

Response to Call for Sites

For Pegasus Grab Hire | 23-100

Land at Bott Lane, Lye, Stourbridge

Project: 23-100
Site Address: Land at Bott Lane, Lye, Stourbridge
Client: Pegasus Grab Hire
Date: 15 March 2023
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Appendices

- EP1.** Site Location Plan
- EP2.** Representations to the Black Country Plan (October 2021)



1. Introduction

- 1.1 Emery Planning is instructed by our client, Pegasus Grab Hire Ltd, to submit specific site representations in respect of the Dudley Local Plan Call for Sites exercise. This statement relates to land at Bott Lane, Lye, Stourbridge. A site location plan is provided at **EP1**.
- 1.2 This statement supports the allocation of our client's site within the emerging Dudley Local Plan for employment use.



2. Site location and description

- 2.1 The site comprises the existing premises of Pegasus Grab Hire Ltd, with the existing use for the recycling of aggregate material. The site was initially granted temporary planning permission for a three-year period under application P18/0218. A further application for the continued use of the site and the installation of a new aggregate washing and sorting facility was granted for a further temporary period of 5 years under planning permission reference P20/1801.
- 2.2 Since the grant of planning permission P18/0218, the site has been occupied by our client and been fully operational. Since commencement of operations on site, the site has operated without causing significant harm to the amenity of nearby existing residential properties. When any concern has been raised, our client has been open to dialogue to seek a resolution of any concerns raised.
- 2.3 The site has an area of 2.13ha.
- 2.4 In compliance with the conditions of planning permission P18/0218 and P20/1801, the applicant has been required to make improvements to the site and site management procedures. Such improvements to the site include the provision of:
- Acoustic fencing to the site's eastern boundary;
 - Provision of a 3m noise attenuation earth bund;
 - Provision of an electric vehicle charging point; and
 - The implementation of a dust suppression and management plan including the provision of wheel wash systems, closed mesh netting to the site boundary, water sprinkler suppression systems and highway cleaning.
- 2.5 Following the grants of planning permission our client has made significant investments in the site in providing the mitigation measures required in accordance with the planning permissions and in the delivery of the state-of-the-art aggregate washing and sorting facility which has resulted in the creation of local employment opportunities and the diversion of waste from landfill, assisting the council in meeting their wider economic and environmental objectives.
- 2.6 The site is sustainably located being within easy access of a range of methods of public transport. The site is located approximately 200m to the west of Lye train station, with bus stops located on Engine Lane to the east of the site providing a regular service (every 20 minutes) between Dudley, Lye, Stourbridge and Wollaston.



- 2.7 The site is also well located to serve its primary customer base both within this area of the West Midlands and beyond, especially given the proximity of a number of commercial premises and industrial estates.
- 2.8 Additionally, the company provides services to a number of public bodies in the locality which also rely on the ease of access which this location provides for the company to address their requirements. The location of the business in respect of its customer base is another element of locational sustainability that is equally as important as the accessibility of the site for employees.
- 2.9 The sites surrounds are primarily characterised by commercial activity, with various commercial and industrial uses taking place in the area immediately surrounding the application site. To the north of Bott Lane is the Vanguard Foundry and vehicle salvage yard. To the west of the site is an existing substation, and the Stambermill industrial estate.
- 2.10 The site is bound to the south by the railway line, beyond which are numerous commercial buildings, including Environcom Recycling Ltd who recycle household electricals on site.
- 2.11 To the east is Engine Lane where there are a mix of small commercial units located along its route together with a small number of dwellings located approximately 150m from the application site.



3. Proposed allocation

- 3.1 It is our client's intention to seek planning permission for the permanent use of the site at Bott Lane as employment land in connection with aggregate sorting and recycling facilities and to seek consent for an amalgamation and extension onto other adjacent sites that are within their control.
- 3.2 The site had previously formed part of a wider draft residential allocation within the now abandoned Draft Black Country Plan. Representations were made to the Draft Black Country Plan raising serious concerns in respect of the site's suitability for residential development, particularly as the draft allocation indicated the Vanguard Foundry located immediately to the north of Bott Lane and our client's site would be retained. The residential development of the site would be fundamentally incompatible with the continued use of the foundry and other heavy industrial operations taking place within the locality.
- 3.3 The Dudley Borough Development Strategy (DBDS) (2017) identified the site as being located within regeneration Corridor 13, and specifically within allocation H13.26 identifying a range of potential development options including industrial, residential and mixed use. Clearly prior to the progression of the Black Country Plan, Dudley Council has considered the site and wider area as an appropriate location for employment uses.

Deliverability

- 3.4 The site is currently in employment generating use and comprises an existing aggregate sorting and recycling facility. The site benefits from a temporary planning permission (reference P20/1801) with our client having ambitions to obtain a permanent planning permission to secure their future occupation of the site.
- 3.5 On this basis it is considered there are no physical barriers to the continued operation of the site for employment purposes.
- 3.6 The site is located within the existing built-up area of Lye, in an area which is predominantly in employment use and has been historically. It is considered there are no constraints to the continued use of the site for employment purposes with regard to connections to local services and infrastructure which would prevent the continued use of the site for employment purposes.
- 3.7 Following the changes to the structure of the plan system in the area it is not considered that this site would be critical to meeting Dudley's housing needs as the same way as previously and that the delivery of employment at this location would play a stronger role in meeting Dudley's needs.



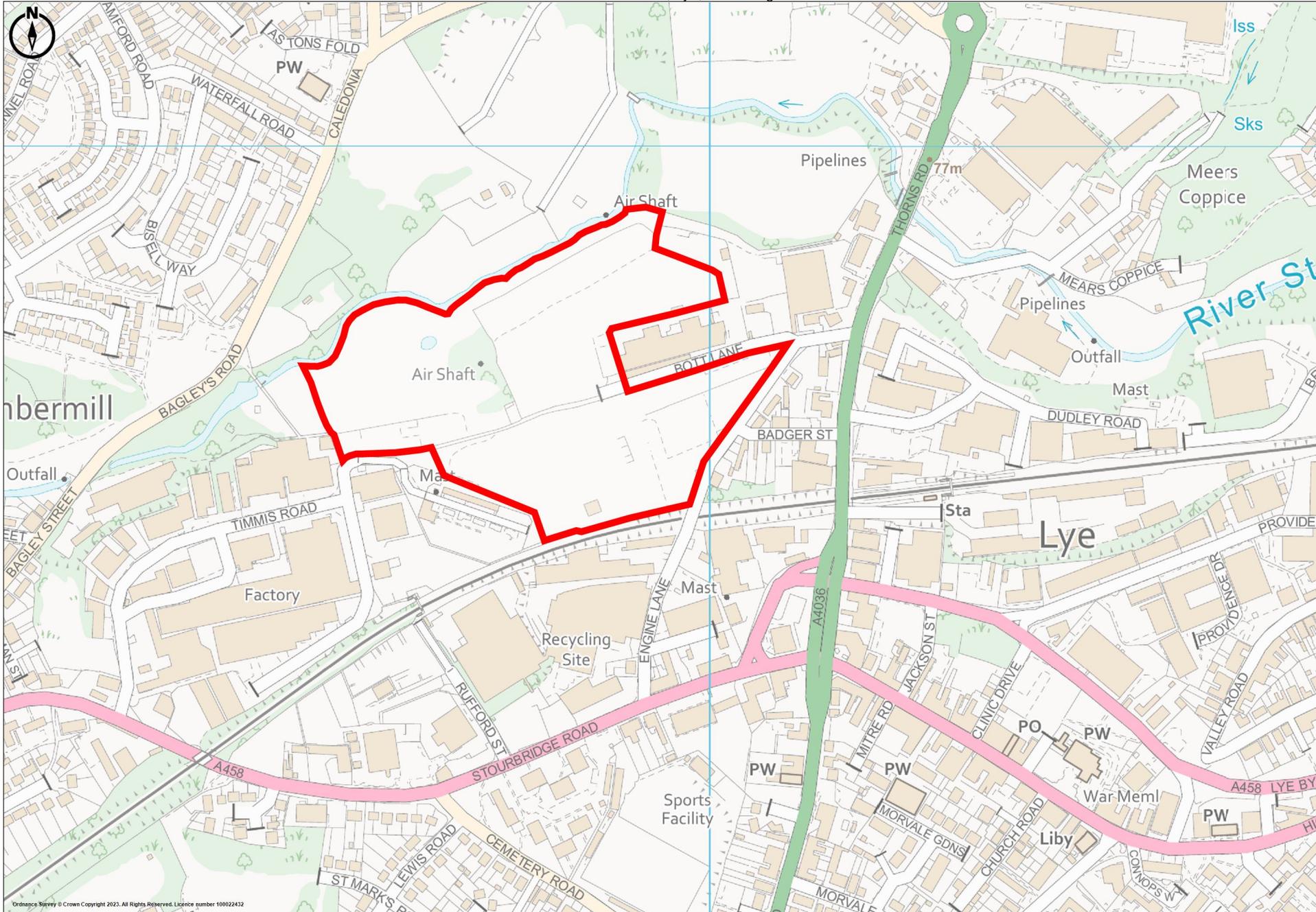
4. Summary and conclusions

- 4.1 It is considered that our client's land interests at Bott Lane, Lye, Stourbridge should be allocated through the emerging Dudley Local Plan as local employment land.
- 4.2 Following the abandonment of the Black Country Core Strategy it is expected that it will no longer be necessary for the site to be brought forward for residential development and the delivery of employment led regeneration, especially employment related to environmental and sustainability objectives, would be appropriate.
- 4.3 There are no obstacles to the delivery / continued use of the site for employment purposes, the site is highly sustainable in terms of access to services and the wider highways network to serve the needs of our client and their customer base.
- 4.4 The site through its current operation brings a number of benefits to the borough including the provision of local employment opportunities and in assisting the council in meeting targets for waste and the diversion of materials from landfill. The allocation of our client's site for employment / waste recycling use would provide future security to what is now a well established business.



EP1

Land off Bott Lane, Lye, Stourbridge



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