

31 October 2023  
Delivered via Planning Portal

Sandwell Metropolitan Borough Council  
Regeneration & Growth  
P.O. Box 2374  
Council House  
Oldbury  
B69 3DE

Dear Sir/ Madam,

WILDERNESS PARK, LAND NORTH OF WILDERNESS LANE, GREAT BARR- OUTLINE PLANNING APPLICATION (WITH THE EXCEPTION OF ACCESS) FOR THE DEVELOPMENT OF UP TO 150 NEW DWELLINGS (INC 40% AFFORDABLE HOUSING), A COUNTRYSIDE PARK AND ASSOCIATED WORKS.

PLANNING PORTAL REF: PP-12427734

We write on behalf of Wain Estates (Land) Ltd (“the Applicant”) to submit an application for outline planning permission in respect of the proposed development at Wilderness Park, Land North of Wilderness Lane, Great Barr (hereafter referred to as “Wilderness Park” or “the Site”). This application has been submitted via the Planning Portal (ref: PP-12427734).

## Background

The applicant for the scheme, Wain Estates (Land) Ltd, has an extensive track record of promoting land in close partnership with stakeholders and local planning authorities, with over 2,000 acres of land currently being promoted.

The circa 27Ha site is an area of low grade agricultural land, to the north and west of Great Barr. It is located in the “open countryside” in policy terms and is also fully within the Green Belt and a SINC designation, along with the vicinity of several non-designated heritage assets.

These site designations have played a direct role in the shaping of the proposed development (concentrated to the east of the site), its layout and developable area – as far as an outline application will allow.

## Proposed Development

The description of development for which planning permission is sought is as follows:

“Outline planning application (with the exception of access) for the development of up to 150 new dwellings (including 40% affordable housing), vehicular access from Wilderness Lane, a countryside park and associated works.”

9 Colmore Row  
Birmingham  
B3 2BJ

T 0121 233 0902 [turley.co.uk](http://turley.co.uk)

Further details of the scheme can be found within the Planning Statement and Design and Access Statement, prepared by FPCR, in support of the application.

Through the development of the residential scheme, the proposal seeks to deliver a number of key benefits, as outlined within the submission, including:

- Meeting the significant and evidenced market housing needs, a very substantial benefit
- Making a substantial contribution to Sandwell's chronic under supply of affordable housing, a very substantial benefit
- The provision of a new countryside park which will open the site up to the public and create an enhanced green infrastructure network. This will contribute towards achieving an 18.26 % net gain in biodiversity and create newly accessibly greenspace for existing and new residents, a very substantial benefit
- Securing the long- term management of the site as a SINC, preventing its degradation, which has been identified since 2020, this should attract significant weight in favour of the proposal.
- Bringing forward a development in a sustainable location, to maximise the existing infrastructure, services and facilities available which should attract very substantial weight in favour of the proposal.
- Significant economic benefits during and beyond the construction period which will boost the local economy
- Significant social benefits through the creation of a more balanced housing market, allowing for local people to upgrade or downsize their homes accordingly, and provide access to the housing ladder for first time buyers and those in need of affordable housing
- Significant environmental benefits such as the delivery of a sustainable drainage solution for the site that will manage and mitigate the risk of flooding and climate change, and developing a proposal with existing access to sustainable transport modes to access local services and facilities

The application is accompanied by a full suite of application drawings and technical reports/ documents, to a scope agreed via pre-application engagement with Sandwell Metropolitan District Council. This is set out within the attached schedule at Appendix 1.

The requisite planning application fee of £45,306.00 + £64.00 VAT and service charge will be paid to the Planning Portal under separate cover.

We look forward to receiving confirmation of registration and validation of the application. Should you require any further information or clarification at this, or any other stage in the determination process, please do not hesitate to contact myself ([Phillip.ivory@turley.co.uk](mailto:Phillip.ivory@turley.co.uk)) or Emily Penkett ([Emily.penkett@turley.co.uk](mailto:Emily.penkett@turley.co.uk)).

Yours faithfully



Phillip Ivory  
**Assistant Planner**



## Appendix 1: List of Planning Application Documents and Plans

Table 1.1 Application Documents

Document	Author
Covering Letter	Turley
Planning Statement	Turley
Application Form and Ownership Certificates	Turley
Design and Access Statement	FPCR
Air Quality Assessment	BWB
Arboricultural Assessment (including Tree Survey)	FPCR
Archaeological and Heritage Impact Assessment	EDP
Coal Mining Risk Report	GPP
Ecological Impact Assessment Habitat Management and Monitoring Plan	FPCR
EIA Screening Report	Turley
Flood Risk Assessment and Drainage Strategy	PJA
Landscape Visual Assessment	FPCR
Minerals Resource Assessment	GPP
Noise Report	BWB
Phase 1 Geo-Environmental Report	CGL Midlands
Statement of Community Engagement	Turley
Transport Assessment	PJA
Travel Plan	PJA

Table 1.2 Application Drawings and Plans

Drawing	Reference	Revision
Location Plan	J000-100	B
Development Framework Plan	09364-FPCR-XX-ZZ-DR-L-0010	P11
Illustrative Masterplan (Not for approval)	09364-FPCR-XX-ZZ-DR-L-0012	P07
Building Height Parameters	09364-FPCR-XX-ZZ-DR-L-0013	P01
Access General Arrangement	07381-CI-A-0001	P02