

Application 24/0411: Outline planning application for the demolition of existing dwelling and equestrian centre with erection of 4 detached 4-bedroom dwellings. All matters are reserved. LAND REAR OF 127, LONGWOOD ROAD, ALDRIDGE, WALSALL.
Outline Permission: Minor Application.

Representations of CPRE Staffordshire, the countryside charity.

CPRE Staffordshire is the CPRE group responsible for responding to planning applications in Walsall.

We oppose the proposal for 4 houses on the site of 127 Longwood Road site which is in the protected Green Belt.

We note that development has previous been refused on the site on several occasions and we are not convinced those issues have been resolved.

We have three main causes of concern:

1. Impact on Green Belt
2. Impact on protected trees
3. Transport Access

We deal with each in turn.

Green Belt

We do not consider the proposal is justified by the Very Special Circumstances required in para 152 of the NPPF, nor is the potential harm, by way of inappropriateness outweighed by any other considerations as required in para 153.

In addition, the proposer seems to rely on the footprint of the buildings. However, the new buildings would be two storeys high and so would be likely to be more visible than the existing stables.

Furthermore, giving permission on this site would undermine the protection of the Green Belt as it would almost certainly be sited as justification for further incursions prior to the progression of the new Walsall Local Plan.

Impact on Protected Trees

The proposal is also likely to impact on protected trees, although some are on adjoining land. It is unclear how extensive this would be and what impact it would have on the visibility of the new housing and on local biodiversity.

Transport

The site is served by the 997 and 936 buses. However, there are very few facilities within easy walking or cycling distance. There is poor access to rail services. It is likely, therefore, to generate additional traffic.

Conclusion

In conclusion we do not consider this site should be released from the Green Belt or development be permitted.

We would urge you to advise against permission being granted.