



Walsall Council

**Report to Blakenall &
Bloxwich LNP
6th September 2006**

Mossley Resource Centre: Planning Brief

1.0 Purpose of the Report

1.1 To advise the Local Neighbourhood Partnership of a draft planning brief which has been prepared to support the sale and development of the above site.

2.0 Recommendation

2.1 The views of the LNP are requested on the draft planning brief for the above site attached as Appendix 1.

3.0 Background

3.1 The buildings are currently occupied by Social Care (Adult Services), a Drop-In Centre for the elderly and community meeting rooms. Following an Audit Commission review in 2003, Social Care concluded that the building was no longer suitable for their needs. The condition of the buildings is poor and is now considered as beyond economic repair. At the LNP meeting on 17th July 2006, full consultation was requested with residents and known groups before any decision was taken over the future of the site. Discussions are continuing regarding the accommodation needs of the current occupiers of the building, being Mossley Community Association, the 60 Plus Group, and the Mossley Residents Group. It is intended that, subject to these users' requirements being resolved, the buildings will be demolished, and the site redeveloped.

3.2 A draft planning brief has been prepared on the basis of the site being redeveloped for a high quality residential scheme to meet the general housing needs of the community.

3.3 The main development issues referred to in the brief are:-

- The scheme will be expected to meet the Council's Residential Design Standards;
- If the site is developed for more than 25 dwellings, 25% of the dwellings provided would be shared ownership;
- Schemes will be encouraged which follow sustainable building practices, including provision for conservation and energy efficiency;
- A development should take account of trees to be protected on the site by a proposed Tree Preservation Order;
- The developer would be required to submit a full landscaping scheme for approval;

- The main access to the site should be from Roche Road with the carriageway widened as necessary in this location to accommodate the new access requirements. A secondary access may be provided from either Cresswell Crescent or from Roche Way subject to carriageway widening.

4.0 Consultation

4.1 Residents in the surrounding area (within the area shown on the attached plan) and those groups presently using the building have been consulted and responses were requested by 1st September. It is therefore intended to table the response from surrounding residents and user groups to the meeting. Together with the views of the LNP, these comments will be taken into account in making recommendations to Cabinet on the disposal of the site.

APPENDIX 1

DRAFT PLANNING BRIEF

LAND AT CRESSWELL CRESCENT (MOSSLEY RESOURCE CENTRE), MOSSLEY, BLOXWICH

1.0 PURPOSE OF THE BRIEF

- 1.1 To set out the basis for the redevelopment of the former Mossley Resource Centre, in order to assist in its marketing.

2.0 SITE AND SURROUNDINGS

- 2.1 The site lies immediately south west of the Mossley local shopping centre, and is approximately 1.5 km west of Bloxwich District Centre. The site has an area of 0.81 Ha (2.0 ac). The existing building on the site is a former Elderly Persons Home. Social Care and Inclusion (Adult Social Work Team) currently occupy part of the building, with part used as community meeting rooms. It is intended that when the above accommodation issues have been resolved, the buildings will be vacated and demolished.
- 2.2 The most distinctive feature of the site is the very prominent group of large trees on the Cresswell Crescent frontage as shown on the plan. A Tree Preservation Order is proposed to protect these trees.
- 2.3 Mossley local shopping centre is nearly opposite the site. St Thomas's Church and two-storey residential properties are situated to the east of the site on the opposite side of Cresswell Crescent. There are two storey residential properties along the road boundaries to the north and west (Roche Road and Roche Way), and residential properties to the south.

3.0 APPROPRIATE USE

- 3.1 Having regard to the characteristics of the surrounding area, the site should be developed for residential purposes to meet local housing needs (see para 4.1.1 below)

4.0 DEVELOPMENT PRINCIPLES

4.1. Design and Layout

- 4.1.1 The Council is seeking a high quality residential scheme, the design and layout for which should take the following into account :-
- The principles of good design as set out in current government guidance.
 - The scheme should seek to design out crime. Prospective developers will be encouraged to seek 'Secured by Design' accreditation for this purpose.

- Development will not be permitted if it would damage or destroy the protected trees, unless :
 - -tree surgery or removal is essential in the interests of good arboricultural practice
 - -there would be no unacceptable adverse impact on wildlife
 - -the desirability of the proposed development outweighs the ecological or amenity value of the trees.
- Development will be expected to meet the Council's approved Residential Design Standards.
- A range of property sizes will be encouraged in this location contributing towards meeting the general housing needs of the community.
- It is expected that the density of residential development will be in line with national and local planning policy guidance, providing up to 40 dwellings based on a density of 30-50 dwellings per hectare. Higher densities may be justified if the developer can demonstrate that these would still meet the Council's residential design standards and other policy requirements.
- If the site is developed for more than 25 dwelling units, the requirement will be for 25% of the total units to be shared ownership. These units would need to be spread across the development, and prospective developers will be required to enter into a legal agreement to ensure this.
- Developers must demonstrate that the development will provide adequate car parking to meet the needs of the new development and that there will be no adverse affect on highway safety and the environment.
- Schemes will be encouraged which follow sustainable building practices, including making provision for conservation and energy efficiency.

4.2 Landscaping

- 4.2.1 The developer will need to submit a full landscaping scheme as part of the detailed planning application for approval by the Local Planning Authority.
- 4.2.2 The developer will also be required to submit a landscape management plan, setting out management responsibilities and maintenance schedules for all landscaped areas. The landscaped areas, should wherever possible, be maintained communally, and future management will remain the responsibility of the developer.

4.3 Access and Parking

- 4.3.1 There are currently two existing accesses to the site, in Cresswell Crescent and in Roche Road. The access in Cresswell Crescent (serving the main car park) is not suitable as a principal access point to meet the needs of new residential development, being adjacent to an existing road junction (Shrewsbury Close). The main access to the site should be from Roche Road in the position shown on

Plan 1. The carriageway should also be widened as necessary in this location in order to accommodate the access requirements of the new development. A secondary vehicular access to the site may be provided from Cresswell Crescent. A secondary vehicle access may alternatively be provided from Roche Way off the roundabout, but only from elsewhere on Roche Way if the carriageway is widened. Direct frontage access to dwellings will not be permitted on Cresswell Crescent, and only from Roche Road or Roche Way if the carriageway is widened.

4.3.2 It will be necessary to ensure that the form of development will satisfy the minimum requirements for access and the manoeuvring of emergency and other service vehicles on the site.

4.3.3 The development should meet the Council's adopted parking standards.

4.4 Site Conditions

4.4.1 The Council has undertaken a detailed site investigation summarised below.

4.4.2 The site is directly underlain with superficial glacial deposits, overlying the Upper and Middle Coal Measures. The ground beneath the site is classified as a minor aquifer. The nearest surface watercourse is Sneyd Brook, some 240 metres to the south west. The site is not located within a flood plain.

4.4.3 There is evidence that the land is within an area underlain by past coal workings. No current mining exists within influencing distance and there are no plans for future extraction of coal / related minerals. There are 3 known mineshafts within 20 metres of the site, the approximate positions of which are shown on the attached Plan 2, and a possible fourth shaft may also be present. The depth and condition of these shafts are not known and there is no record of what steps, if any, have been taken to stabilise these. Based on the recorded and on site evidence, the potential risk of shallow depth mining features or subsidence occurring due to the presence of workings at depth is low. There is a potential for presence of shafts across the site.

4.4.4 No significant ground contamination has been encountered during this investigation. Elevated levels of carbon dioxide have been encountered in standpipes. Suitable protection measures will be necessary given the proposed residential end use.

4.4.5 The main consideration for the site is the variability of depths to suitable founding strata beneath the site. There are various foundation solutions available and these will depend on the location of structures on the site and depth to suitable founding strata at that particular location.

4.5 Developer Contributions

4.5.1 The Council will seek developer contributions for off site open space provision.

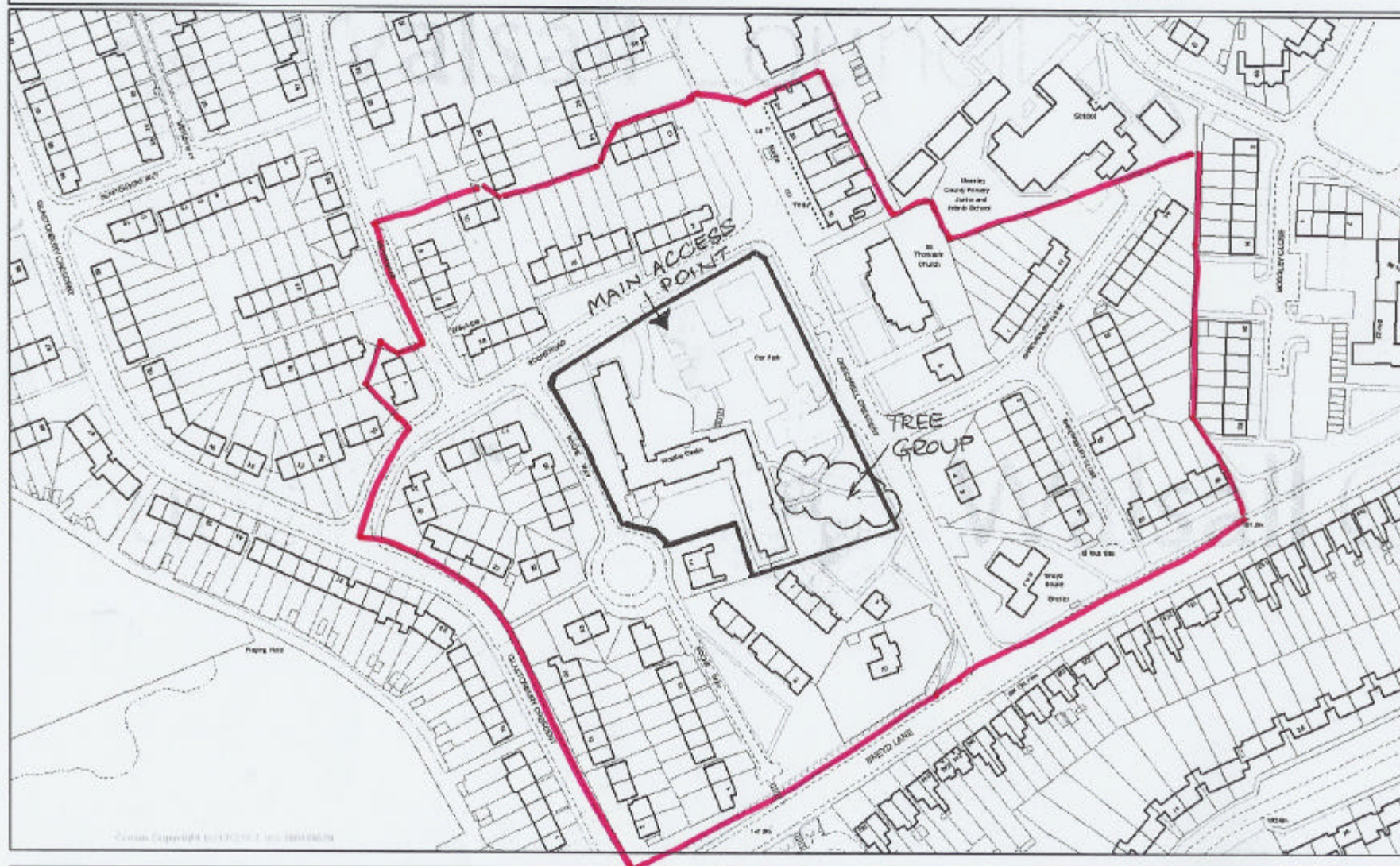
- 4.5.2 Developers may be required to make a financial contribution to the costs of new or improved educational and health facilities as a result of the development. Contributions to education provision are only requested where there are less than 10% surplus places in local schools.

5.0 PLANNING APPLICATION REQUIREMENTS

- 5.1 The developer will be responsible for obtaining all necessary planning permissions, Building Regulation approvals and any other relevant consents. Planning applications should be for full permission.
- 5.2 Prospective developers are encouraged to hold early pre-application discussions with the Council. The Council operates a Development Team providing a "one stop" approach for pre-application advice. This takes the form of a discussion forum involving the various Council services as necessary including highway, pollution control, landscape, ecology, housing and building control as well as development control and regeneration officers.

LAND AT CRESSWELL CRESCENT (MOSSLEY CENTRE), MOSSLEY

PLAN 1



Walsall Council

CONSULTATION
AREA

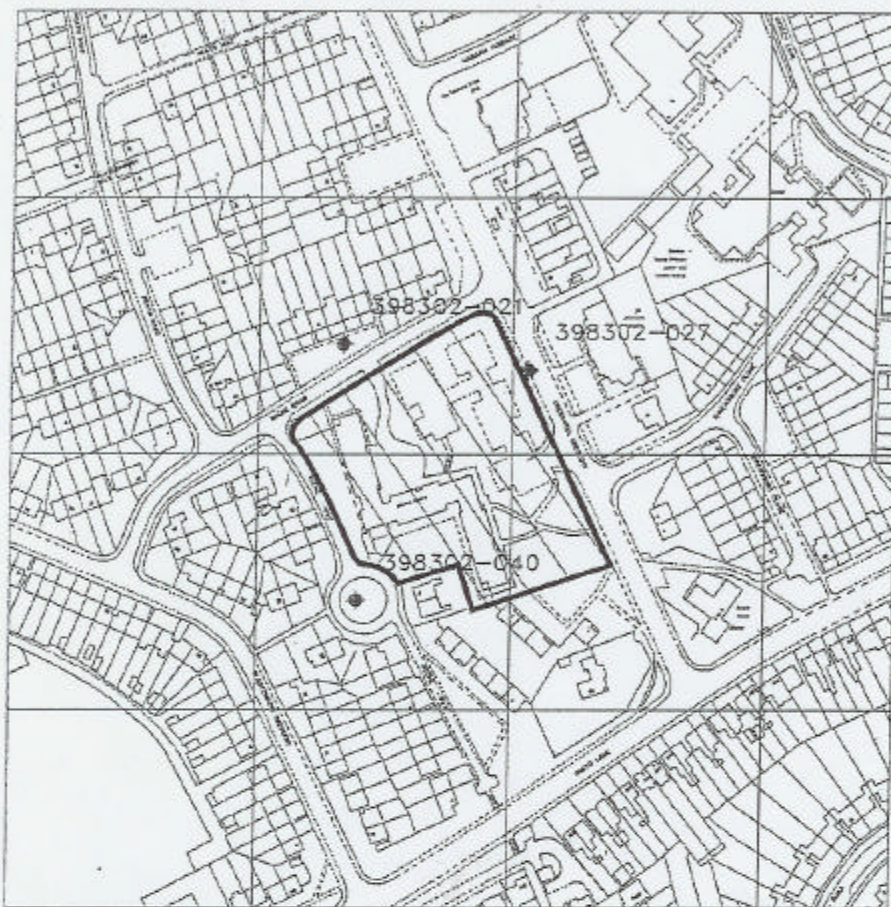
Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. Crown Copyright reserved. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. LICENCE NO: 100019529

Scale 1/1865

Centre = 398672 E 302391 N

Date 3/8/2006





Crown Copyright.

PLAN NOT TO SCALE

This map is reproduced from the Ordnance Survey material by The Coal Authority [or division thereof] with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence Number: AL51060A001.

This is a plan of the boundaries of the property in respect of which this report has been prepared. It is the responsibility of the user to ensure that the boundaries shown correspond with those of the property.

APPROXIMATE POSITION OF ENQUIRY BOUNDARY SHOWN



APPROXIMATE POSITION OF DISUSED MINE SHAFTS SHOWN



This plan shows the approximate location of the disused mine entry/entries referred to in the attached mining report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan. Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A DTI leaflet setting out the rights and the obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0845 762 5848. If you wish to discuss the relevance of any of the information contained in the attached report you should seek the advice of a qualified mining engineer or surveyor. If you or your adviser wish to examine the source plans from which the information has been taken these are available at our Mansfield office, free of charge, by prior appointment, telephone 01623 638233. Should you or your adviser wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry the prior permission of the owner must be sought. For coal mine entries the owner will normally be the Coal Authority. The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). Our emergency telephone number at all times is 01623 646333.



**Mossley Resource Centre: Draft Planning Brief
Supplementary Report :Response from residents and user groups**

1.0 Purpose of the Report

1.1 To advise the Local Neighbourhood Partnership of the consultation response on the draft planning brief.

2.0 Summary of Consultation Responses

2.1 130 residents were consulted in total. 17 written responses have been received including letters on behalf of the Mossley 60+ Association and Mossley Residents Association. The majority of responses have come from residents in Roche Road opposite the site and from residents in Roche Way.

2.2 The Roche Road and Roche Way residents have expressed serious concerns about the capacity of either of these streets and the possibility of using them for vehicular access to the site. There are highway/pedestrian safety issues, and concerns about the likely traffic generation during and post-construction. Concern has also been raised from other residents about potential traffic conflict / congestion in Cresswell Crescent, and the siting of the existing bus stop.

2.3 Significant concerns have also been raised regarding the displacement of parked vehicles from the existing car park on the site if it is to be redeveloped. The car park, which has a capacity of 40 vehicles, is currently extensively used by whg, shoppers and shop workers, and also by Church visitors for events/activities.

2.4 The residents of 14 Roche Way have raised detailed issues concerning the relationship of the possible development to their property which adjoins the site.

2.5 Two residents have raised concerns about the number of storeys, one suggesting a restriction to two storey development.

2.6 One resident expressed concern about the future of the trees on the site, and one resident expressed concern about boundary treatment.

2.7 Both the Mossley 60+ Association and Mossley Residents Association reject the development of the site for residential purposes in principle, and have expressed a wish that the site should be used to develop a new community centre/drop in centre for the elderly. 3 residents have suggested that a community centre is required for senior citizens and for young people, either to be provided on this site, or alternative accommodation found.

