



# Land at Bott Lane, Lye, Stourbridge, Dudley, DY9 7AW

Response to call for sites

for Pegasus Grab Hire

Emery Planning project number: 20-022

Project : 20-022  
Site address : Bott Lane, Lye,  
Stourbridge, DY9 7AW  
Client : Pegasus Grab Hire

Date : 20 August 2020  
Author : Victoria Wood

Approved by : John Coxon

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## 1. Introduction

- 1.1 Emery Planning is instructed by our client, Pegasus Grad Hire Ltd, to submit-site specific representations in respect to the Black Country Plan Call for Sites exercise. This Statement relates to land off Bott Lane, Lye, Stourbridge.
- 1.2 This Statement supports the allocation of our client's site within the emerging Black Country Plan (BCP) for employment use.

## 2. Site location and description

- 2.1 The application site comprises the existing premises of Pegasus Grab Hire Ltd, with the existing use for the recycling of aggregate material granted temporary planning permission for a three-year period under application P18/0218. Since the grant of planning permission P18/0218, the site has been occupied by our client and been fully operational. During this period, the site has operated in accordance with the planning permission, without causing harm to the amenity of the nearby existing residential properties. The site has an area of 2.13ha.
- 2.2 In compliance with the conditions of planning permission P18/0218, 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.
- 2.3 The site is sustainably located being in 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.
- 2.4 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. 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.

- 2.5 The site is located in an area which is 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.
- 2.6 The site is bound to the south by the railway line, beyond which are a number of commercial buildings, including Environcom Recycling Ltd who recycle household electricals on site.
- 2.7 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 considered that the site should be allocated for employment / waste recycling facility use as part of the emerging BCP. The site is sustainably located, accessible by public transport and the local highways network.
- 3.2 The application site, and the surrounding area is already identified within the Black Country Core Strategy (BCCS) (2011) and the Dudley Borough Development Strategy (DBDS) (2017) as being located within Regeneration Corridor 13.
- 3.3 Specifically, the site falls within allocation H13.26, which has been allocated for the delivery of up to 90 dwellings; however, the DBDS also identifies that a range of options for development would be considered including 'industrial, residential or mixed use.'
- 3.4 Our client's site adjoins the Stambermill industrial estate to the west. Stambermill is allocated within the development plan as a 'Local Quality' employment area, and is described as:

*'Well occupied industrial area offering a range of industrial premises.'*

- 3.5 To the south and east of the application site are a number of other mixed-use allocations which form part of the Regeneration Corridor 13; however, allocation H13.24 has recently been removed from the council's housing land supply, owing the fact that the exiting premises within this location are well occupied, reflecting a clear demand for employment land in this location.
- 3.6 Furthermore, the continued operation of Pegasus Grab Hire Ltd from land off Bott Lane, supports the Black Country's ambitions in respect of sustainable waste and resource management, diverting materials from landfill to provide high quality aggregates for construction.

## 4. Deliverability

- 4.1 The site is currently in an employment generating use and comprises an existing aggregate sorting and recycling facility. As outlined above in Section 2 of this statement, the site benefits from a temporary planning permission (ref: P18/0218) for the current operations on site, with our client looking to obtain a planning permission to secure their continued use of the site.
- 4.2 On this basis there are clearly no physical barriers to the delivery of the continued operation of the site.

## 5. Local infrastructure

- 5.1 The site is located within the existing built-up area of Lye, in a location which is predominantly in employment use, and has been historically. It is considered there are no constraints to the site in terms of connections to local services and infrastructure which would prevent the continued use of the site for employment purposes.

## 6. Summary and conclusions

- 6.1 Our site-specific representations with regard to land off Bott Lane, Lye, Stourbridge can be summarised as follows:
- There are no obstacles to the delivery of this site for employment / waste recycling use, with existing operations taking place on site and being located within an already established commercial location;

- The site is highly sustainable in terms of access to services, the wider highways network and public transport, being well placed to serve the needs of our clients continued operation;
- Our client has a long-term lease with the site owner, who have a wider land holding in the area, and who fully supports their continued use of the site as an aggregate sorting facility.

6.2 The allocation of our client's site for employment / waste recycling use would provide future security to an existing and well-established local business and to help ensure an adequate supply of employment land and waste management facilities across the Black Country region.

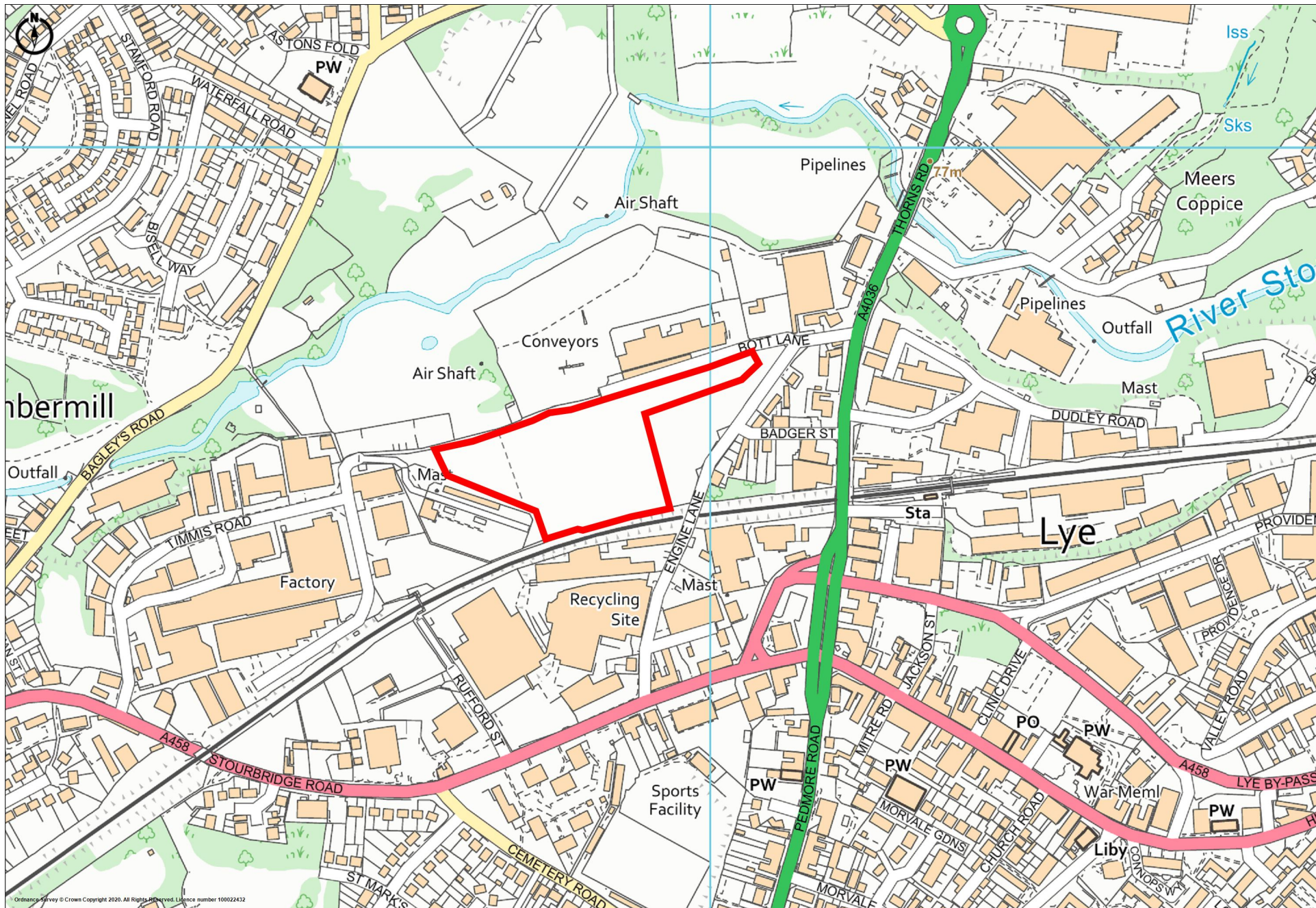
## 7. Appendices

EP1 – Site location plan

EP3



Land at Bott Lane, Lye, Stourbridge



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# emery

PLANNING

2-4 South Park Court, Hobson Street  
Macclesfield, Cheshire, SK11 8BS

+44 (0)1625 433 881

Regus House, Herons Way  
Chester Business Park, CH4 9QR

+44 (0)1244 732 447



[emeryplanning.com](https://www.emeryplanning.com)