential purposes at a net density of 52 dph	Approved (at Appeal)	8.9.06
P06/0717/E1	Extension of time to implement permission P06/0717	Pending	

PUBLIC CONSULTATION

10. The application was publicised through individual neighbour notification, site notice and newspaper advert. No representations have been received.

OTHER CONSULTATION

11. Group Engineer (Development): no objection in principle. Level of parking complies with the Council's maximum standard; some parking spaces too far away from the dwelling; one group of dwellings has insufficient visitor parking; cycle parking for the blocks of flats is too remote; link required from the Constitution Hill access to the cycle track opposite; dropped kerbs and widened footway required in Bath Street;

zebra crossing required in New Mill Street nearby; pedestrian refuges required in Flood Street nearby; reinstatement of footway crossings in Bath Street

12. Crime Prevention Officer: concerned about lack of surveillance of parking spaces and private alleyways to rear of some terraced plots; concerned about nuisance and anti-social behaviour from the public open space; 2.1m high fences required around some gardens close to public space; location of cycle stores not secure enough; side elevations onto public or semi-private space to have windows for surveillance; landscaping not to reduce natural surveillance or road safety.
13. Head of Environmental Health and Trading Standards: no objection subject to conditions covering treatment of contamination and protection of the dwellings from traffic noise from the by pass.
14. Nature Conservation Officer: the site falls within a wildlife corridor and the proposed landscaping does not provide sufficient native species to improve the habitat.
15. West Midlands Fire Service: no objection.
16. Environment Agency: no objection.

RELEVANT PLANNING POLICY

National Planning Guidance

PPG1 General Principles

PPS3 New Housing

PPG9 Nature Conservation

PPS25 Development and Flooding

Draft National Planning Policy Framework

The Draft NPPF was published for consultation on 25th July 2011. Whilst regard has been had for this document it is still at a draft stage and therefore too early to attract significant weight as a material planning consideration.

Regional Planning Guidance

The High Court Decision on 10th November 2010 in respect of the challenge by Cala Homes (South) Ltd (2010 EWHC 2866) quashed the Government's decision on 6th July 2010 to revoke the Regional Strategies. As a consequence the West Midlands Regional Spatial Strategy forms an ongoing part of the development plan.

The Chief Planner at the Department for Communities and Local Government wrote to all local authorities setting out that the Secretary of State expected them, and the Planning Inspectorate, to have regard to his letter of 27th May 2010, announcing his intention to abolish the Regional Strategies through the introduction of the emerging Localism Bill, as a material consideration in planning decisions.

The Localism Bill received Royal Assent on the 16th November 2011 and confirmed the Government's intention to revoke Regional Strategies however as they still form part of the development plan until they are abolished the following policies are considered relevant to the material consideration of this planning application:

UR1: Implementing Urban Renaissance

UR1A: Black Country Regeneration Policies

UR1B: Housing and Employment Land

UR4: Social Infrastructure

CF1: Housing within the Major Urban Areas

CF3: Levels and distribution of housing development

CF4: The reuse of land and buildings for housing

CF5: Delivering affordable housing and mixed communities

PA10: Tourism and Culture

QE1: Conserving and Enhancing the Environment

QE3: Creating a high quality built environment for all

QE4: Greenery, Urban Greenspace and Public Spaces

QE5: Protection and enhancement of the Historic Environment

QE6: The conservation, enhancement and restoration of the Region's landscape

QE7: Protecting, managing and enhancing the Region's Biodiversity and Nature Conservation Resources

QE8: Forestry and Woodlands

QE9: The Water Environment

T2: Reducing the need to travel

T3: Walking and cycling

T4: Promoting travel awareness

Saved UDP (2005) policies

DD1 Urban Design

DD4 Development in Residential Areas

EP7 Noise Pollution

DD10 Nature Conservation and Development

DD6 Access and Transport Infrastructure

UR9 Contaminated Land

NC1 Biodiversity

Black Country Joint Core Strategy

DEL1 Infrastructure Provision

DEL2 Managing the balance between employment land and housing

ENV5 Flood Risk, Sustainable Drainage and Urban Heat Island

ENV6 Open Space, Sport and Recreation

TRAN4 Creating coherent networks for walking and cycling

CSP1 The Growth Network

CSP4 Place making

Supplementary Planning Documents

New Housing SPD

Planning Obligations SPD

Nature Conservation SPD

Parking Standards & Travel Plans SPD

Open Space, Sport and Recreation

17. The key issues are:

- Principle
- Layout, design and security
- Access, parking and highway safety
- Nature conservation
- Impact upon neighbouring uses
- Planning Obligations

Principle

18. The principle of residential development of the site was established in July 2008 when outline planning permission for a minimum of 162 dwellings was granted on appeal. At that time the site was allocated for employment use in the UDP. It now falls within Regeneration Corridor 11a in the Black Country Joint Core Strategy which has a focus for combining family living with excellent green infrastructure and well connected public transport. The vision for this corridor is that high quality housing will feature around the centres of Dudley and Brierley Hill. Therefore, the proposals accord with the current land use policy.

19. Black Country Joint Core Strategy policy DEL2 applies in that it requires new development not to adversely affect the operation of existing or proposed employment uses. The surrounding area on the fringe of the town centre is mixed with commercial/light industrial uses interspersed with housing. However, it is unlikely that there would be any conflict in this regard. No objections have been received, the Head of Environmental Health and Trading Standards has not objected and residential redevelopment of this former industrial site has been allowed.

Layout, design and security

20. The layout is based upon a north - south spine road utilising the long established access to the former gasworks from Constitution Hill, which is crossed by a new east – west road approximately in the middle of the site. The lines of the roads largely coincide with underground services and easements but also where the various plateaus on the site have their boundaries. This has the effect of breaking the layout into a number of development blocks with dwellings facing out onto the roads and plots backing onto one another providing a generally high level of property security.
21. The majority of the parking provision is at the front of the properties but a significant amount is in parking courts between the buildings. The possibility of providing car parking courts at the rear of dwellings was looked at in pre application discussions with officers but was difficult to achieve. The Group Engineer also considered that residents would not use them preferring to park at the roadside instead. The Crime Prevention Officer still has some concerns about the courtyard parking but it is generally overlooked by windows in the surrounding dwellings thereby enjoying an adequate level of natural surveillance and vehicle security.
22. Twelve dwelling types and designs would be provided distributed across the site. This should provide for a varied streetscape (see Street Elevations plan). The two four-storey blocks of flats would be sited in the eastern half of the site where the levels are lower particularly with respect to the by pass and Bath Street. As such, they would not be prominent from vantage points outside the site. In this respect, the nearby Falcon House off Constitution Hill is much higher.
23. The majority of existing trees are at the northern and south-western edges of the site. The sparse northern trees would be removed and replaced by a more dense screen of trees and shrubs to soften the outlook onto the large public car parks which dominate the adjoining area to the north of the site. The landscape plan shows the existing beech hedge behind the palisade along part of Bath Street being retained and additional beech hedge planting being undertaken. Within the development, a number of part-grown standard or heavy standard trees would be planted along the roads and around the open space. The vast majority of the

dwellings including the two blocks would have shrub planting across the front and down the side of corner properties. The proposed landscaping of the development is considered to be appropriate and satisfactory.

24. The Crime Prevention Officer did raise concerns about property security, vehicle crime and anti-social behaviour associated with the open space. Generally, dwellings on corner plots or adjoined by public areas would have screen walls around the rear gardens. These will now be 2.1m high to deter trespass. The provision of many parking spaces on-plot at the front of dwellings or reasonably close to them should ensure sufficient surveillance to counter vehicle crime.

25. A development of this size which is not particularly accessible from the nearest park (Buffery Park) should have some open space for the site population to use. The area over the railway tunnel cannot be built upon and is not required for parking. Accordingly, the applicants have chosen to provide an area of open space with a small play area aimed at young children. This area would not be adopted by the Council but would be maintained by a management company that all the occupiers of the development would be required to contribute towards. The landscape plan shows that the play area would have a 1.1m high railing around it (as normally occurs in parks) but, otherwise, the open space would not be fenced. Whilst there may be an element of anti-social behaviour, it is considered that it would provide a useful facility for the occupiers of the development and that this outweighs the case for its omission.

Access, parking and highway safety

26. The Group Engineer raises no objection to the amount of parking which meets the current standard but did consider some spaces were a little remote from the properties they were intended to serve, one section of road did not have sufficient visitor spaces and some driveways and parking spaces were a little tight. An amended layout plan has been received which addresses these deficiencies.

27. No objection is raised to the road system, the main entrance to the development off the roundabout at the Constitution Hill/Martin Hill Street junction or the new access

onto Bath Street. The road gradients accord with the design standards for highways.

28. Policies TRAN2 and TRAN4 of the JCS promote cycling and walking and the site lies adjacent to the Dudley Cycle Spine Route. The Group Engineer requires a link from the site to the cycle track which would help cyclists avoid the roundabout at the junction to the site. He also requires a new zebra crossing in New Mill Street (which connects to Constitution Hill at its northern (town) end) and works to Flood Street and Bath Street to facilitate the safe movement of pedestrians from the site to the town centre and nearby schools.

29. The Crime Prevention Officer is concerned about the proposed pedestrian/cycle route onto Bath Street adjacent to the back-to-back houses on plots 96-103. However, this would be a useful exit route to the town centre for those dwellings in the southernmost part of the site and it would be well overlooked at close quarters from the back-to-back dwellings which would be accessed from it.

Nature Conservation

30. The site is part of a well-known grassland/brownfield matrix of sites with good metapopulations of butterflies and moths. It is also part of the wildlife corridor along the A461 (by pass) and forms a key link between Castle Hill/Wrens Nest and Fens Pool/Saltwells. The Nature Conservation Officer is concerned that the planting proposals would not provide the enhancements necessary to meet the several wildlife policies in the JCS. An amended landscape scheme has been submitted which addresses these concerns.

Impact upon neighbouring uses

31. The site is contained by existing roads on all sides and the only land it actually adjoins is the overgrown area to the south through which the disused railway line runs in a cutting and which would be benefited by the proposals in terms of its wildlife corridor function.

32. There are some modern light industrial/commercial units across Bath Street and some Victorian terraced housing in Vicar Street and New Road. The residential proposals would not adversely affect the occupiers of these units and dwellings and no objections have been received. The site has received outline planning permission for residential development which accords with the regeneration focus in the area.

Planning Obligations

33. Policy DEL1 (Infrastructure Provision) of the Black Country Joint Core Strategy in conjunction with the Council's adopted Supplementary Planning Document (Planning Obligations) requires applicants to enter into planning obligations where the scale and impact of the development, in accordance with government advice, result in a consequential planning loss to the existing community. Planning Obligations must where appropriate and necessary, make appropriate provision for the infrastructure requirements of the development and ensure that there is no unacceptable adverse impact on the existing environment, nor consequential unacceptable loss to the existing level of services enjoyed by the community.

34. In consideration of the above the proposed development has a requirement to provide planning obligations to mitigate against the consequential planning loss to the existing community. The required Planning Obligations on this application are:

REQUIRED CONTRIBUTIONS	
Libraries:	£28,134.33
Public Realm	£70,343.91
Transport Infrastructure Improvements:	£51,557.25
Air Quality Improvements	£0
Monitoring Charge	£2,626.50
TOTAL FINANCIAL CONTRIBUTION:	£150,035.49

35. In addition, a contribution of £16,120.00 towards nature conservation enhancements would apply which should be spent on site to improve the wildlife

corridor. Public art equivalent to one per cent of design and development costs should also be provided. Again, with a site of this size, the preference would be for public art to be incorporated within the development.

36. In addition to applying Policy DEL1 (Infrastructure Provision) of the Black Country Joint Core Strategy and the Supplementary Planning Document (Planning Obligations), in identifying the required planning obligations on this application the following three tests as set out in the CIL Regulations (April 2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development;
- (c) fairly and reasonably related in scale and kind to the development.

37. So far as the transport infrastructure improvements are concerned, the Group Engineer requires a zebra crossing in New Mill Street and various minor improvements to the other roads either bordering or close to the site to improve movement and safety for the new residents and cyclists. These works would be carried out with the contribution the applicants have included for transport infrastructure improvements in their viability assessment.

38. The Head of the Library Service has stated that the contribution for libraries would be spent on new shelving at Dudley Library. This level of contribution would not be proportionate or related to the impact of the development and, therefore, the contribution is not justified.

39. The Planning Obligations SPD does allow for public realm improvements on site where sites are within centres or on large schemes such as that proposed. Accordingly, it would be reasonable in this case to make provision on site and to require this by condition.

40. As stated earlier, the applicants have submitted a viability report with the application. Their assessment includes a contribution of £60,000 specifically for offsite highway works as this was the Group Engineer's estimate for the provision of the three zebra crossings he required when outline permission was granted three years ago and the provision of the on-site playground (£65,000). Beyond this, the report concludes that further contributions could not be made and no affordable housing could be provided.

41. The District Valuer, acting independently, has assessed the applicants' viability report and has concluded that, a policy compliant scheme ie. based on all of the contributions being required as well as 25% affordable housing would not be viable. The District Valuer is currently modelling various scenarios to ascertain at what point the scheme would be viable. Further details on this will be provided at the Committee.

CONCLUSION

42. Outline planning permission for residential development of this former Dudley gasworks site was granted on appeal in 2008. The proposed development has been the subject of considerable pre – application discussions with officers to secure the optimum layout on this heavily constrained site. The Environment Agency have objected on the basis of the Flood Risk Assessment not being satisfactory. The applicants are currently addressing this issue. Other consultees have raised no objections and the concerns of the Crime Prevention Officer have been addressed as best they can. The new development would include an area of public open space with play area and a range of dwelling types. The District Valuer has concurred with the applicants assessment that the scheme would not be viable with the contributions and affordable housing required under the Council's policy. The development would significantly improve this vacant site on the edge of Dudley town centre and no objections from the public have been received.

RECOMMENDATION

It is recommended that the application be approved subject to the following:

- a) The applicants entering into a Section 106 Agreement for a contribution towards transport infrastructure improvements totalling £60,000.00 and a management and monitoring charge of £2,626.50 or
- b) In the event of the District Valuer reaching an alternative conclusion on viability, that the Director of the Urban Environment in conjunction with the Chair be given delegated powers to resolve negotiations.
- c) The completion of the Agreement by 28th February and, in the event of this not happening, the application being refused if appropriate
- d) The following conditions with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

Reason for the Grant of Planning Permission

Outline planning permission for residential development of this former Dudley gasworks site was granted on appeal in 2008. The proposed development has been the subject of considerable pre – application discussions with officers to secure the optimum layout on this heavily constrained site. The Environment Agency have objected on the basis of the Flood Risk Assessment not being satisfactory. The applicants are currently addressing this issue. Other consultees have raised no objections and the concerns of the Crime Prevention Officer have been addressed as best they can. The new development would include an area of public open space with play area and a range of dwelling types. The District Valuer has concurred with the applicants assessment that the scheme would not be viable with the contributions and affordable housing required under the Council's policy. The development would significantly improve this vacant site on the edge of Dudley town centre and no objections from the public have been received.

The development complies with the relevant policies and proposals in the adopted Black Country Joint Core Strategy (2011), the saved UDP (2005) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail please see the application report.

Conditions and/or reasons:

1. No development approved by this permission shall be commenced until a scheme to deal with contamination of land has been submitted to and approved by the LPA and the development shall not be occupied until the measures approved in that scheme have been fully implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically in writing:
 - i) A desk-top study to formulate a conceptual model of the site. The requirements of the Local Planning Authority shall be fully established before the desk-study is commenced;
 - ii) Once the desk study has been approved by the Local Planning Authority, a site investigation shall be carried out to identify and evaluate all potential sources and impacts of identified contamination in accordance with the conceptual model. The findings of site investigation shall be presented in report format for approval by the Local Planning Authority and shall include a risk-based interpretation of any identified contaminants in line with UK guidance;
 - iii) Following the approval of both desk-top study and site investigation reports, a written remediation scheme and method statement (the contamination proposals) shall be agreed in writing with the Local Planning Authority prior to commencement. The contamination proposals shall be implemented in full and no deviation shall be made from the contamination proposals without the express written permission of the Local Planning Authority. The contamination proposals shall include provisions for validation monitoring and sampling.
2. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed with the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of soil gases and vapours that have the potential to pose a risk to human health and the wider environment. Where the investigations identify the presence of soil gases and vapours, development shall not begin until a scheme to protect the development from the effects of such gases has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.
3. The development hereby approved shall not be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority, including details of a Travel Plan Co-ordinator, Staff Travel Survey, Car Parking Management, Walking and Cycling initiatives, Publicity and Marketing, Set targets and monitoring and to join Company Travel Wise in Dudley together with a timetable for the implementation of each such element. The Travel Plan shall be

implemented in accordance with the details approved by the local planning authority and remain operational for the life of the development.

4. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
5. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
6. If during development works any contamination should be encountered which was not previously identified or is derived from a different source and/or of a different type to those considered under the contamination proposals then the Local Planning Authority should be notified immediately and remediation proposals formulated/amended for consideration.
7. Prior to the commencement of development, details of the proposed public art scheme in lieu of an off site contribution shall be submitted and approved in writing by the local planning authority. The scheme shall be built in accordance with the approved details and retained for the life of the development.
8. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

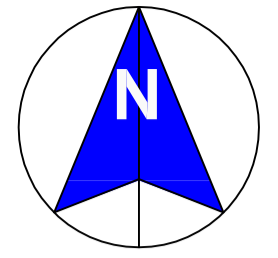
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

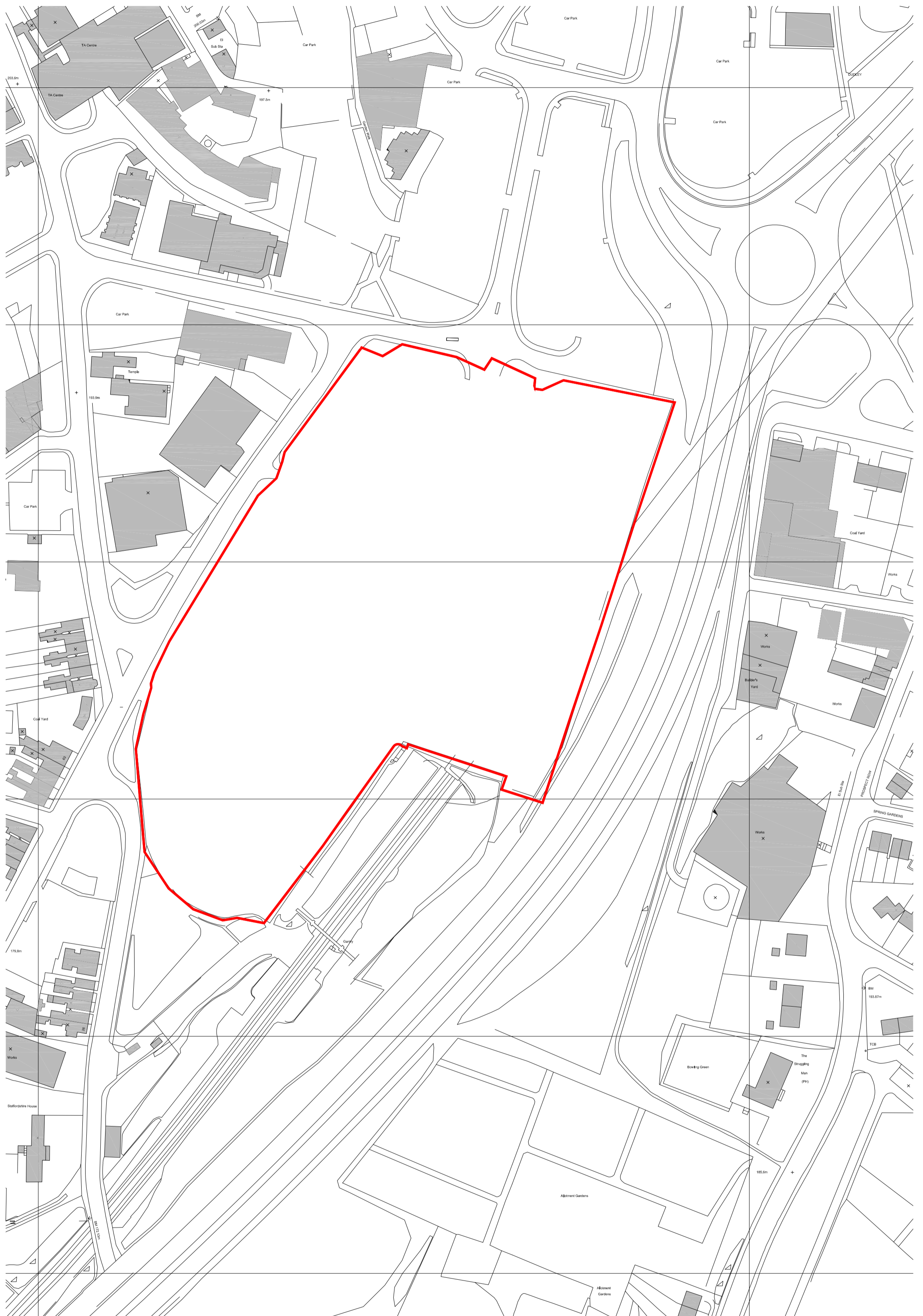
9. Development shall not begin until a scheme for protecting residents in the approved dwellings from noise from road traffic on the Dudley Southern Bypass has been submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed before occupation of the

permitted dwellings, unless otherwise agreed in writing by the local planning authority. The protection measures in the agreed scheme shall be maintained throughout the life of the development.

10. The approved landscape scheme shown on drawings numbered LDS173-02E and 03E shall be implemented before the end of the first planting season following the commencement of the development or at such later time as may be agreed in writing by the local planning authority.
11. The open space shall be laid out and the play area provided before any of the dwellings hereby approved are occupied or at such later time as may be agreed in writing by the local planning authority. The open space and play area shall be maintained in accordance with details to be submitted to and agreed in writing by the local planning authority and shall be retained for the life of the development.
12. Prior to the commencement of development, details of the proposed nature conservation enhancement scheme in lieu of an off site contribution shall be submitted to and approved in writing by the local planning authority. The scheme shall be built in accordance with the approved details and retained for the life of the development.
13. Prior to the commencement of the development, details of the proposed public realm improvements in lieu of an off site contribution shall be submitted to and approved in writing by the local planning authority. The scheme shall be built in accordance with the approved details and retained for the life of the development.
14. The cycle storage facilities shown on the approved layout plan and detailed drawings shall be provided before any of the dwellings they will serve are occupied.
15. Prior to the commencement of the development, details of the road design and materials, lines, widths, levels, gradients, cross sections, lighting and drainage plus a drawing indicating the extent of roads to be adopted shall be submitted to and agreed in writing by the local planning authority.
16. Prior to the first occupation of any dwelling or unless agreed in writing by the local planning authority, all redundant dropped kerbs adjacent to the site shall be reinstated with full height kerbs and the highway made good.
17. Visibility splays in accordance with adoptable standards shall be provided at all road junctions and shall be maintained for the life of the development.
18. All parking areas/spaces and turning areas shall be provided before any of the dwellings they are intended to serve are occupied.



**Proposed residential development at
Constitution Hill, Dudley. West Midlands**



Revision	Date	Details

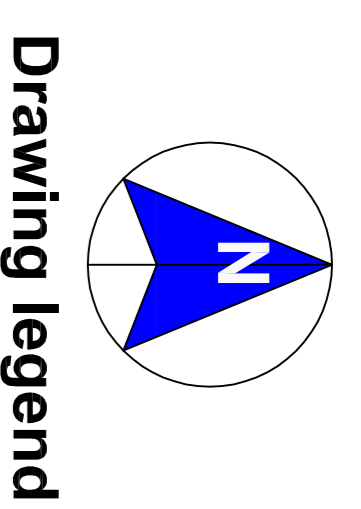
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Client:	Taylor Wimpey		
Job:	Constitution Hill, Dudley, West Midlands		
Drawing title:	Location plan		
Drawing Number: (Job number)	B5241	(PL)	01
Scale:	1:1250 at A2		
Date:	May 2011		
Drawn by/ checked by:	PDHT/ MRB		

Proposed residential development at Constitution Hill, Dudley. West Midlands



Access into the site.
The main access for vehicles, pedestrians and cyclists into the proposed development is to be via the existing point of access of Constitution Hill. This will lead down the centre of the site, at a gradient. The main access road will be important in terms of streetscape as it will be the core route. Houses are therefore proposed to look into this space with habitable rooms and corridors of landscaping aligning each side.



Drawing legend

- Red line site boundary
- 10m restricted development zone
- 5m development easement
- Key green spaces
- Play/ recreational areas
- Paved surfaces (rush demarcation)
- Private units - Houses
- Private units - Apartments
- Electrical substation
- Gas governor area
- 1.8m high screen wall
- 1.8m high close boarded fence
- 1.8m high privacy panel and post & wire fence to rear gardens
- Plot division panel fence
- Existing vegetation/ trees to be retained
- Existing vegetation/ trees to be removed
- Level changes
- Existing utility: Foul drainage (with easement)
- Existing utility: Surface drainage (with easement)
- Existing utility: Unidentified (with easement)
- Existing utility position (above) for gas easement taken from Constraints Drawing: Drawing Number: B3789 PL 1001 O
- Existing utility: Gas pipe information taken from drawing above superseded by gas easement information taken from Constraints Drawing: Drawing Number: B3789 PL 1001 O
- Easement shown and abandoned existing utilities (not shown) based on information provided by client
- Existing utility: Gas easement

Accommodation schedule

House types	Quantity	Total no. of units
Type B6a (Bayswater)	14no @ 68sqft	147no. = 120.6774t
Type B6b (Oxley)	20bed/2st @ 47.1sqft	
Type B6c (Oxley)	20bed/2st @ 47.1sqft	
Type B6d (Wessons)	3bed/2st @ 82.1sqft	
Type S (Salsbury)	3bed/2.5st @ 108sqft	
Type Fer. (Fenhampton)	4bed/2st @ 132sqft	
Type Fer. (Fenhampton)	4bed/2st @ 132sqft	
Type W. (Walsbury)	4bed/2st @ 125.1sqft	
Type W. (Walsbury)	4bed/2st @ 115.5sqft	
Type L1. (Linchin)	3bed/2st @ 85.5sqft	
Type AA32	2bed @ 567sqft	
Type AA32	2bed @ 648sqft	
Type AA32	16no @ 9072sqft	
Type AA32	16no @ 10388sqft	

Parking provision:
To Local Authority Standards based on 2 allocated spaces (parking demand)

Site Area:
Gross: 6.073 acres / Net: 6.546 acres

nicol thomas

Client:	Taylor Wimpey
Job:	Constitution Hill, Dudley, West Midlands
Drawing title:	Proposed site layout (with easements)
Drawing Number:	B5241 (PL) 02
Revision:	H
Scale:	1:500 at A1
Date:	April 2011
Drawn by/ checked by:	PCHT/ MRB

Revision	Date	Details
A	09.06.2011	LEAP within the open space shown
B	17.06.2011	Layout amended to ensure that all plots and gardens are clear from confirmed gas easement positions
C	11.07.2011	Plots 138-147 repositioned (to avoid piling) and renumbered. Easement amended.
D	13.07.2011	Easement added
E	25.07.2011	Easement information on drawing legend amended

nicol thomas
architects project managers construction cost consultants CDM co-ordinators
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F 10.11.2011 Revisions made in accordance with Traffic and Road Safety
G 11.11.2011 Comments received from L.A Ref: B5241_06C/28/10/11
H 09.12.2011 Revisions made in accordance with comments received from client on 11.11.2011
Revisions made in accordance with comments received from client on 11.11.2011
Drawing references: LDS173-02E and LDS173-03E

Tunnel + associated easements.
Tunnel located below the site in the south eastern corner of the site. A 5m easement is shown each side of the tunnel, together with a further 70m thereafter as a restricted development zone is located thereover. This creates a large area of non-developable space, close to the bypass road.
Railway.
Railway located to the south of the site, located in a cutting which is significantly lower than the site.

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Proposed residential development at Constitution Hill, Dudley. West Midlands



Access into the site.
The main access for vehicles, pedestrians and cyclists into the proposed development is to be via the existing point of access, Constitution Hill. This will lead down the centre of the site, at a gradient. The main access road will be important in terms of streetscape as it will be the core route. Houses are therefore proposed to look into this space with habitable rooms and corridors of landscaping aligning each side.

Drawing legend

- Red line site boundary
- Key green spaces
- Play/ recreational areas
- Paved surfaces (flush demarcation)
- Private units - Houses
- Private units - Apartments
- Electrical substation
- Gas governor area
- SW
- 1.8m high screen wall
- cb
- 1.8m high close boarded fence
- 1.8m high privacy panel and post & wire fence to rear gardens
- Plot division panel fence
- Existing vegetation/ trees to be retained
- Existing vegetation/ trees to be removed
- Level changes

Accommodation schedule

House Types	Quantity	Total Area (sqft)
Type B1: (Bayswater)	14no	= 6664sqft
Type B2: (YORK)	20no	= 9330sqft
Type B3: (Wessley)	14no	= 11449sqft
Type B4: (Sallisbury)	41no	= 44649sqft
Type B5: (Fenhampton)	1no	= 1329sqft
Type B6: (Fennlea)	4no	= 5004sqft
Type B7: (Malbury)	2no	= 2318sqft
Type B8: (Linnich)	8no	= 7160sqft
Type AA32:	30no	= 8953sqft
Apartments:		
Type A567: (Canterbury)	2bed @ 567sqft	16no = 9072sqft
Type A568: (Chester)	2bed @ 648sqft	16no = 10368sqft
Total number of units		147no. = 120,677sqft

Parking provision:
To Local Authority Standards based on 2 allocated spaces (parking demand)

Site Area:
Gross: 8.078 acres / Net: 6.546 acres

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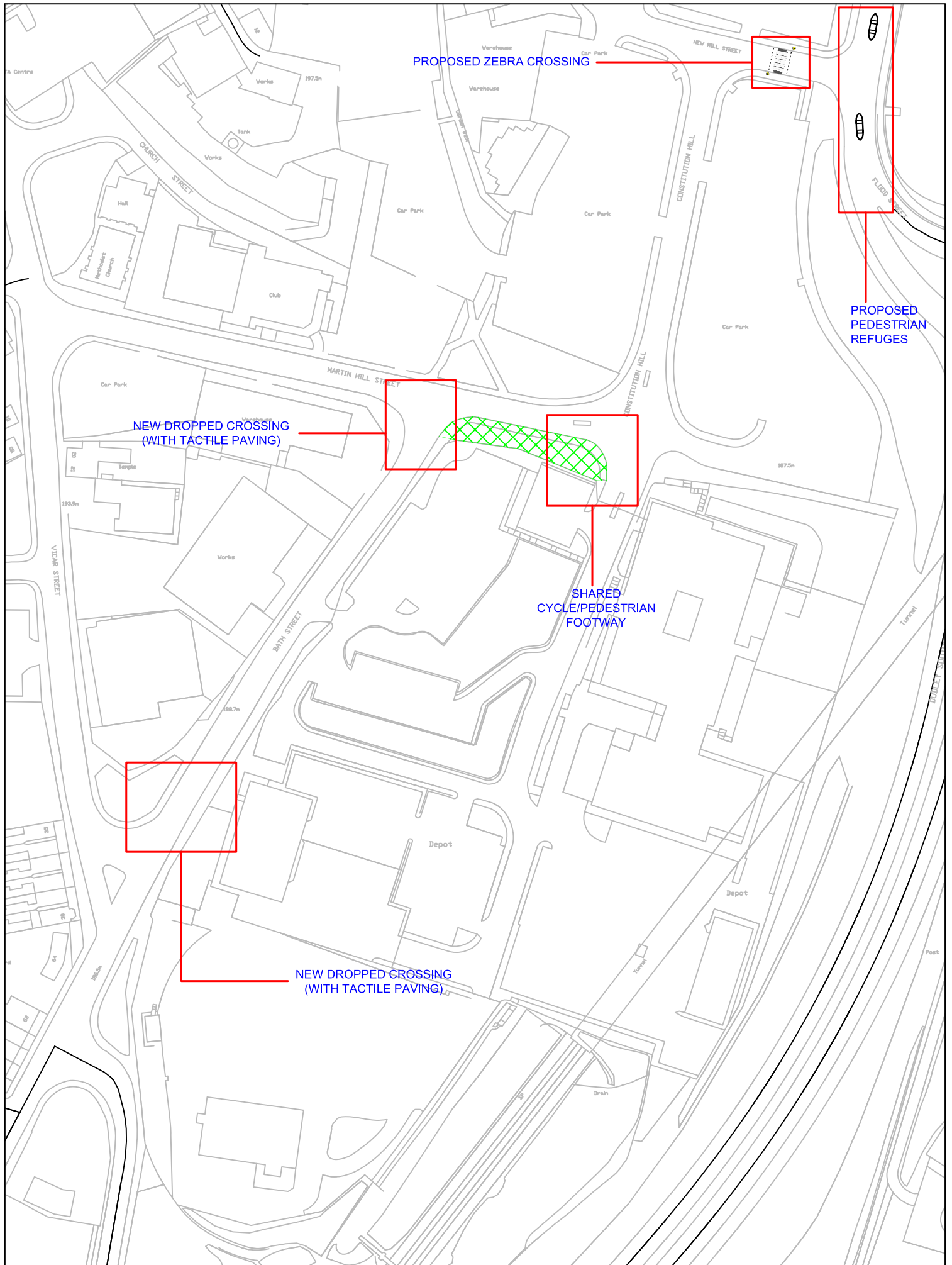
Revision	Date	Details
A	09.06.2011	LEAP within the open space shown
B	17.06.2011	Layout amended to ensure that all plots and gardens are clear from confirmed gas easement positions
C	11.07.2011	Plots 138-147 repositioned (to avoid piling) and renumbered. Easement amended.
D	13.07.2011	Easement added
E	25.07.2011	Easement information on drawing legend amended

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Revision	Date	Details
F	10.11.2011	Revisions made in accordance with Traffic and Road Safety comments received from L.A Ref: B5241_06C.28/10/11
G	11.11.2011	Revisions made in accordance with comments received from client on 11.11.2011
H	09.12.2011	Revisions made in accordance LDS Landscape Plan Drawing references: LDS173-02E and LDS173-03E

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Client:	Taylor Wimpey
Job:	Constitution Hill, Dudley, West Midlands
Drawing title:	Proposed site layout
Drawing Number:	B5241 (PL) 06
Revision:	H
Scale:	1:500 at A1
Date:	April 2011
Drawn by/ checked by:	PCHT/MRB



Directorate of the Urban Environment

Economic Regeneration Division - Traffic & Road Safety
 Council House, Mary Stevens Park
 Stourbridge, West Midlands, DY8 2AA
www.dudley.gov.uk

Project CONSTITUTION HILL

Title RESIDENTIAL DEVELOPMENT (P11/1118)
 HIGHWAY WORKS



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Dudley M.B.C. 100019566 11/10/04

Drawn By T.S.S

Checked By J.M.B

Revision No.

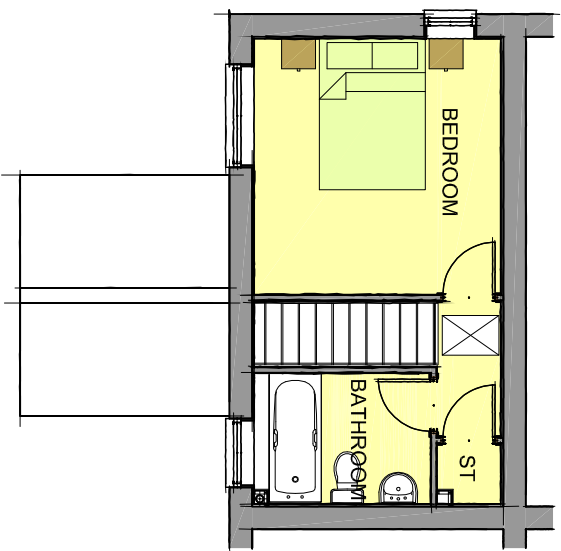
Date 19.12.2011

Scale 1:1

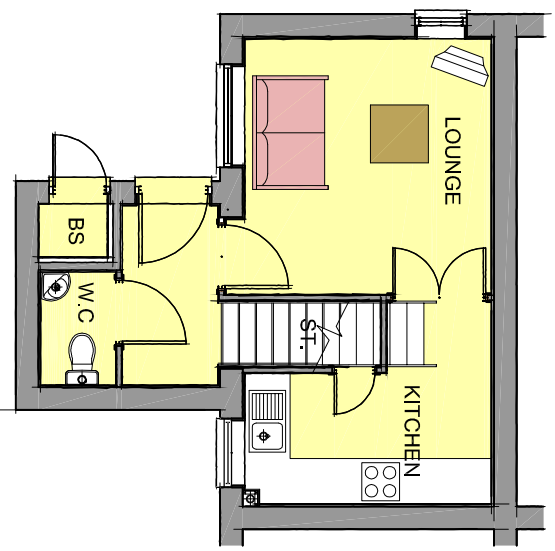
Drawing No.

39

Proposed Residential Development at Constitution Hill, Dudley For Taylor Wimpey Midlands - House Type Ba



First Floor Plan



Ground Floor Plan



Front Elevation



Side Elevation

Side Elevation

Revision	Date	Details
A	16/05/2011	Ground floor plan amended to accommodate a cloakroom.

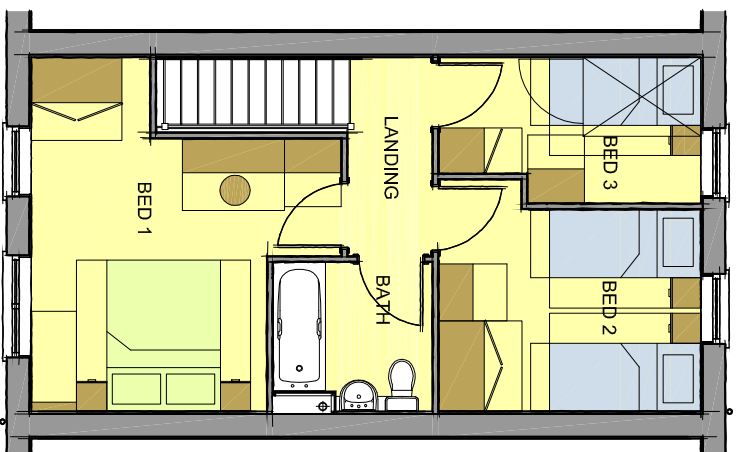
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APPLICABLE TO:
 PLOT No. 33, 34, 42, 44, 120, 122, 124,
 126
 HANDED PLOT No. 43, 45, 121, 123,
 125, 127

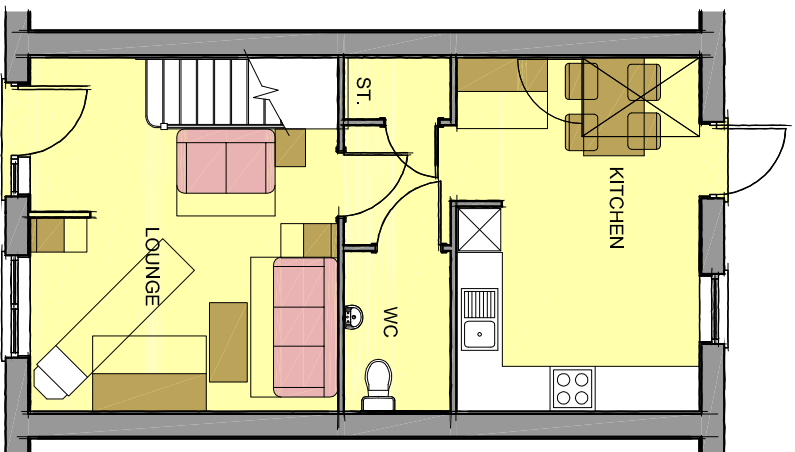
Client:	Taylor Wimpey Midlands		
Job:	Constitution Hill, Dudley, West Midlands		
Drawing Title:	House Type Ba: Plans and Elevations		
Drawing Number: (job number)	B5241	(PL)	18
Scale:	1:100 at A3		
Date:	April 2011		
Drawn by/ checked by:	PDHT		
Revision:	A		

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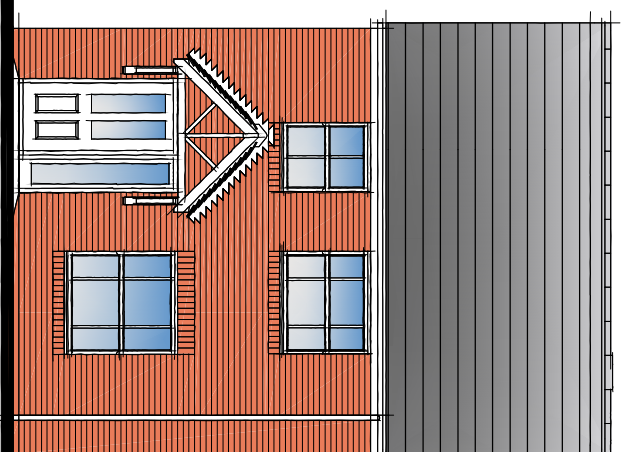
Proposed Residential Development at Constitution Hill, Dudley For Taylor Wimpey Midlands - House Type AA32



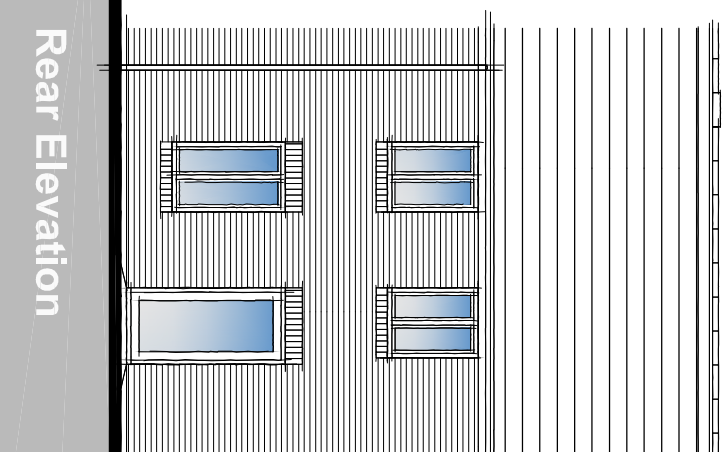
First Floor Plan



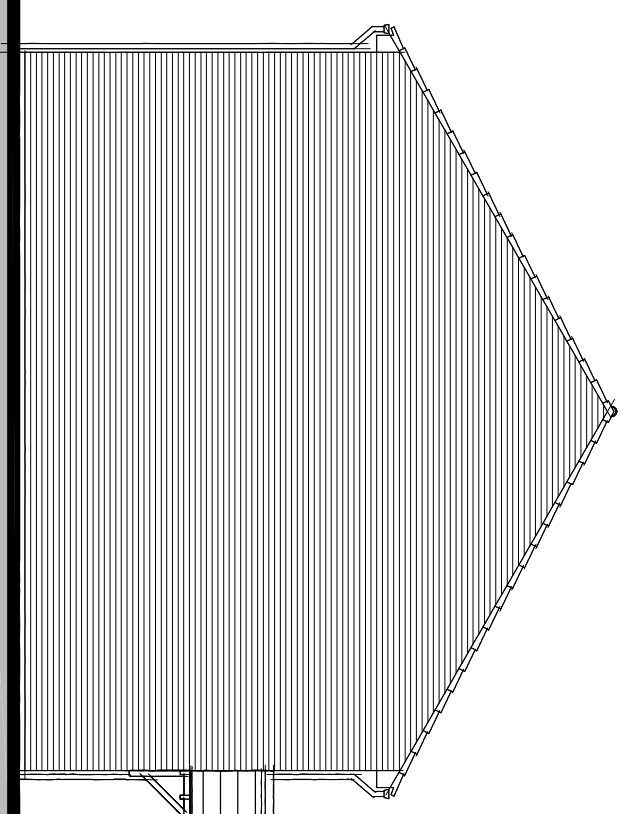
Ground Floor Plan



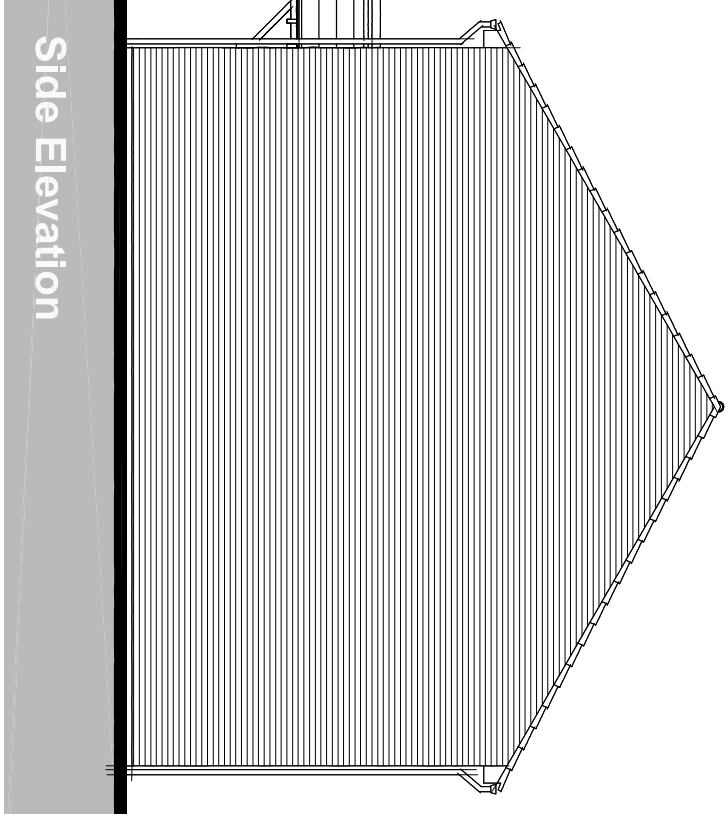
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Revision	Date	Details

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APPLICABLE TO:
 PLOT No. 41, 111, 112, 137, 145
 HANDED PLOT No. 40, 110, 144

Client:	Taylor Wimpey Midlands		
Job:	Constitution Hill, Dudley, West Midlands		
Drawing title:	House Type AA32: Plans and Elevations		
Drawing Number: (job number)	B5241	(PL)	10
Scale:	1:100 at A3		
Date:	April 2011		
Drawn by/ checked by:	PDHT		

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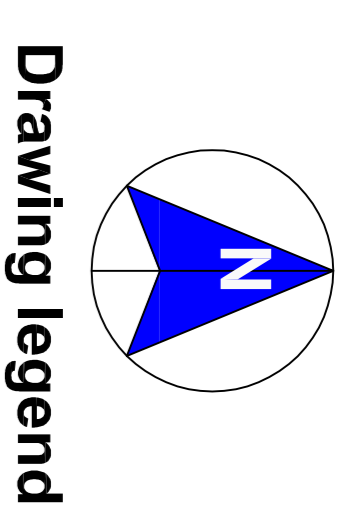
Proposed residential development at Constitution Hill, Dudley. West Midlands



Access into the site.
The main access for vehicles, pedestrians and cyclists into the proposed development is to be via the existing point of access, off Constitution Hill. This will lead down the centre of the site, at Highgate. The main access road will be important in terms of streetscape as it will be the core route. Redesigns are therefore proposed to look into the space with reduplex rooms and corridors of landscaping along each side.

Tunnel + associated easements.
Tunnel located below the site in the south eastern corner of the site. A 5m easement is shown on each side of the tunnel, together with a 10m easement on the north side of the tunnel. The easement is located in a non-developable space, close to the bypass road.

Railway.
Railway located to the south of the site, located in a cutting which is significantly lower than the site.



Drawing legend

- Red line site boundary
- 10m restricted development zone
- 5m development easement
- Key green spaces
- Play/recreational areas
- Pavoured surfaces (flush demarcation)
- Private units - Houses
- Private units - Apartments
- Electrical substation
- Gas governor area
- 1.8m high screen wall
- 1.8m high close boarded fence
- 1.8m high privacy panel and post & wire fence to rear gardens
- Plot division panel fence
- Existing vegetation/ trees to be retained
- Existing vegetation/ trees to be removed
- Level changes
- Existing utility- Foul drainage (with easement)
- Existing utility- Gas pipe (with easement)
- Existing utility- Surface drainage (with easement)
- Existing utility- Unidentified (with easement)
- Existing utility- Gas easement

Existing utility positions taken from Topographical Survey drawn by Greenman Group, Drawing Number: 15850_OGL Rev: 1.
Easement sizes shown and abandoned existing utilities (not shown) based on information provided by client.

Accommodation schedule

House types	Quantity	Total Area
Type A67 (Vauxhall)	14no	= 6654sqft
Type A68 (Vauxhall)	14no	= 6038sqft
Type A69 (Vauxhall)	14no	= 11354sqft
Type A70 (Vauxhall)	14no	= 11494sqft
Type A71 (Vauxhall)	14no	= 4464sqft
Type A72 (Vauxhall)	14no	= 1332sqft
Type A73 (Vauxhall)	14no	= 2319sqft
Type A74 (Vauxhall)	14no	= 2319sqft
Type A75 (Vauxhall)	8no	= 7169sqft
Apartments:		
Type A67 (Century)	2bed @ 587sqft	16no = 6072sqft
Type A68 (Century)	2bed @ 645sqft	16no = 10320sqft

Total number of units **147no. = 120,677sqft**

Parking provision:
To Local Authority Standards based on 2 allocated spaces (parking demand)

Site Area:
Gross: 6.078 acres / Net: 6.546 acres

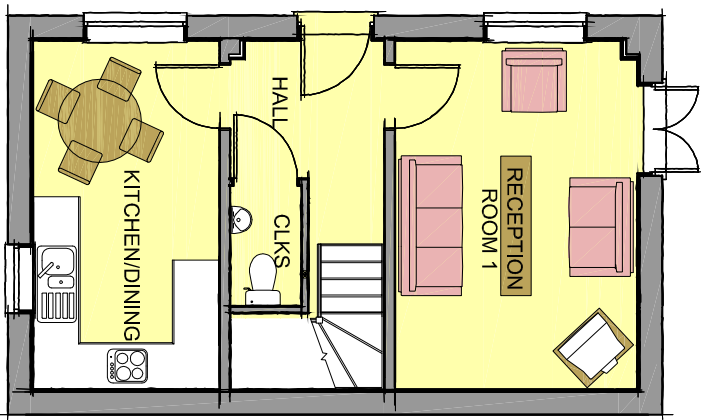
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Revision	Date	Details
A	09.06.2011	LEAP within the open space shown
B	17.06.2011	Layout amended to ensure that all plots and gardens are clear
C	11.07.2011	from confirmed gas easement positions Plots 138-147 repositioned (to avoid piling) and renumbered. Easement amended.
D	13.07.2011	Easement added

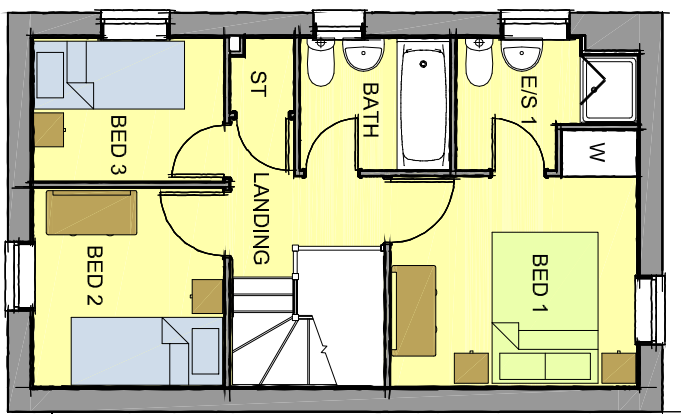
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Client:	Taylor Wimpey
Job:	Constitution Hill, Dudley, West Midlands
Drawing title:	Proposed site layout (with easements)
Drawing Number:	B5241 (PL) 02
Revision:	D
Scale:	1:500 at A1
Date:	April 2011
Drawn by / checked by:	PH/T/MB

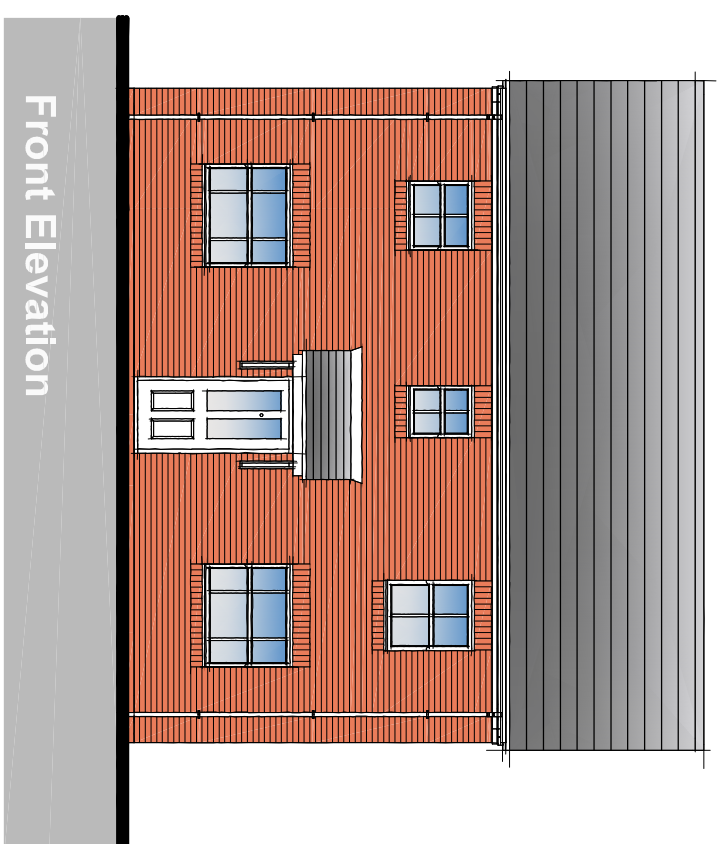
Proposed Residential Development at Constitution Hill, Dudley For Taylor Wimpey Midlands - House Type Co



Ground Floor Plan



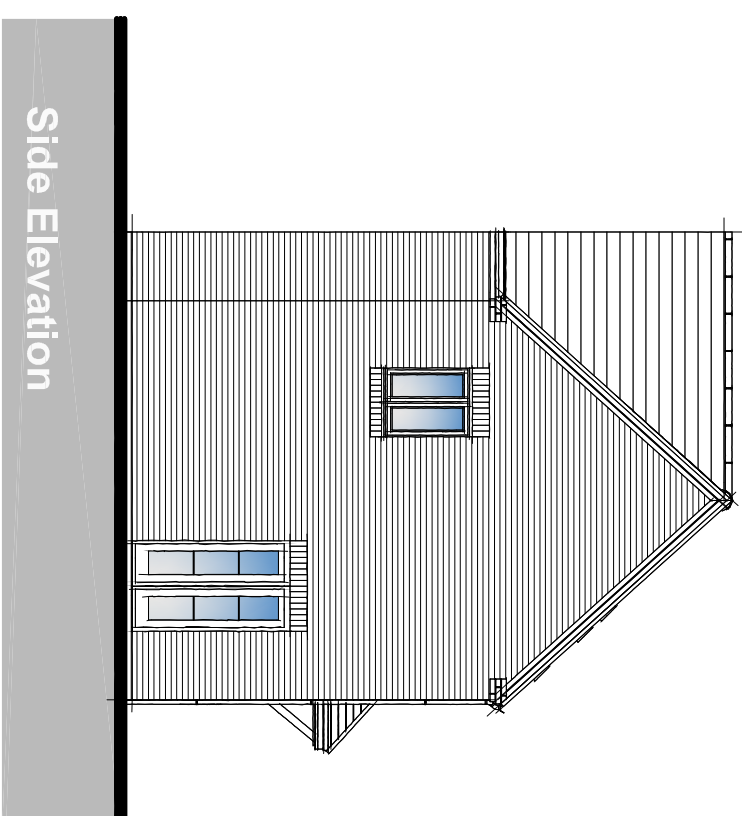
First Floor Plan



Front Elevation



Side Elevation



Side Elevation

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Revision	Date	Details

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APPLICABLE TO:
 PLOT No. 1, 62, 69, 96, 109, 114, 134,
 135, 141
 HANDED PLOT No. 4, 25, 86, 97, 132

Client:	Taylor Wimpey Midlands		
Job:	Constitution Hill, Dudley, West Midlands		
Drawing Title:	House Type Co: Plans and Elevations		
Drawing Number:	B5241	(PL)	17
Scale:	1:100 at A3		
Date:	April 2011		
Drawn by checked by:	PDHT		

Proposed residential development at Constitution Hill, Dudley. West Midlands



Access into the site.
The main access for vehicles, pedestrians and cyclists into the proposed development is to be via the existing point of access, off Constitution Hill. This will lead down the centre of the site, at a gradient of 1:10. The main access road will be important in terms of streetscape as it will be the core route. Please see therefore proposed to look into the space with reduplex rooms and corridors of landscaping along each side.

Railway.
Railway located to the south of the site, located in a cutting which is significantly lower than the site.

Drawing legend

- Red line site boundary
- Key green spaces
- Play/ recreational areas
- Pavoured surfaces (flush demarcation)
- Private units - Houses
- Private units - Apartments
- Electrical substation
- Gas governor area
- 1.8m high screen wall
- 1.8m high close boarded fence
- 1.8m high privacy panel and post & wire fence to rear gardens
- Plot division panel fence
- Existing vegetation trees to be retained
- Existing vegetation trees to be removed
- Level changes

Accommodation schedule

House types	Quantity	Total Area (sqm)
Type B1 (2bgs/2bath)	140	1140
Type B2 (2bgs/2bath)	140	1140
Type B3 (2bgs/2bath)	140	1140
Type B4 (2bgs/2bath)	140	1140
Type B5 (2bgs/2bath)	140	1140
Type B6 (2bgs/2bath)	140	1140
Type B7 (2bgs/2bath)	140	1140
Type B8 (2bgs/2bath)	140	1140
Type B9 (2bgs/2bath)	140	1140
Type B10 (2bgs/2bath)	140	1140
Type B11 (2bgs/2bath)	140	1140
Type B12 (2bgs/2bath)	140	1140
Type B13 (2bgs/2bath)	140	1140
Type B14 (2bgs/2bath)	140	1140
Type B15 (2bgs/2bath)	140	1140
Type B16 (2bgs/2bath)	140	1140
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Type B98 (2bgs/2bath)	140	1140
Type B99 (2bgs/2bath)	140	1140
Type B100 (2bgs/2bath)	140	1140

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Revision	Date	Details
A	09.06.2011	LEAP within the open space shown
B	17.06.2011	Layout amended to ensure that all plots and gardens are clear from confirmed gas easement positions
C	11.07.2011	Plots 138-147 repositioned (to avoid piling) and renumbered. Easement amended.

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Client:	Taylor Wimpey
Job:	Constitution Hill, Dudley, West Midlands
Drawing title:	Proposed site layout
Drawing Number:	B5241 (PL) 06
Revision:	C
Scale:	1:500 at A1
Date:	April 2011
Drawn by / checked by:	PH/T/MBB

Proposed residential development at Constitution Hill, Dudley. West Midlands



Drawing legend

Facing Brick

- Ipsstock Hardwicke Oxton Red Multi
- Ipsstock Hardwicke Oxton Gold Multi
- Wienerburger Warm Golden Buff
- DETAIL BRICK**
- Hanson Yorkshire Red Blend

Apartments -

Wienerburger Warm Golden Buff facing brick at ground floor with Ipsstock Hardwicke Oxton Red Multi facing brick above. Detail brick - Hanson Yorkshire Red Blend. Russell Slate Grey roof tiles - for details see PL20

Roof Tiles

- Russell Slate Grey
- Russell Peat Brown
- Russell Cottage Red

Binstore/ Cycles

- Timber panel walls (brown) - for details see details PL04

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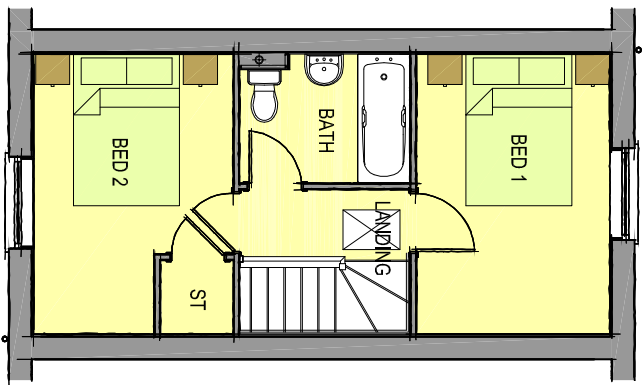
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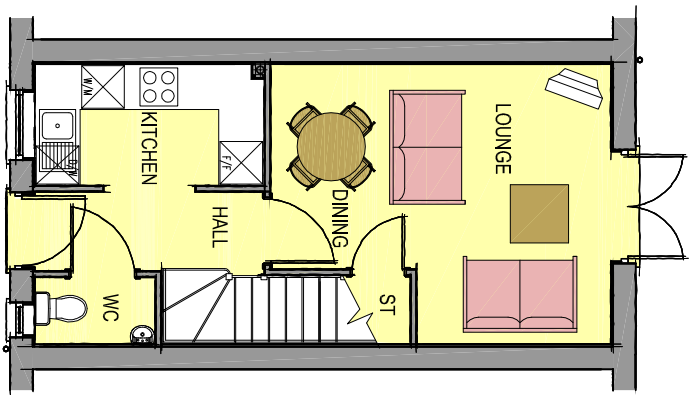
Client:	Taylor Wimpey
Job:	Constitution Hill, Dudley, West Midlands
Drawing title:	Proposed materials layout
Drawing Number:	B5241 (PL) 05
Scale:	1:500 at A1
Date:	April 2011
Drawn by/ checked by:	PHH/MBB

Revision	Date	Details

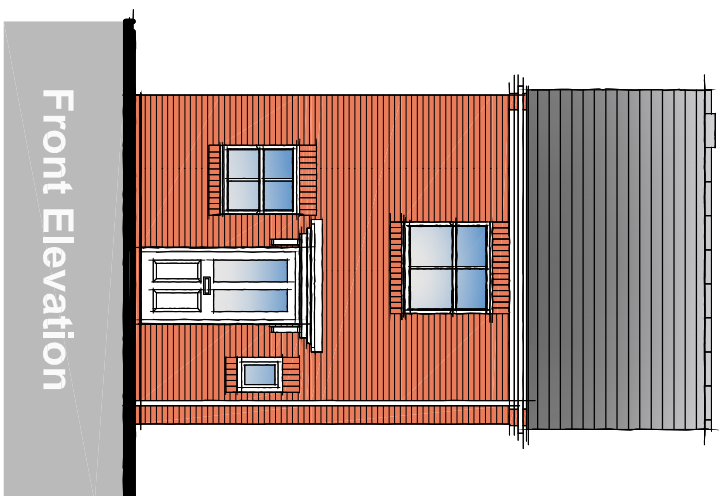
Proposed Residential Development at Constitution Hill, Dudley For Taylor Wimpey Midlands - House Type Y



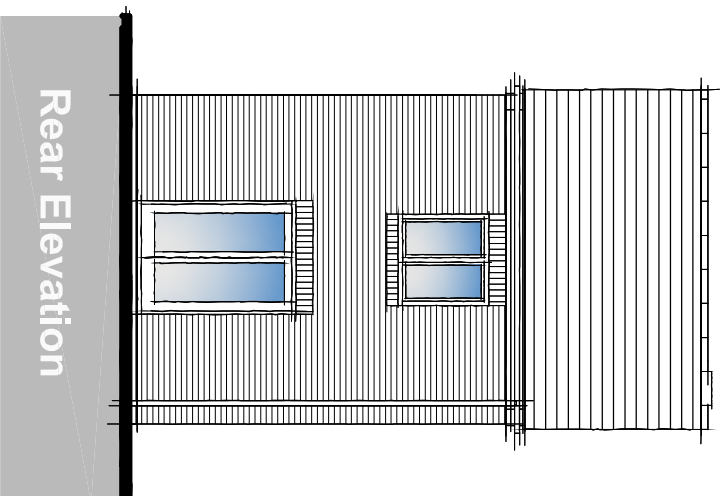
First Floor Plan



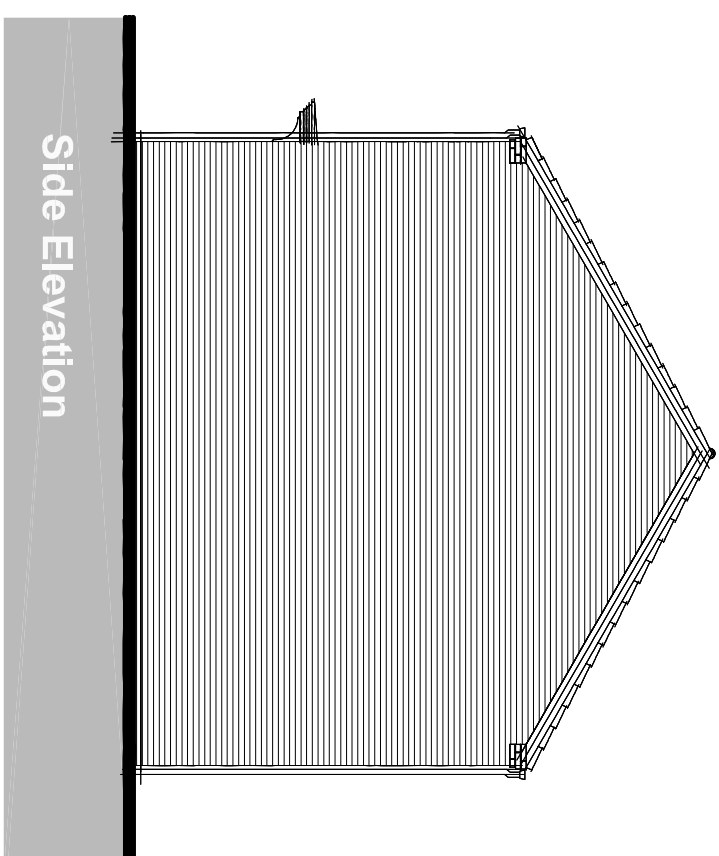
Ground Floor Plan



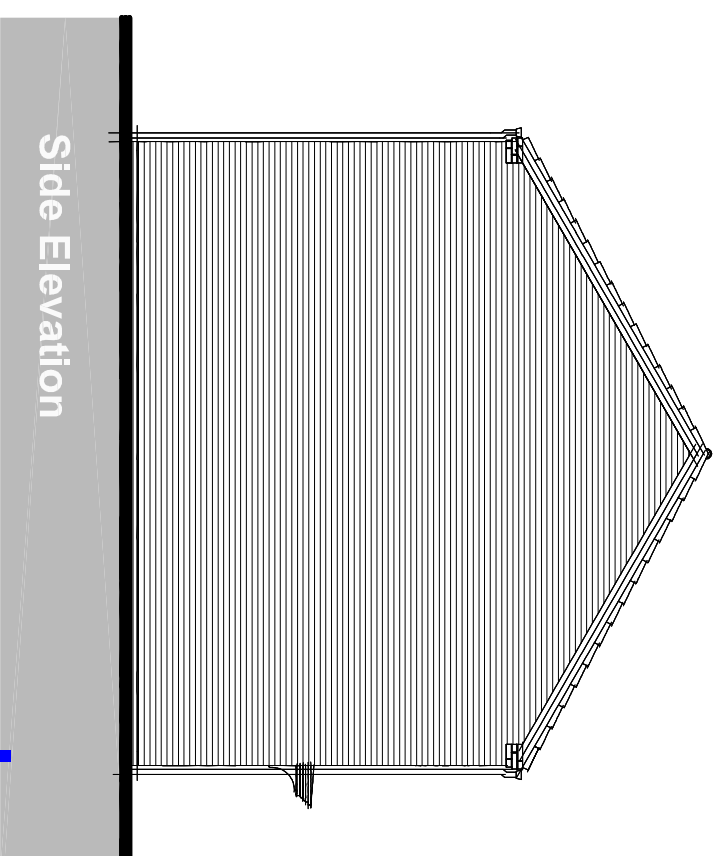
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Revision	Date	Details

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 100, The Quadrant, Birmingham, B2 4QA
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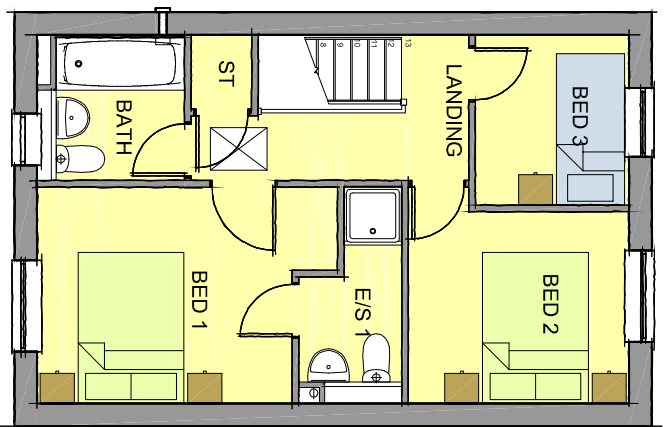
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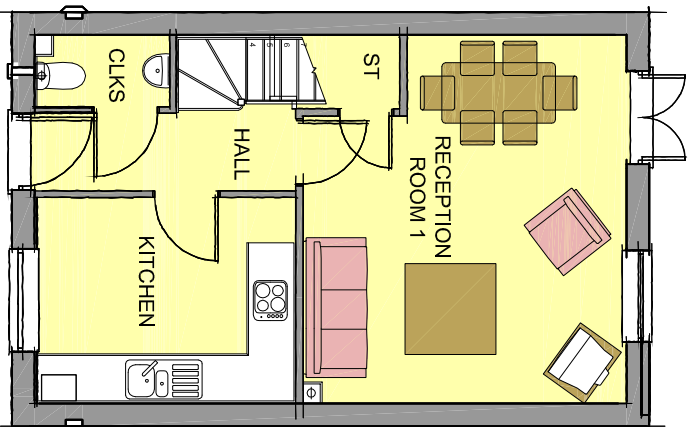
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Client:	Taylor Wimpey Midlands		
Job:	Constitution Hill, Dudley, West Midlands		
Drawing Title:	House Type Y: Plans and Elevations		
Drawing Number: (job number)	B5241	(PL)	Revision:
Scale:	1:100 at A3		
Date:	April 2011		
Drawn by checked by:	PDHT		

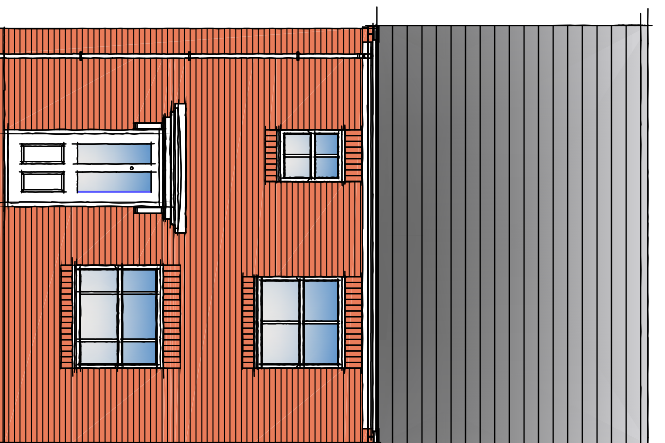
Proposed Residential Development at Constitution Hill, Dudley For Taylor Wimpey Midlands - House Type Wes



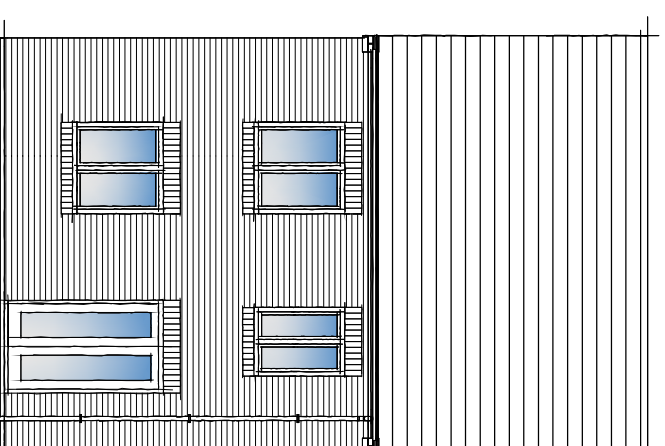
First Floor Plan



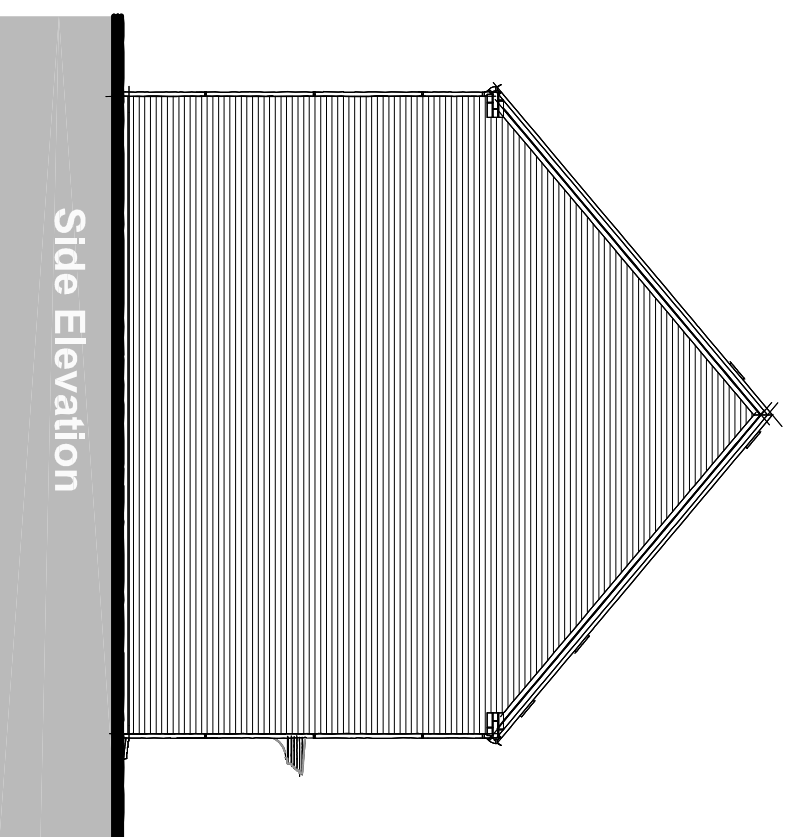
Ground Floor Plan



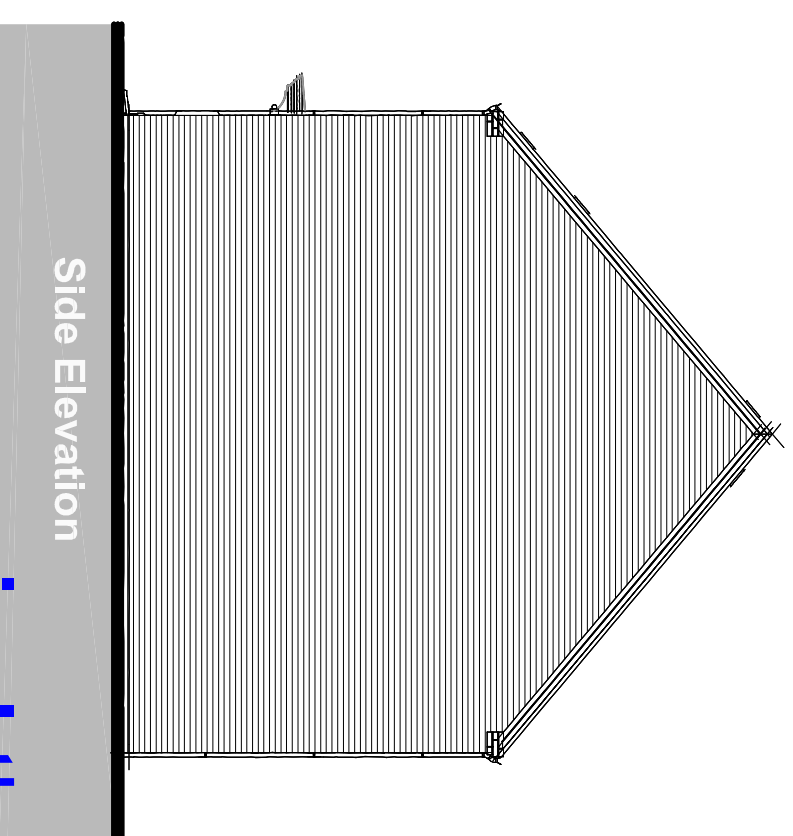
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

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Revision	Date	Details

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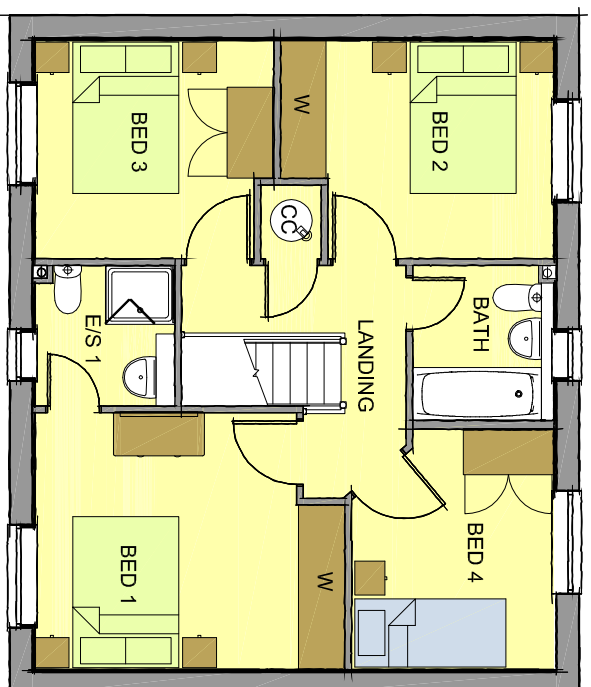
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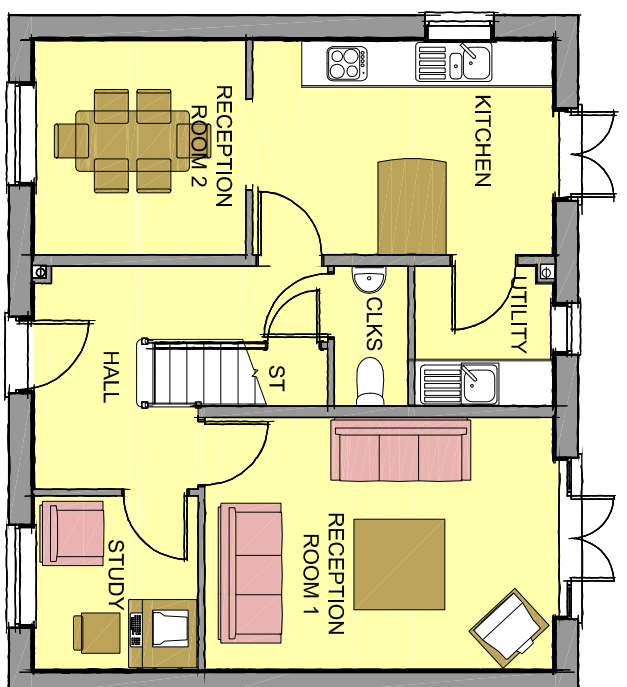
HANDED PLOT No. 2, 5, 26, 68, 81, 106,
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Client:	Taylor Wimpey Midlands		
Job:	Constitution Hill, Dudley, West Midlands		
Drawing title:	House Type Wes: Plans and Elevations		
Drawing Number: (job number)	B5241	(PL)	13
Scale:	1:100 at A3		
Date:	April 2011		
Drawn by checked by:	PDHT		

Proposed Residential Development at Constitution Hill, Dudley For Taylor Wimpey Midlands - House Type M



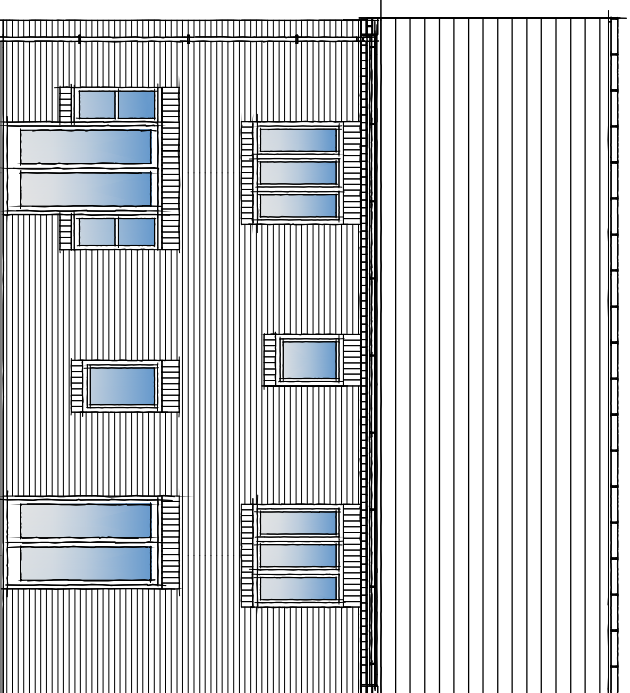
First Floor Plan



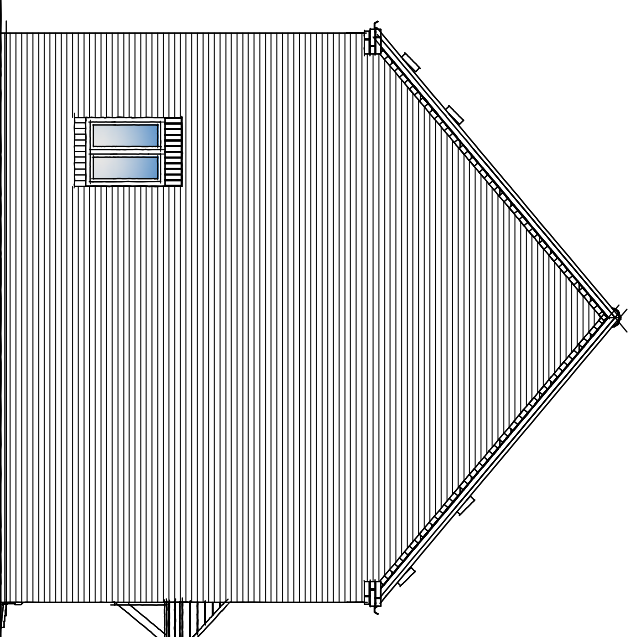
Ground Floor Plan



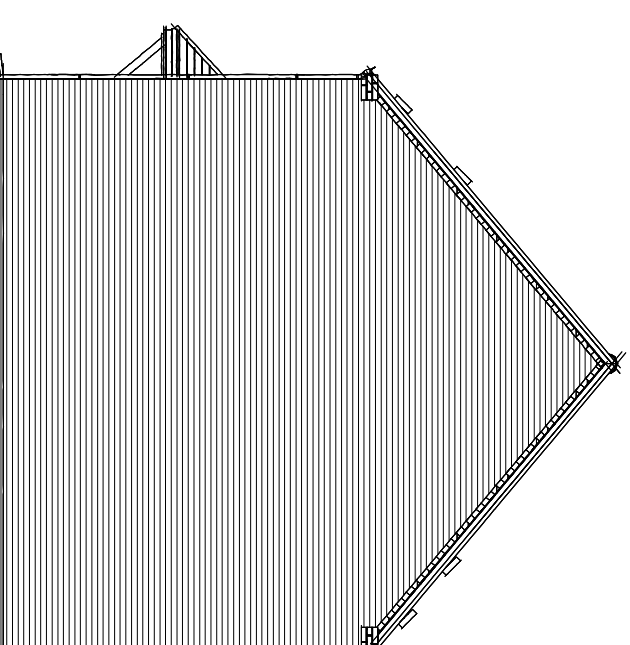
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Revision	Date	Details

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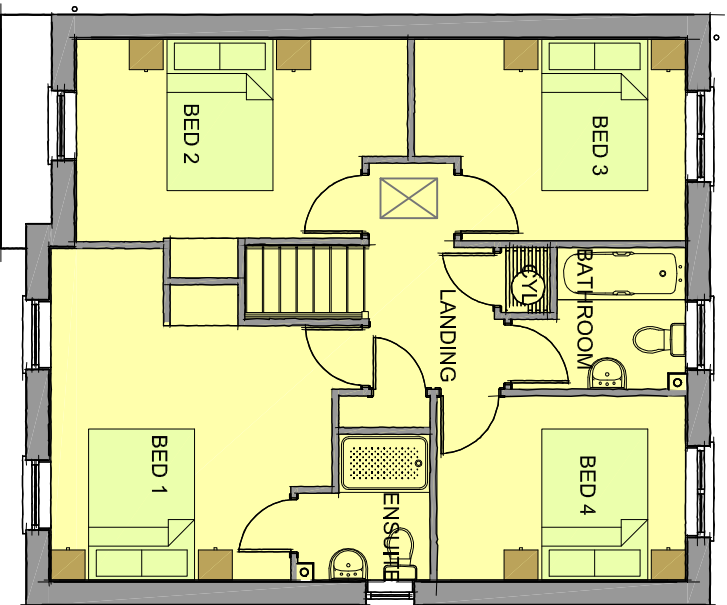
PLOT No. 75, 76, 77, 78

HANDED PLOT No.

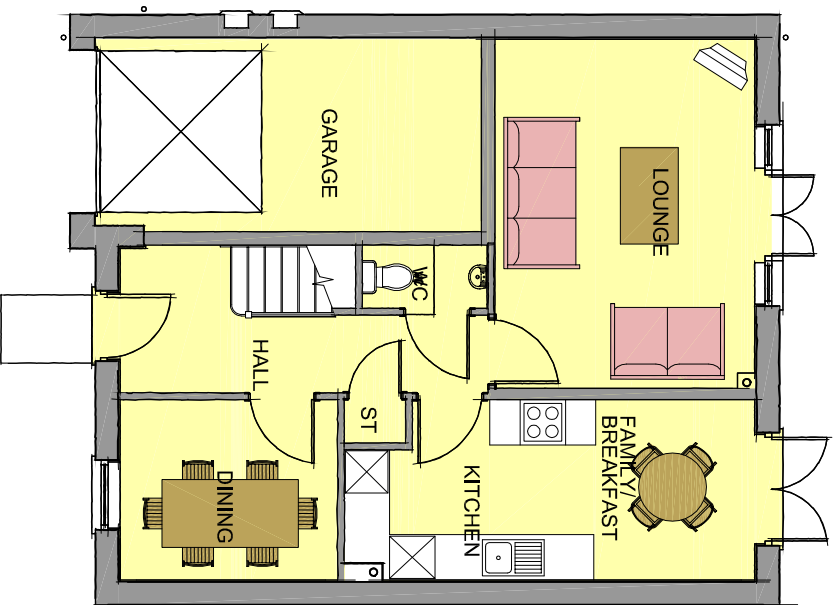
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Client:	Taylor Wimpey Midlands		
Job:	Constitution Hill, Dudley, West Midlands		
Drawing Title:	House Type M: Plans and Elevations		
Drawing Number:	B5241	(PL)	14
Scale:	1:100 at A3		
Date:	April 2011		
Drawn by checked by:	PDHT		

Proposed Residential Development at Constitution Hill, Dudley For Taylor Wimpey Midlands - House Type Li



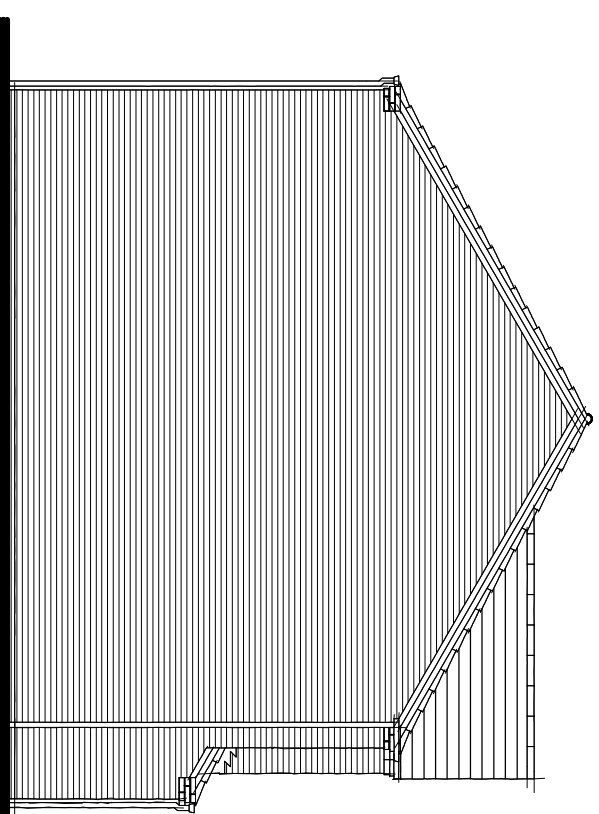
First Floor Plan



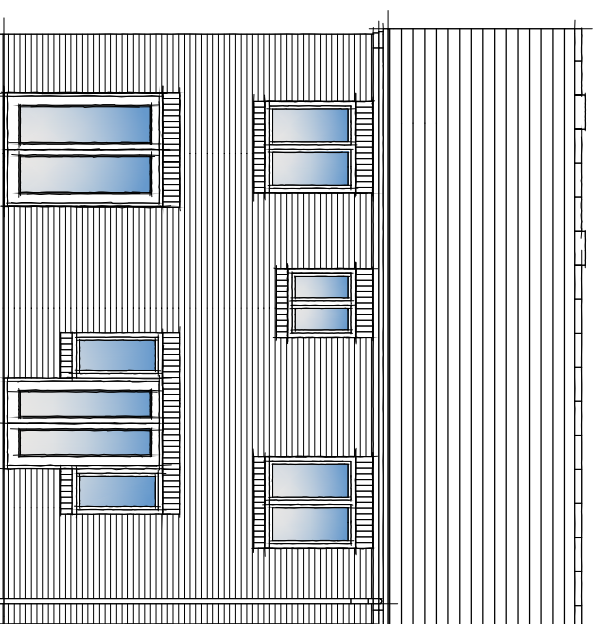
Ground Floor Plan



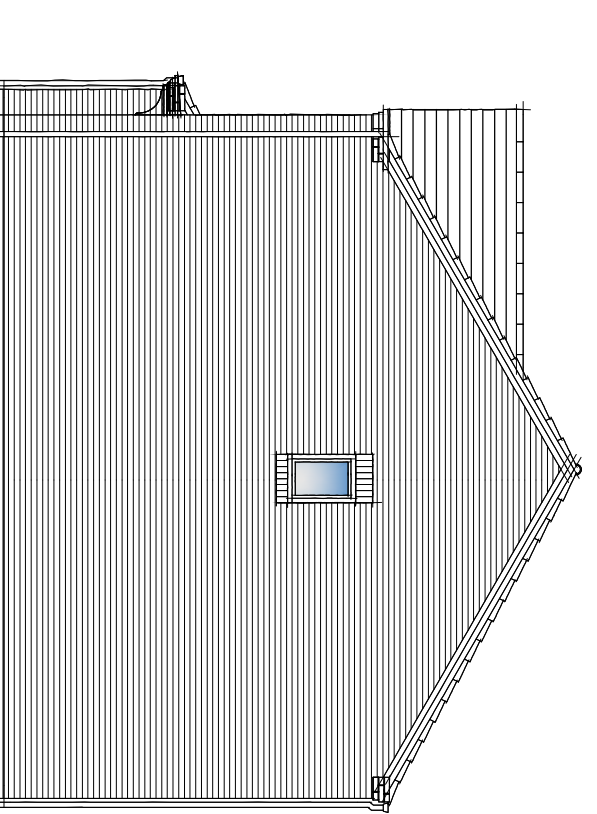
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Revision	Date	Details

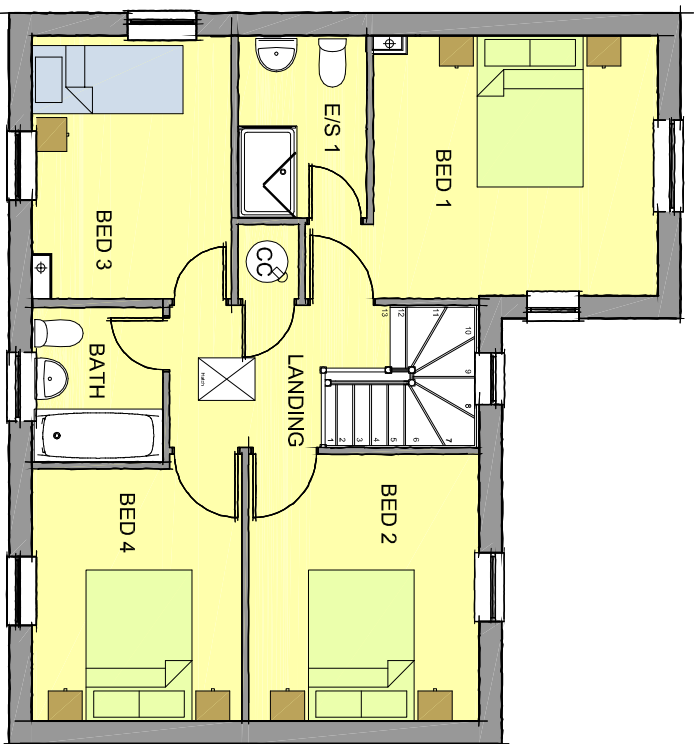
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APPLICABLE TO:
 PLOT No. 84, 85
 HANDED PLOT No.

Client:	Taylor Wimpey Midlands		
Job:	Constitution Hill, Dudley, West Midlands		
Drawing Title:	House Type Li: Plans and Elevations		
Drawing Number: (job number)	B5241	(PL)	12
Scale:	1:100 at A3		
Date:	April 2011		
Drawn by/ checked by:	PDHT		

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Proposed Residential Development at Constitution Hill, Dudley For Taylor Wimpey Midlands - House Type Fer



First Floor Plan



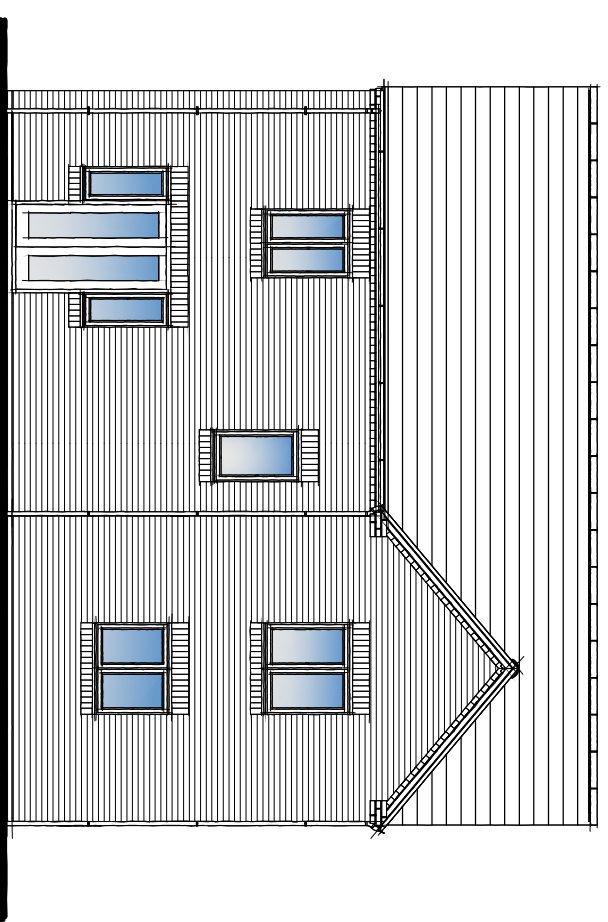
Ground Floor Plan



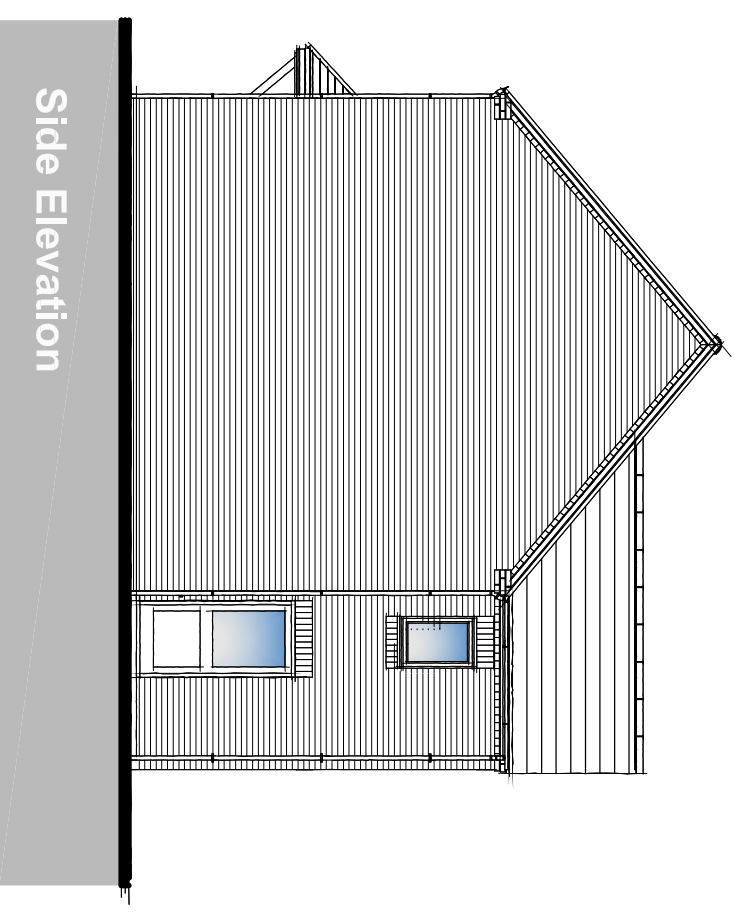
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Revision	Date	Details

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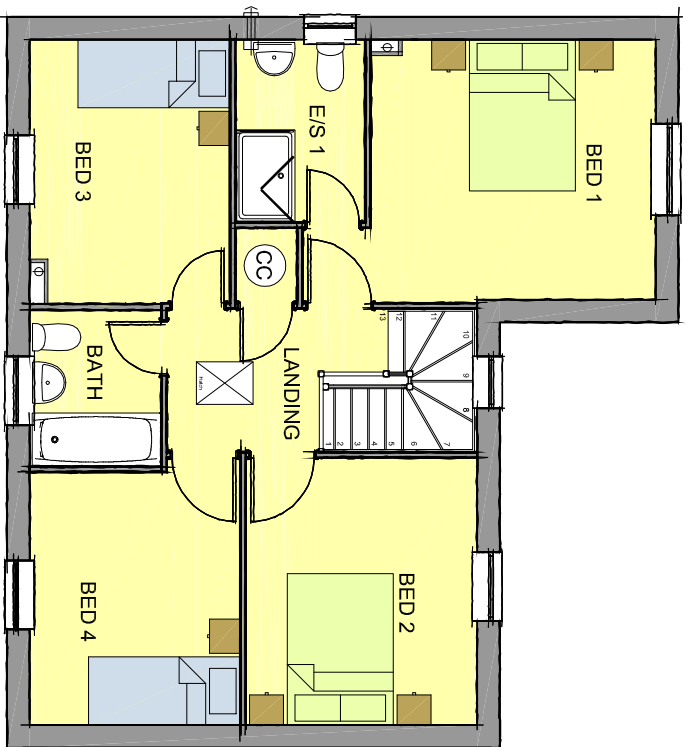
PLOT No. 73

HANDED PLOT No.

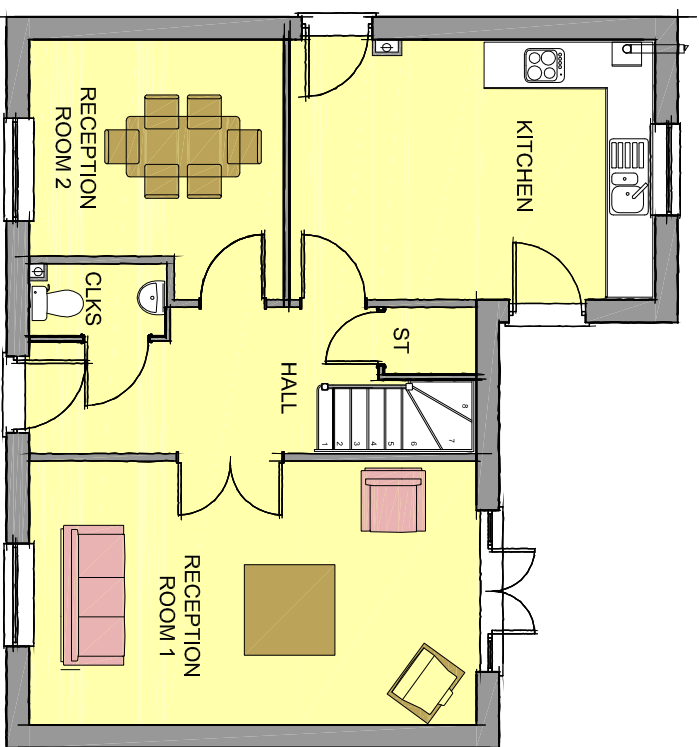
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Client:	Taylor Wimpey Midlands		
Job:	Constitution Hill, Dudley, West Midlands		
Drawing Title:	House Type Fer: Plans and Elevations		
Drawing Number: (job number)	B5241	(PL)	Revision:
Scale:	1:100 at A3		
Date:	April 2011		
Drawn by/checked by:	PDHT		

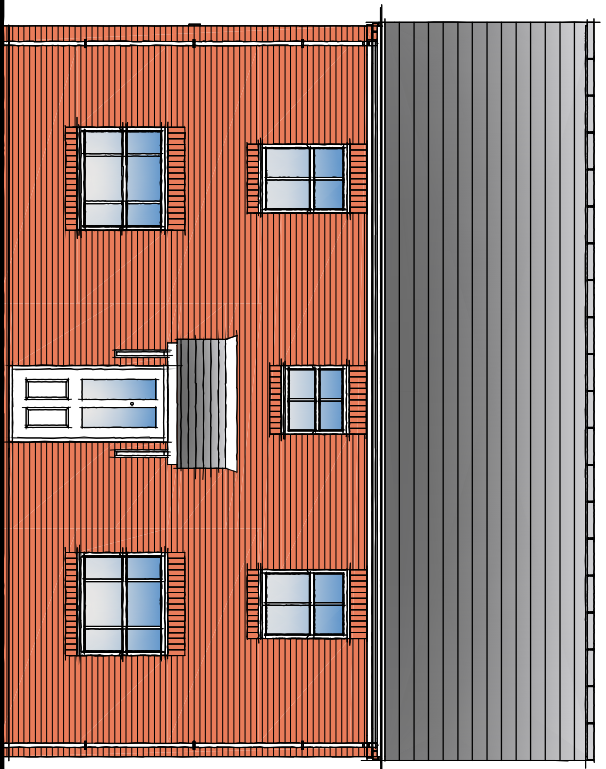
Proposed Residential Development at Constitution Hill, Dudley For Taylor Wimpey Midlands - House Type Fe



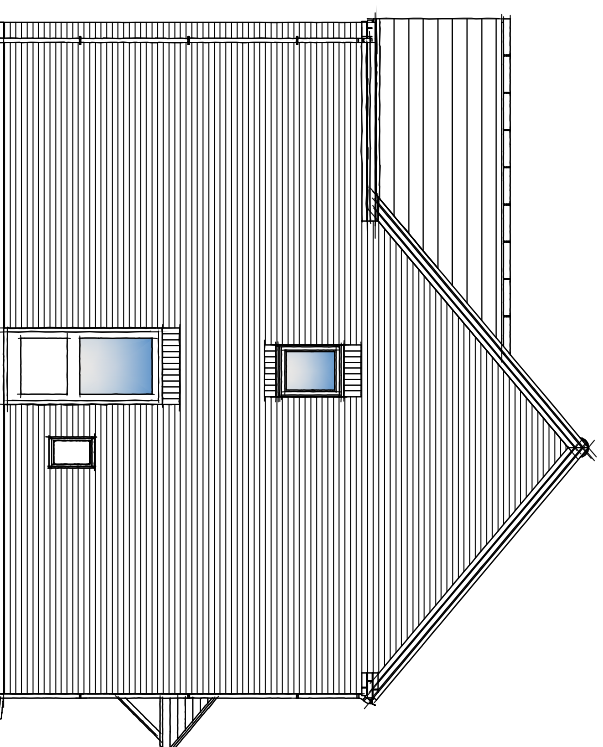
First Floor Plan



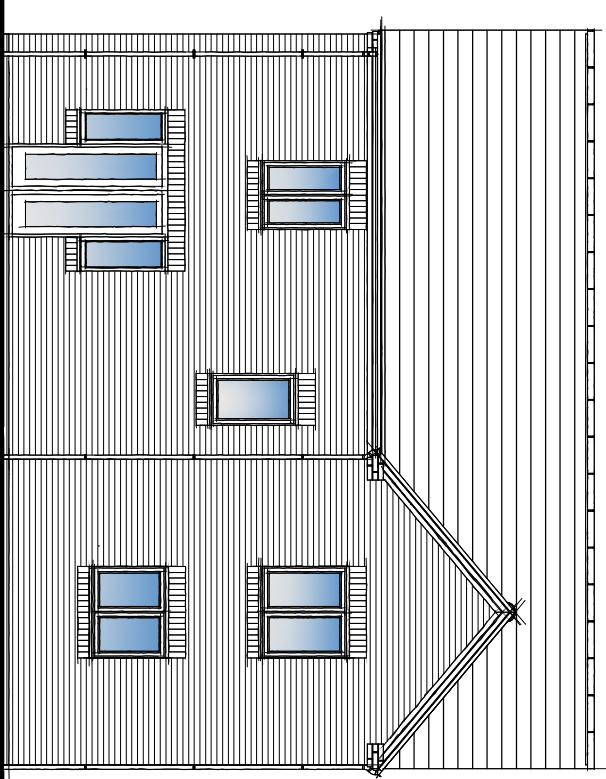
Ground Floor Plan



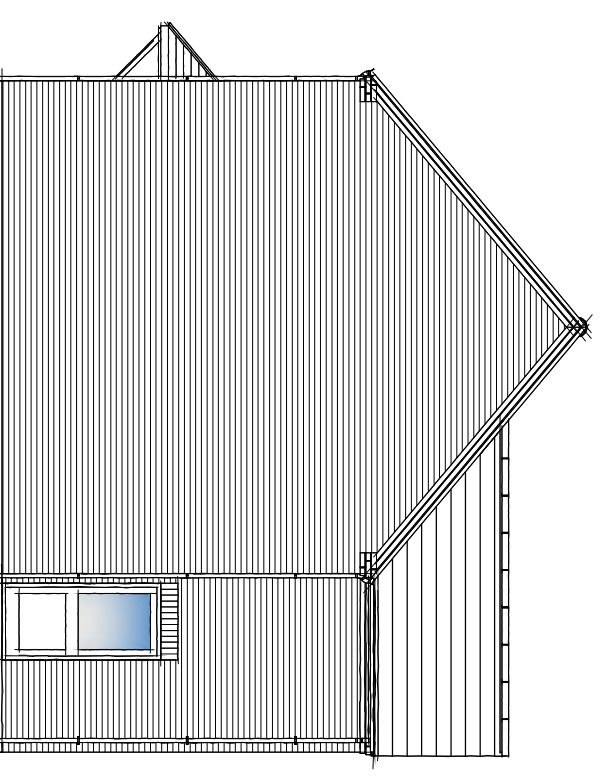
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Revision	Date	Details

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APPLICABLE TO:

PLOT No. 74

HANDED PLOT No.

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Client:	Taylor Wimpey Midlands		
Job:	Constitution Hill, Dudley, West Midlands		
Drawing title:	House Type Fe: Plans and Elevations		
Drawing Number: (job number)	B5241	(PL)	15
Scale:	1:100 at A3		
Date:	April 2011		
Drawn by checked by:	PDHT		