



## TECHNICAL NOTE

PROPOSED RESIDENTIAL DEVELOPMENT  
JOLYON COURT, SANDWELL

## DOCUMENT CONTROL

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version	date	author	reviewer	comments
1		A Martha		internal draft
2	16/02/2024	A Martha	M Tatler	first issue to the client team

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## APPENDICES

Appendix A	Development Masterplan
Appendix B	2011 Census Car Availability Data
Appendix C	2021 Census Car Availability Data

## 1.0 INTRODUCTION

1.1 ADC Infrastructure Limited are commissioned by Spark Design and Planning, agents to the client, Radar Property Group, to provide transport and highways advice in support of a proposed extension to a building (Jolyon Court) on land at The Terrace, Cradley Heath, Sandwell. Sandwell Metropolitan Borough Council are the local planning and highway authority for the area. The general site location is shown in **Figure 1** below.

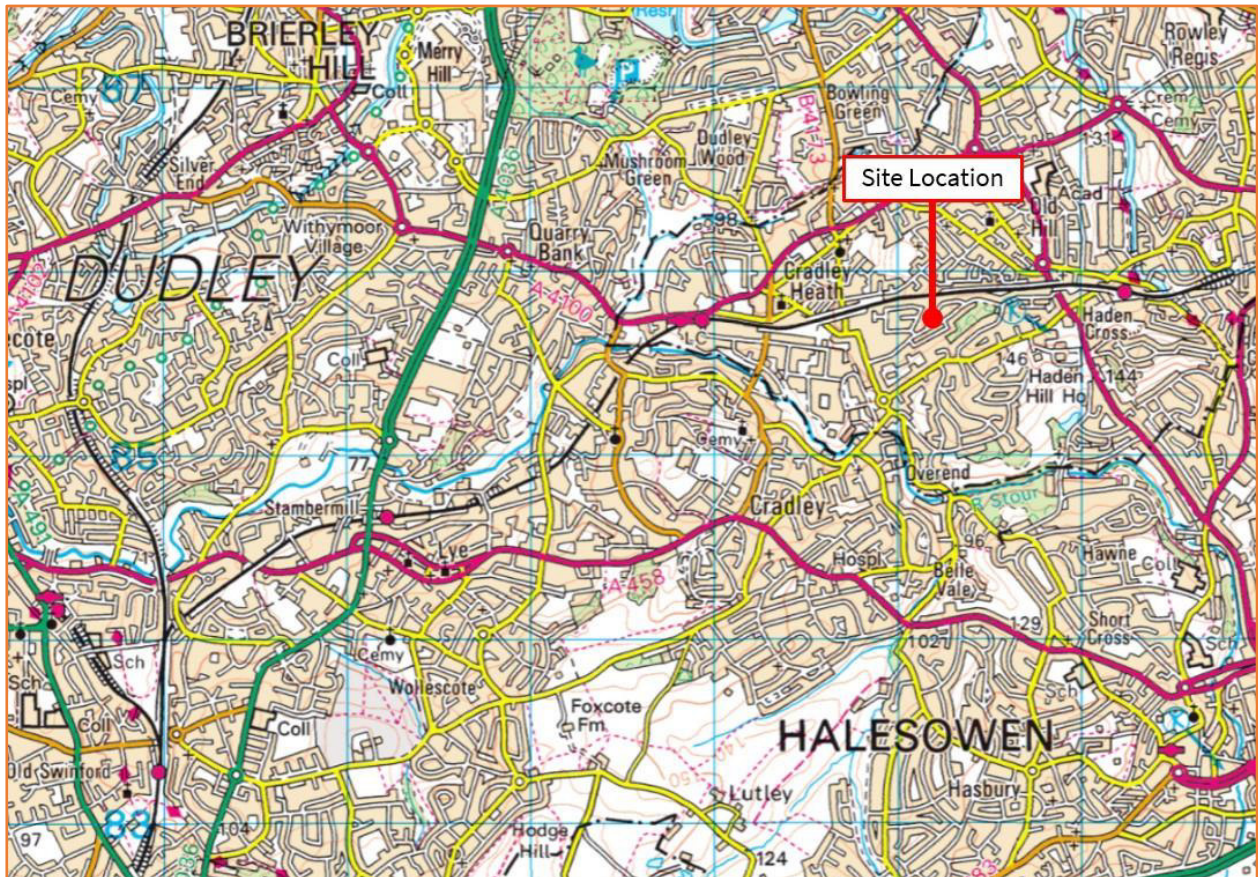


Figure 1: General site location

- 1.2 Jolyon Court consists of four apartments currently accessed from Codsall Road and The Terrace. The development proposals include an extension to the building to provide three additional flats, two 1-bed flats on the ground floor and a 2-bed flat on the first floor.
- 1.3 A pre-application enquiry (ref: PA/23/0075) was made to Sandwell Council. Sandwell Council provided comments on 18 January 2024 stating that “each apartment would require one off-street space, plus off-street visitor provision. The hard standing is only large enough to accommodate 6 vehicles, when considering the dimensions of space sizes required (2.8 x 5m) the required buffer space against hard boundary treatments (0.5m and setback from the building (1m). Six off-street spaces are currently marked out on the existing hard standing, therefore the maximum number of apartments proposed should also be 6. Highways would accept visitor parking provision to occur on street.”
- 1.4 The scope of this Technical Note includes the review of the pre application enquiry and Council’s comments and demonstrates that the existing car parking provision would be sufficient to accommodate the increase in demand due to proposed development.

## 2.0 DEVELOPMENT PROPOSALS

- 2.1 The development proposals comprise three new apartments and include a revised car parking layout. The development masterplan is provided at **Appendix A**.
- 2.2 The revised car parking layout with dimensions 2.8 x 5m each with 0.5m buffer space against hard boundary treatments and 1m setback from the building, as required by Sandwell Council is shown at **Drawing 3479-ADC-ZZ-XX-DR-Z-0100-S1-P01**.
- 2.3 **Drawing 3479-ADC-ZZ-XX-DR-Z-0100-S1-P01** also demonstrates the swept path assessment of a private car at the existing the access. It demonstrates that access can be achieved from all directions.
- 2.4 **Drawing 3479-ADC-ZZ-XX-DR-Z-0101-S1-P01** shows the swept path assessment of a private car entering and exiting each parking space. The drawing demonstrates that each space is accessible by private car.

### 3.0 CAR PARKING ASSESSMENT

- 3.1 Jolyon Court has an existing car parking provision of six spaces accessed via Codsall Road and The Terrace.
- 3.2 To provide a robust assessment ensuring that the existing parking provision is sufficient, and that the development would not have a severe impact on the capacity and operation of Codsall Road and The Terrace, an assessment of the likely car ownership amongst new residents was undertaken using 2011 and 2021 Census data.

#### 2011 Census data

- 3.3 The 2011 National Census provides data on the levels of car ownership within a ward by dwelling type (house or apartment), dwelling size (number of habitable rooms), and tenure (rented/shared ownership or owned outright). The proposed development is within the ‘Cradley Heath and Old Hill’ ward and a copy of the Census dataset is provided at **Appendix B**.
- 3.4 The data confirmed that of the 1,244 apartments located within the Cradley Heath and Oldbury ward, 125 (10%) are owned outright or with a mortgage or loan and 1,119 (90%) are rented. Since the development proposals provide for self-contained rented apartments, the information for rented apartments within the respective ward is summarised in the table below.

	Total households	No cars or vans in household	1 car or van in household	2 cars or vans in household	3 or more cars or vans in household
Number of households by car availability	1,119	672	388	55	4
Number of households with one or more car			447		
Proportion of households by level of car availability		60.1%	34.7%	4.9%	0.4%
Total proportion of houses with one or more car			39.95%		

- 3.5 These results suggest approximately 60.1% of rented households within the existing development i.e., 4 apartments, do not own a car. This equates to 2 households not owning a car. Further, 34.7% of households will require one parking space, equating to two households requiring two parking spaces.
- 3.6 The above results suggest the two of the three proposed apartments will not own a car and one household will require one parking space.
- 3.7 Overall, four of the seven apartments will not own a car and three apartments will require three parking spaces which could be accommodated by the existing car parking provision of six spaces.

### 2021 Census data

- 3.8 The 2021 National Census provides data on the levels of car ownership within a middle super output area by tenure (rented/shared ownership or owned outright) by number of usual residents aged 17 or over in household. The proposed development is within the ‘Sandwell 038’ MSOA, and a copy of the Census dataset is provided at **Appendix C**.
- 3.9 The data confirmed that out of 3,091 households in the MSOA, 1,732 (56%) are owned outright or with a mortgage or loan or share and 1,359 (44%) houses are rented (all accommodation types). The information for the rented apartments is summarised in the table below.

	Total households	No cars or vans in household	1 car or van in household	2 cars or vans in household
Number of households by car availability	1,359	574	571	214
Number of households with one or more car			785	
Proportion of households by level of car availability		42%	42%	16%
Total proportion of houses with one or more car			57.76%	

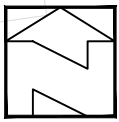
- 3.10 Based on the above results, approximately 42% of rented households within Jolyon Court that has 4 apartments, i.e., 2 households do not own a car. Further, 42% of households require a parking space equating to 2 households needing 2 parking spaces.
- 3.11 The results also suggest that among the three proposed apartments, two households will require two parking spaces and the third household will need two parking spaces.
- 3.12 Overall, three of the seven apartments do not own a car, three would require one parking space each and one household would need two parking spaces. These requirements could easily be accommodated by the existing car parking provision of 6 spaces.
- 3.13 Therefore, based on the 2011 and 2021 Census data, the car parking spaces provided would be sufficient to accommodate up to seven apartments. The remaining spaces can accommodate visitors, with additional parking available on street. To conclude, the proposed extension would not have a severe impact on the operation and capacity of the local highway network.

## 4.0 SUMMARY

- 4.1 Spark Design and Planning, agents to the clients, Radar Property Group, commissioned ADC Infrastructure Limited to provide transport and highways advice in support of a proposed extension to a building on land at The Terrace, Cradley Heath, Sandwell.
- 4.2 The development proposals include an extension to the building to provide three additional flats, two 1-bed flats on the ground floor and a 2-bed flat on the first floor. The revised parking layout includes six unallocated car parking spaces to be accessed via The Terrace.
- 4.3 An assessment of the 2011 and 2021 Census data was undertaken based on the car availability for households owning or renting the property. The 2011 Census data suggests that four apartments would not own a car and two would own one car, generating a demand for two parking spaces which could be accommodated. The 2021 Census data suggests that three households would not own a car, three would own one car and one would own two cars equating to a demand of five parking spaces which could still be accommodated on-site.
- 4.4 Swept path assessments confirm that a private car could access the site, park in the spaces provided and leave again in a forward gear.
- 4.5 To conclude, the proposed development would not have a severe impact on the operation and capacity of the local highway network and therefore, should not be prevented on highway grounds.

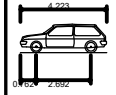


DRAWINGS



Notes

- 1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
- 2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
- 3. All dimensions in metres unless noted otherwise. All levels in metres unless noted otherwise.
- 4. Any discrepancies noted on site are to be reported to the engineer immediately.



DB32 Private Car	4.223m
Overall Length	1.715m
Overall Width	1.392m
Overall Body Height	0.233m
Min Body Ground Clearance	1.629m
Max Track Width	4.00s
Lock to lock time	5.780m
Kerb to Kerb Turning Radius	



P01	15.02.24	Initial issue	AM	MT
Rev	Date	Description	Dr	Ch

Client:  
**Radar Property Group**

Project:  
**Jolyon Court, Sandwell**

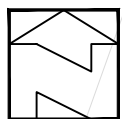
Title:  
**Swept Path Assessment of Access**



Size:	A3	Scale:	1:250
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Status:  
**PRELIMINARY**

Project	Originator	Volume	Level	Type	Rate	Number	Status	Revision
3479 - ADC - ZZ - XX - DR - Z - 0100	S1	P01						



38

1 to 4

1 to 4

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1 to 4

Jolyon Court

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1 to 4

Jolyon Court

1 to 4

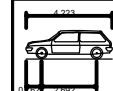
Jolyon Court

1 to 4

Jolyon Court

Notes

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PD1	15.02.24	Initial issue	AM	MT
Rev	Date	Description	Dr	Ch

Client: Radar Property Group

Project: Jolyon Court, Sandwell

Title: Swept Path Assessment of Proposed Parking Layout



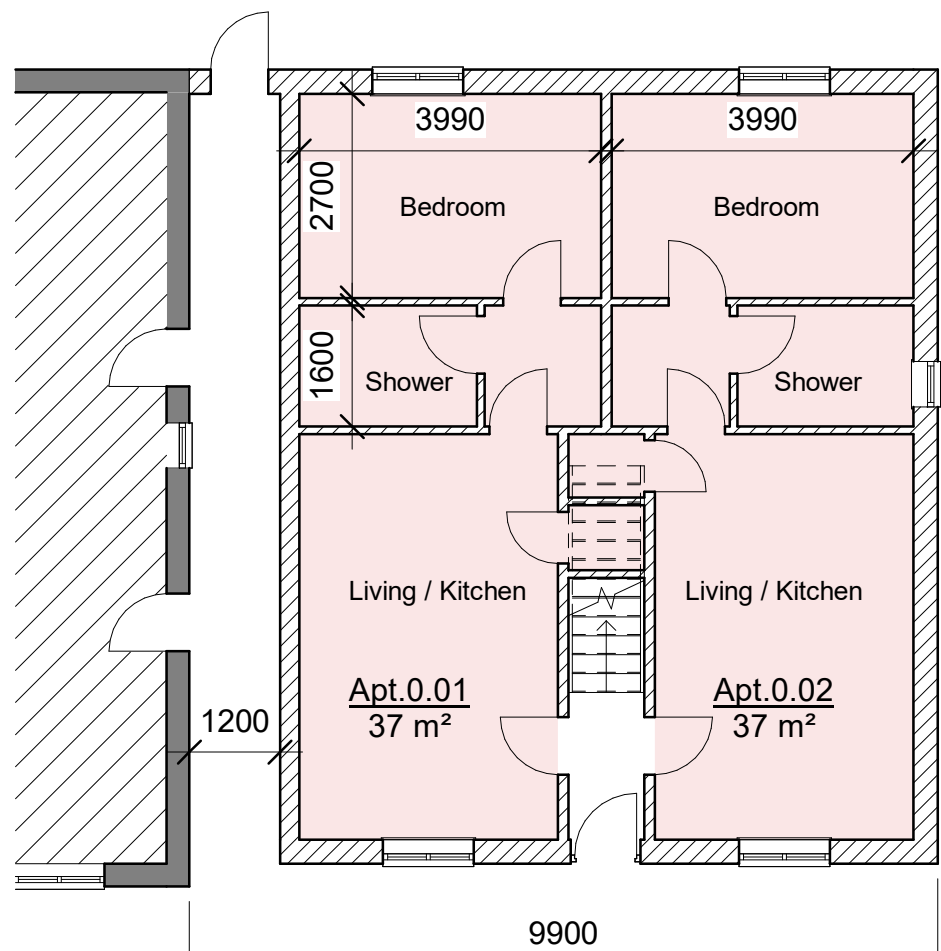
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Status: PRELIMINARY

Project	Originator	Volume	Level	Type	Role	Number	Status	Revision
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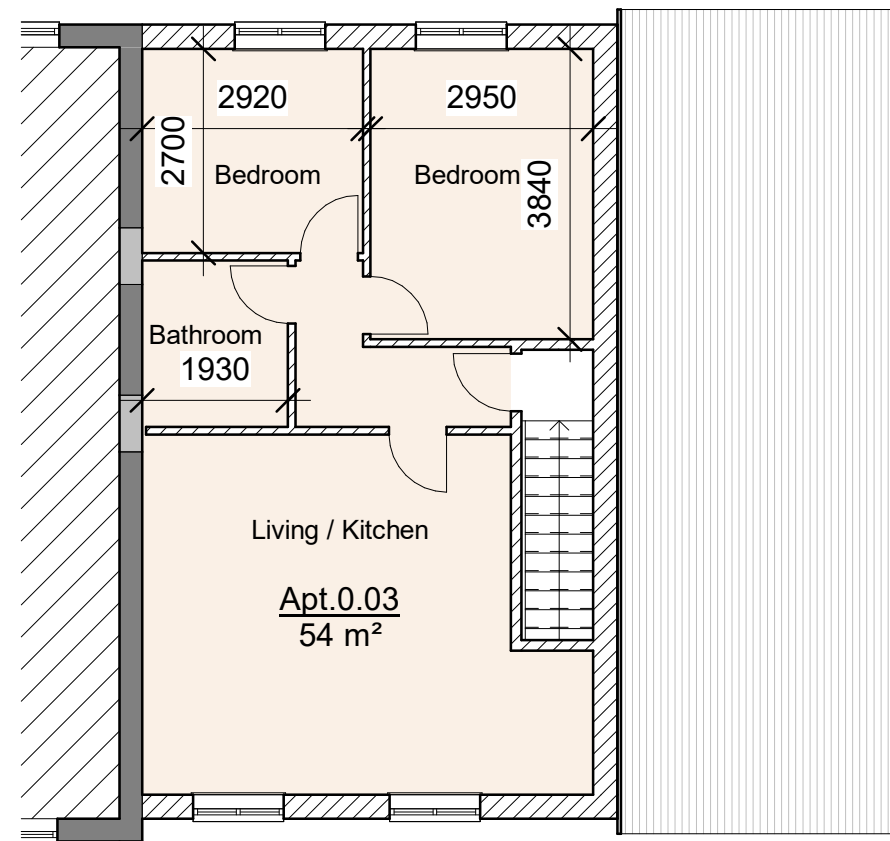
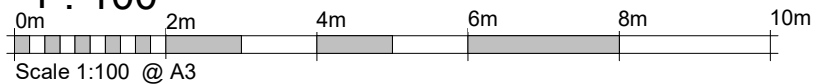
## APPENDIX A

# DEVELOPMENT MASTERPLAN



**Ground Floor**

1 : 100



**First Floor**

1 : 100



**Location Plan**

1 : 1250



**Block Plan**

1 : 500

ALL MEASUREMENTS TO BE CONFIRMED ON SITE  
SPARK DESIGN AND PLANNING ALL RIGHTS RESERVED

No.	Description	Date



Spark Design and Planning  
www.sparkdesign.co.uk

PURPOSE OF ISSUE

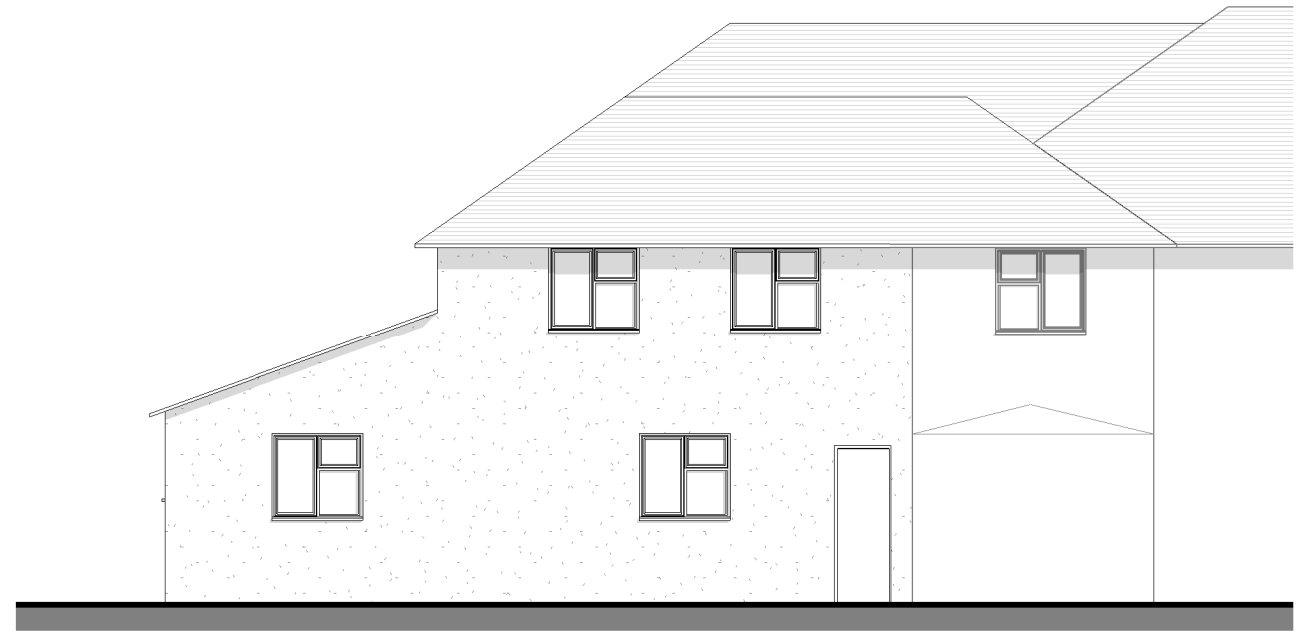
PROJECT Jolyon Court, Meadow Walk,  
Cradley Heath, B64 7EJ

SHEET Proposed Plans

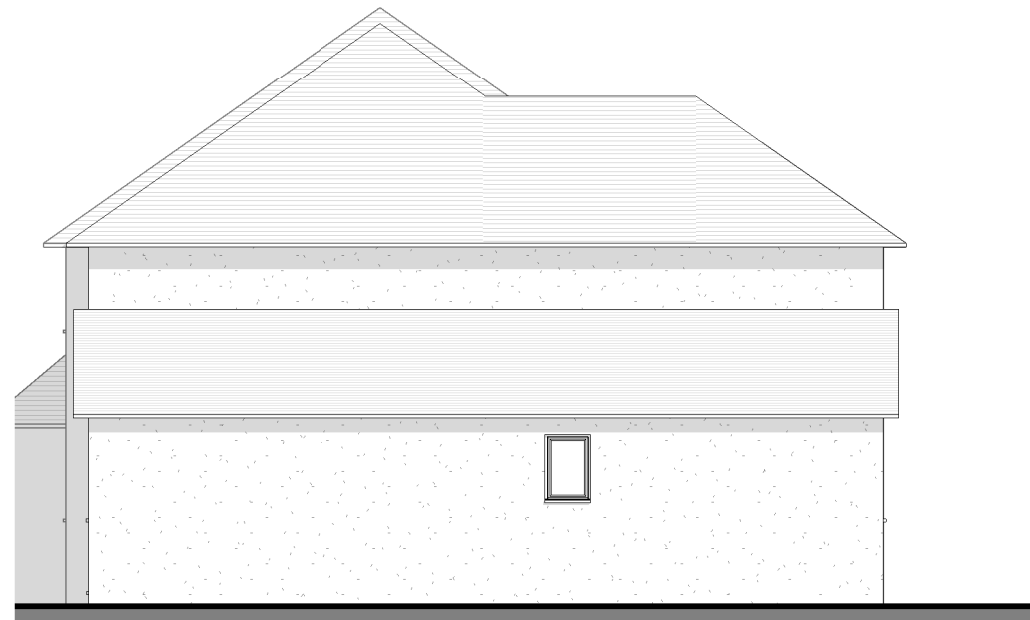
CLIENT		
Mr		
Date	Project number	Scale (@ A3)
16/11/23	Project Number	As indicated
Drawn by	DRAWING NUMBER	
Author	A102	
Checked by	REV	
Checker		



**Front Elevation**  
1 : 100



**Rear Elevation**  
1 : 100



**Side Elevation**  
1 : 100

ALL MEASUREMENTS TO BE CONFIRMED ON SITE  
SPARK DESIGN AND PLANNING ALL RIGHTS RESERVED

	No.	Description	Date		Spark Design and Planning www.sparkdesign.co.uk	PROJECT Jolyon Court, Meadow Walk, Cradley Heath, B64 7EJ	CLIENT Mr			
					PURPOSE OF ISSUE	SHEET Elevations	Date 16/11/23	Project number Project Number	Scale (@ A3) 1 : 100	
							Drawn by Author	DRAWING NUMBER		REV
							Checked by Checker	A103		

## APPENDIX B

# 2011 CENSUS CAR AVAILABILITY DATA

				Total: Car or van availability	No cars or vans in household	1 car or van in household	2 cars or vans in household	3 or more cars or vans in household
E36006850 Cradley Heath and Old	Total: Accommodation type	Total: Tenure	Total: Number of rooms	5,737	1,731	2,502	1,209	295
E36006850 Cradley Heath and Old	Total: Accommodation type	Total: Tenure	1 - 3 rooms	773	471	262	38	2
E36006850 Cradley Heath and Old	Total: Accommodation type	Total: Tenure	4 rooms	1,213	476	586	137	14
E36006850 Cradley Heath and Old	Total: Accommodation type	Total: Tenure	5 rooms	1,738	466	852	360	60
E36006850 Cradley Heath and Old	Total: Accommodation type	Total: Tenure	6 rooms	1,214	223	535	359	97
E36006850 Cradley Heath and Old	Total: Accommodation type	Total: Tenure	7 rooms	462	60	173	178	51
E36006850 Cradley Heath and Old	Total: Accommodation type	Total: Tenure	8 or more rooms	337	35	94	137	71
E36006850 Cradley Heath and Old	Total: Accommodation type	Owned: Owned outright or with a mortgage or loan	Total: Number of rooms	3,147	411	1,480	993	263
E36006850 Cradley Heath and Old	Total: Accommodation type	Owned: Owned outright or with a mortgage or loan	1 - 3 rooms	96	25	58	12	1
E36006850 Cradley Heath and Old	Total: Accommodation type	Owned: Owned outright or with a mortgage or loan	4 rooms	402	67	249	78	8
E36006850 Cradley Heath and Old	Total: Accommodation type	Owned: Owned outright or with a mortgage or loan	5 rooms	1,001	147	516	289	49
E36006850 Cradley Heath and Old	Total: Accommodation type	Owned: Owned outright or with a mortgage or loan	6 rooms	963	123	431	323	86
E36006850 Cradley Heath and Old	Total: Accommodation type	Owned: Owned outright or with a mortgage or loan	7 rooms	392	35	146	162	49
E36006850 Cradley Heath and Old	Total: Accommodation type	Owned: Owned outright or with a mortgage or loan	8 or more rooms	293	14	80	129	70
E36006850 Cradley Heath and Old	Total: Accommodation type	Shared ownership; rented and living rent free	Total: Number of rooms	2,590	1,320	1,022	216	32
E36006850 Cradley Heath and Old	Total: Accommodation type	Shared ownership; rented and living rent free	1 - 3 rooms	677	446	204	26	1
E36006850 Cradley Heath and Old	Total: Accommodation type	Shared ownership; rented and living rent free	4 rooms	811	409	337	59	6
E36006850 Cradley Heath and Old	Total: Accommodation type	Shared ownership; rented and living rent free	5 rooms	737	319	336	71	11
E36006850 Cradley Heath and Old	Total: Accommodation type	Shared ownership; rented and living rent free	6 rooms	251	100	104	36	11
E36006850 Cradley Heath and Old	Total: Accommodation type	Shared ownership; rented and living rent free	7 rooms	70	25	27	16	2
E36006850 Cradley Heath and Old	Total: Accommodation type	Shared ownership; rented and living rent free	8 or more rooms	44	21	14	8	1
E36006850 Cradley Heath and Old	House or bungalow	Total: Tenure	Total: Number of rooms	4,493	1,038	2,031	1,138	286
E36006850 Cradley Heath and Old	House or bungalow	Total: Tenure	1 - 3 rooms	148	83	52	13	0
E36006850 Cradley Heath and Old	House or bungalow	Total: Tenure	4 rooms	687	216	362	99	10
E36006850 Cradley Heath and Old	House or bungalow	Total: Tenure	5 rooms	1,674	437	822	356	59
E36006850 Cradley Heath and Old	House or bungalow	Total: Tenure	6 rooms	1,204	218	532	358	96
E36006850 Cradley Heath and Old	House or bungalow	Total: Tenure	7 rooms	454	55	172	177	50
E36006850 Cradley Heath and Old	House or bungalow	Total: Tenure	8 or more rooms	326	29	91	135	71
E36006850 Cradley Heath and Old	House or bungalow	Owned: Owned outright or with a mortgage or loan	Total: Number of rooms	3,022	390	1,397	977	258
E36006850 Cradley Heath and Old	House or bungalow	Owned: Owned outright or with a mortgage or loan	1 - 3 rooms	40	9	24	7	0
E36006850 Cradley Heath and Old	House or bungalow	Owned: Owned outright or with a mortgage or loan	4 rooms	344	62	206	70	6
E36006850 Cradley Heath and Old	House or bungalow	Owned: Owned outright or with a mortgage or loan	5 rooms	995	147	512	288	48
E36006850 Cradley Heath and Old	House or bungalow	Owned: Owned outright or with a mortgage or loan	6 rooms	960	123	429	323	85
E36006850 Cradley Heath and Old	House or bungalow	Owned: Owned outright or with a mortgage or loan	7 rooms	392	35	146	162	49
E36006850 Cradley Heath and Old	House or bungalow	Owned: Owned outright or with a mortgage or loan	8 or more rooms	291	14	80	127	70
E36006850 Cradley Heath and Old	House or bungalow	Shared ownership; rented and living rent free	Total: Number of rooms	1,471	648	634	161	28
E36006850 Cradley Heath and Old	House or bungalow	Shared ownership; rented and living rent free	1 - 3 rooms	108	74	28	6	0
E36006850 Cradley Heath and Old	House or bungalow	Shared ownership; rented and living rent free	4 rooms	343	154	156	29	4
E36006850 Cradley Heath and Old	House or bungalow	Shared ownership; rented and living rent free	5 rooms	679	290	310	68	11
E36006850 Cradley Heath and Old	House or bungalow	Shared ownership; rented and living rent free	6 rooms	244	95	103	35	11
E36006850 Cradley Heath and Old	House or bungalow	Shared ownership; rented and living rent free	7 rooms	62	20	26	15	1
E36006850 Cradley Heath and Old	House or bungalow	Shared ownership; rented and living rent free	8 or more rooms	35	15	11	8	1
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Total: Tenure	Total: Number of rooms	1,244	693	471	71	9
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Total: Tenure	1 - 3 rooms	625	388	210	25	2
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Total: Tenure	4 rooms	526	260	224	38	4
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Total: Tenure	5 rooms	64	29	30	4	1
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Total: Tenure	6 rooms	10	5	3	1	1
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Total: Tenure	7 rooms	8	5	1	1	1
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Total: Tenure	8 or more rooms	11	6	3	2	0
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Owned: Owned outright or with a mortgage or loan	Total: Number of rooms	125	21	83	16	5
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Owned: Owned outright or with a mortgage or loan	1 - 3 rooms	56	16	34	5	1
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Owned: Owned outright or with a mortgage or loan	4 rooms	58	5	43	8	2
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Owned: Owned outright or with a mortgage or loan	5 rooms	6	0	4	1	1
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Owned: Owned outright or with a mortgage or loan	6 rooms	3	0	2	0	1
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Owned: Owned outright or with a mortgage or loan	7 rooms	0	0	0	0	0
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Owned: Owned outright or with a mortgage or loan	8 or more rooms	2	0	0	2	0
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Shared ownership; rented and living rent free	Total: Number of rooms	1,119	672	388	55	4
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Shared ownership; rented and living rent free	1 - 3 rooms	569	372	176	20	1
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Shared ownership; rented and living rent free	4 rooms	468	255	181	30	2
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Shared ownership; rented and living rent free	5 rooms	58	29	26	3	0
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Shared ownership; rented and living rent free	6 rooms	7	5	1	1	0
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Shared ownership; rented and living rent free	7 rooms	8	5	1	1	1
E36006850 Cradley Heath and Old	Flat, maisonette or apartment	Shared ownership; rented and living rent free	8 or more rooms	9	6	3	0	0



## APPENDIX C

# 2021 CENSUS CAR AVAILABILITY DATA

### RM131 - Tenure by car or van availability by number of usual residents aged 17 or over in household

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population All households  
units Households  
date 2021  
area type 2021 super output areas - middle layer  
area name E02002080 : Sandwell 038  
number of people aged 17 year Total

<b>Tenure of household</b>	<b>Total</b>	<b>No cars or vans in household</b>	<b>1 car or van in household</b>	<b>2 or more cars or vans in household</b>
Total	3,091	800	1,278	1,013
Owned	1,732	226	707	799
Owned: Owns outright	874	172	403	299
Owned: Owns with a mortgage	858	54	304	500
Rented	1,359	574	571	214
Rented: Social rented	813	384	327	102
Rented: Private rented or lives	546	190	244	112

In order to protect against disclosure of personal information, records have been swapped between different geographic areas and counts perturbed by small amounts. Small counts at the lowest geographies will be most affected.