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Good Afternoon,

This email forms the second part of William Davis Homes' (WDH) representations in response to the Council's Regulation 18 Draft Local Plan consultation and in light of WDH's land interests at Bromwich Lane, Pedmore.

The previous email (Email 1 of 2) contained WDH's comments within the required response forms and as a plain text file, and also attached the following supporting documents:

- A report prepared by Turley on behalf of a consortium of house builders and land promoters that quantifies the scale of the unmet need in the Housing Market Area in the period to 2031, and beyond (Ref. WIMQ3001 - Falling Even Shorter_v2);
- The Vision Document relating to WDH's site at Bromwich Lane, Pedmore that demonstrates its suitability for residential development and capacity to deliver 85 - 100 new homes (Ref. 332 Pedmore Vision Document 160323 RS);
- A letter that was previously submitted to the Black Country Authorities highlighting the methodological shortcomings of the Black Country Green Belt Study and Landscape Sensitivity Assessment, which I note forms part of the evidence base underpinning the Draft Dudley Local Plan (Ref. 332 MR 160620 DMBC);
- A Transport Technical Note that demonstrates the accessibility of WDH's site at Bromwich Lane, and sets out the access strategy for the proposed development (Ref. PBL-BWB-GEN-XX-RP-TR-0001-Transport Note-S2-P3 - Complete V3 RS)

This email (Email 2 of 2) contains:

- A Flood Risk Assessment that demonstrates that the site is a suitable location for growth from a drainage perspective, and sets out the proposed drainage strategy (PBL-BWB-ZZ-XX-RP-YE-0001_FRA_S2-P03 Flood Risk Assessment RS Compressed); and
- A supporting FRA Summary Letter (Ref. PBL-BWB-ZZ-XX-RP-YE-0002_FRA Summary Letter_S2-P01)

I would be grateful for confirmation of the receipt of the 2no. emails and 8no. total attachments, as well as the registration of these comments, by return email. WDH would also welcome any opportunity to discuss the emerging Local Plan in the new year.

Kind regards

On 19 Dec 2023, at 14:40, Sam Perkins <sam@wearedefine.com> wrote:

Good Afternoon,

Please see attached representations by Define Planning and Design on behalf of William Davis Homes (WDH), in response to the Council's Regulation 18 Draft Local Plan consultation and in light of WDH's land interests at Bromwich Lane, Pedmore.

WDH's comments in response to the consultation are set out in the attached response form (Ref. Dudley LP Comments Form - Define Planning and Design on behalf of William Davis Homes), and I have also included a PDF containing a 'plain text' version of the comments for ease, should there be any issues with the forms (Ref. DE_332_Dudley Regulation 18 Representations - William Davis Homes_2023 12 19_SP).

The formal comments also make reference to a number of supporting documents that will be split between this email and a further email that will be sent shortly.

This email (Email 1 of 2) contains:

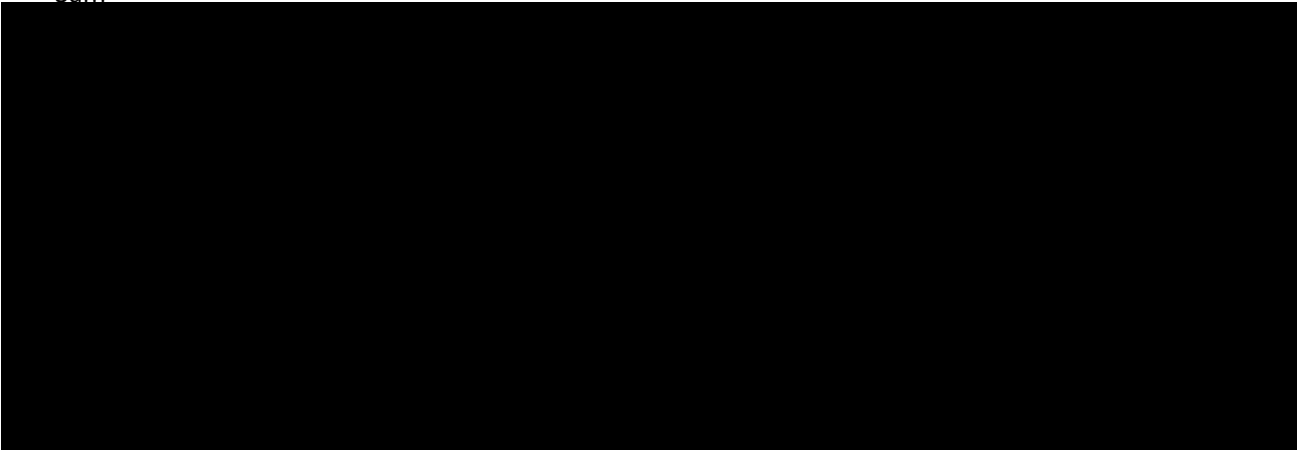
- A report prepared by Turley on behalf of a consortium of house builders and land promoters that quantifies the scale of the unmet need in the Housing Market Area in the period to 2031, and beyond (Ref. WIMQ3001 - Falling Even Shorter_v2);
- The Vision Document relating to WDH's site at Bromwich Lane, Pedmore that demonstrates its suitability for residential development and capacity to deliver 85 - 100 new homes (Ref. 332 Pedmore Vision Document 160323 RS);
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- A Transport Technical Note that demonstrates the accessibility of WDH's site at Bromwich Lane, and sets out the access strategy for the proposed development (Ref. PBL-BWB-GEN-XX-RP-TR-0001-Transport Note-S2-P3 - Complete V3 RS).

The following email (Email 2 of 2) contains:

- A Flood Risk Assessment that demonstrates that the site is a suitable location for growth from a drainage perspective, and sets out the proposed drainage strategy (PBL-BWB-ZZ-XX-RP-YE-0001_FRA_S2-P03 Flood Risk Assessment RS); and
- A supporting FRA Summary Letter (Ref. PBL-BWB-ZZ-XX-RP-YE-0002_FRA Summary Letter_S2-P01)

I would be grateful for confirmation of the receipt of the 2no. emails and 8no. total attachments, as well as the registration of these comments, by return email. WDH would also welcome any opportunity to discuss the emerging Local Plan in the new year.

Kind regards
Sam



<Dudley LP Comments Form - Define Planning and Design on behalf of William Davis Homes.pdf>
<DE_332_Dudley Regulation 18 Representations - William Davis Homes_2023 12 19_SP.pdf>
<WIMQ3001 - Falling Even Shorter_v2.pdf>
<332 Pedmore Vision Document 160323 RS.pdf>
<332 MR 160620 DMBC.pdf>
<PBL-BWB-GEN-XX-RP-TR-0001-Transport Note-S2-P3 - Complete V3 RS.pdf>