

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



Name of the Local Plan to which this representation relates: Cannock Chase Local Plan

Please return to: planningpolicy@cannockchasedc.gov.uk or:
Planning Policy, Cannock Chase Council, Civic Centre, PO Box 28,
Beecroft road, Cannock, Staffordshire, WS11 1BG

Please return by: 5:00pm on Monday 18 March 2024 (late forms will not be accepted)

Part A: Personal Details

	1. Personal Details*	2. Agent's Details (if applicable)*
	*If an agent is appointed, please provide client Title, First Name, Last Name, Organisation (if applicable) and Post Town in column 1 and provide full contact details for the agent in column 2.	
Title		Miss
First Name		Nia
Last Name	Wyrley Estate	Borsey
Post Town		Chester
Organisation (where relevant)		Fisher German LLP
Address Line 1		[REDACTED]
		[REDACTED]
		[REDACTED]
		[REDACTED]
		[REDACTED]
		[REDACTED]
		[REDACTED]

Do you consent to be notified about progress of the Cannock Chase Local Plan?

Yes No

Notifications: If you consent to be notified about progress on the Local Plan your details will be added to the consultation database. Your personal data will be held securely and processed in line with our privacy notice www.cannockchasedc.gov.uk/privacynotices. Contact will be limited to information regarding planning policy and your data will not be shared. You may unsubscribe at any time by email or writing to us using the details on this form. Data will only be held until adoption of the Cannock Chase Local Plan.

For Office Use	Part A Reference	
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Cannock Chase Council:
Cannock Chase Local Plan
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For office use	Part B reference	
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Q4. Please give details of why you consider the Cannock Chase Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Cannock Chase Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to document submitted with this representation form which outlines further detail on matters relating to specific sites known as:

- Grove Colliery
- Land adjoining Watling Street Business Park

and further detail on the following Policies and Paragraphs:

- SO4.4
- SO8.6
- SO7.6
- SO4.5
- SE2
- SO3.4

- Paragraph 5.17
- Paragraph 6.145

Please refer to the document submitted with this representation form which outlines further detail on all matters.

(Please continue on a separate sheet if necessary)

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Q5. Please set out the modification(s) you consider necessary to make the Cannock Chase Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The evidence and justification for why the policy is unsound is provided within the accompanying document, and the suggested modifications required are set out within Q5 of this submitted document. The modifications considered necessary are outlined and a list of the policy numbers requiring modifications are provided below:

SO4.4
SO4.5
SO3.4
SE2

Please refer to the document submitted with this representation form which outlines further detail on matters.

(Please continue on a separate sheet if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan, do you consider it necessary to participate in examination hearing session(s)?

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

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No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

(Please tick one box)

Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

To provide appropriate representation of the Wyrley Estate as the landowner of these sites, and of a considerable land owner within the district who is seeking to collaboratively work with the council to ensure the aspirations of the Local Plan are delivered for the future.

Further explanation may be required on both sites (Grove Colliery and Land adjacent to Watling Street Business Park).

(Please continue on a separate sheet if necessary)

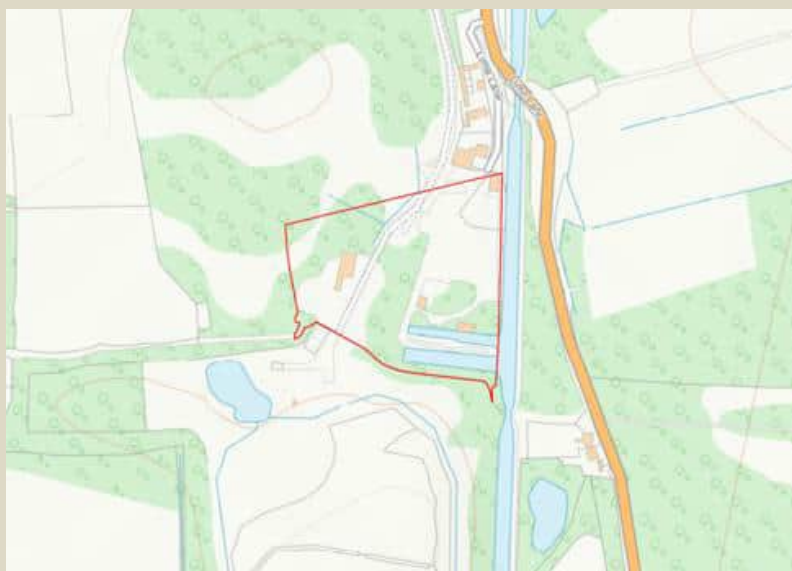
Please note: *The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.*

Signature: [REDACTED]

Date: 18/03/2024

Cannock Chase Council Local Plan Consultation

Representations on behalf of Wyrley Estate



March 2024

Contact Details

AGENT

Name: Nia Borse

Company: Fisher German LLP

Address: Fisher German LLP



Executive Summary

This representation document responds to the Cannock Chase Local Plan Regulation 19 Pre-Submission Consultation. This consultation is seeking views to whether the Local Plan is legally compliant and meets the tests of 'soundness' as set out in the National Planning Policy Framework. The consultation period runs from 5th February 2024 to 18th March 2024.

The Local Plan has been under development since 2018, during this time has been subject to three separate public consultations. Wyrley Estate has responded to each consultation.

This representation relates to two individual sites known as Grove Colliery and Land adjacent to Watling Street Business Park, focussing on the future of these sites, including how the Local Plan should be actively seeking to deliver both of these as part of an allocated strategic approach to enable best use of land and buildings within the Green Belt, which this is currently failing.

It is believed the land can be delivered positively and proactively to achieve this to provide future benefits for the local area and deliver the aspirations of the landowners and council.

The Estate welcome dialogue and proactive engagement with Cannock Chase council to continue discussions on delivering Grove Colliery and Watling Street Business Park to its full potential.

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1. Introduction

- 1.1 Cannock Chase Council is currently inviting interested parties to submit representations to the Regulation-19 Pre-Submission Draft Stage of the Cannock Chase Local Plan 2018-2040 process.
- 1.2 These representations are made by Fisher German LLP on behalf of the Wyrley Estate in respect on the Cannock Chase Local Plan Reg-19 consultation.
- 1.3 This Reg-19 consultation opened on 5th February and will close on 18th March 2024. Representations made after this closing date will not be taken into consideration.
- 1.4 The estate wishes to make comments to specific policies and sections of the published draft which are set out in this document.
- 1.5 The Local Plan has been under development since 2018, during this time three separate consultations have occurred, of which Wyrley Estate responded to all of these to remain proactive in ensuring positive delivery of the Local Plan for this area.
- 1.6 The estate wishes to be proactive in utilising their land to deliver wider benefits. The estate wants to play an active role in helping the shape the future of the district and is willing to present key areas of land to achieve this.
- 1.7 The estate views engagement as an essential element of this Local Plan process and is willing to have discussions with the council on how these two sites should be delivered as part of the Local Plan.
- 1.8 The estate is in active discussions with Norton Canes Parish Council with regards to delivering the Grove Colliery site, their aspirations align for the site with the intention to progress the site through the Norton Canes Neighbourhood Plan in addition to local planning policy.

2. Q4- Policy S04.4 & Grove Colliery Site

- 2.1 This representation intends to discuss the lack of reference or intended deliverability by the council regarding the Grove Colliery Site throughout the whole Local Plan.
- 2.2 Previous representations made by the estate have continuously promoted the Grove Colliery Site for redevelopment and allocation as part of the Local Plan. This is a consistent and committed approach made by the estate.
- 2.3 The area outlined in the plan below (figure 1) is the exact area previously promoted during past consultations.

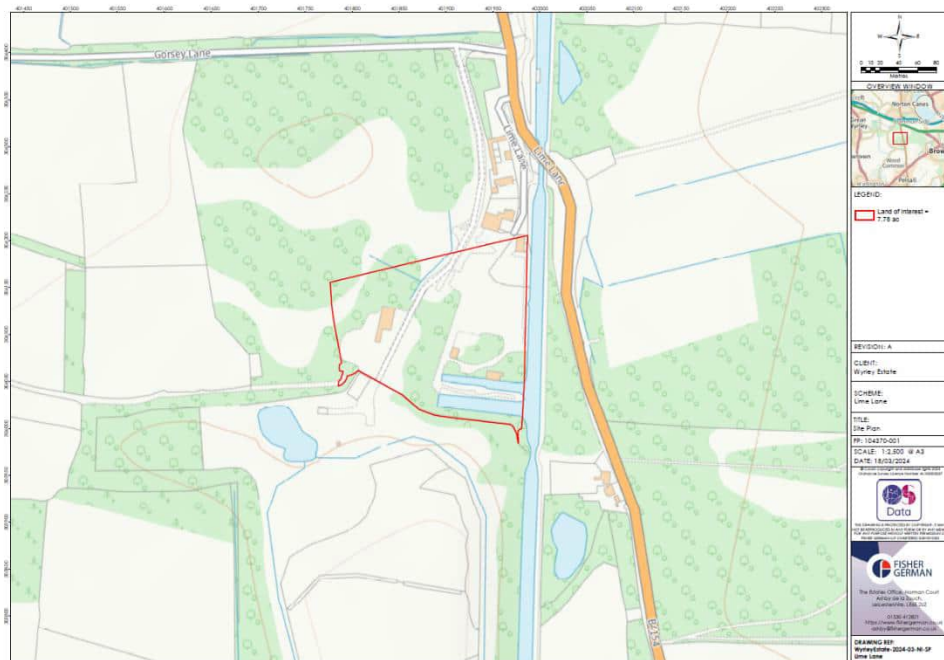


Figure 1. Red line of the Grove Colliery Site.

- 2.4 The council is aware of the wider aspirations for the site, and this has been discussed with planning policy officers previously.
- 2.5 A collaborative approach has been led by both the landowner and Norton Canes Parish Council on the Grove Colliery site for an exceedingly long time and is actively continuing this approach for the future.
- 2.6 It would be valuable to see Cannock Chase Council to become an active key player in this collaborative approach going forward following these representations made.

Paragraph 5.17- Spatial Strategy for Norton Canes

- 2.7 Bullet point four within Paragraph 5.17 discusses improvements to the recreational cycle and footpath routes and this is to include a *'route to Grove Colliery via the Cannock Extension Canal towpath.'* Of course, this is accepted as a benefit and is actively welcomed by the landowner for an improvement such as this to be recognised and delivered for this area of the canal. Especially to use wording specifically of a *'route to Grove Colliery'*. Although it is felt that this should align within the overall aspirations which the council which should be firmly allocated for the Grove Colliery within the Local Plan document.
- 2.8 In reality, if the Local Plan is not intending to deliver the Grove Colliery as part of the formal strategy, then questions are raised as to why these improvements are proposed to an area which is currently underutilised brownfield land, which occupies redundant buildings and vehicle storage. A greater formalised strategy needs to be in place to enable successful delivery and regeneration of this area of the canal.
- 2.9 Grove Colliery in its current form is not an attractive area to enjoy recreational activities. This can be changed and should be done through an adoptive heritage-led regeneration approach by the council within this future Local Plan.
- 2.10 Bullet point 6 within the paragraph states *'Enhancement of the historic landscape and other heritage assets at Grove Colliery and support for appropriate open recreation, leisure and tourism uses'*. This is insufficient to meet the vision for the Spatial Strategy, and the ambition of the landowner. This wording is considered most useful and appropriate within the actual policy, Policy SO4.4. The wording is specifically relating to Grove Colliery and their aspiration for the site, which should be delivered through a strategic policy which can ensure this happens.
- 2.11 It is of course encouraged that these improvements are proposed by the council, although more needs to be done.
- 2.12 Paragraph 5.17 is the supporting text to Policy SO4.4 and overall is insufficient in meeting the vision for Norton Canes area and the ambition not only of the landowner, but the Parish Council also. A collaborative approach is being driven to deliver the Grove site.
- 2.13 The landowner is aware of the emerging Neighbourhood Plan which intends to promote heritage-led regeneration at the Grove Colliery site to progress. Of which this will be during the

lifespan of this emerging Local Plan. Therefore, it is paramount that not only aspirations, but policy and site allocations align with this.

Paragraph 6.145

- 2.14 Policy SO4.4 **fails** to include any reference to the Grove Colliery. The only reference made to the site is located underneath the policy within the 'Supporting Text' section.
- 2.15 Paragraph 6.145 states '*Opportunities exist in the district such as the former Grove Colliery which offer long term opportunities for restoration and landscapes and other heritage assets through the development of open recreation uses, leisure and tourism focused activities*'. The reference is welcomed in the supporting text, including reference to heritage, however this is **not enough** to ensure the site is successfully delivered over the plan period. The council are in reliance of other parties to deliver this site, without any confirmation the council wishes to see it fully delivered over the plan period.
- 2.16 The reference merely demonstrates recognition of the site and that opportunities exists. So, it is questioned why this 'opportunity' has not been made a permanent focus for leading in heritage-led regeneration in this area.
- 2.17 The council should be creating a Strategic Site Specific Policy in itself to demonstrate to their district they are on board in ensuring this site is fully delivered with the recreational, leisure and tourism facilities which the council clearly has in mind for the site. Therefore, it is queried why the council are not more confident in allocating this site and creating the site specific policy required.

Heritage

- 2.18 Grove Colliery is the last remaining evidence of a former mining past for the District.
- 2.19 Historically, Wyrley Grove Colliery operated from 1852-1950 and was the location of William Harrison Colliery Company offices. This Colliery was unfortunately subject of the second worst mining disaster in the South Staffs Coalfield where 14 men lost their lives in an underground explosion in 1930.

- 2.20 Therefore, has an association for many people within the area, and one which needs to be remembered. This area has the opportunity to educate and signify through appropriate regeneration.
- 2.21 The Grove Colliery site is the only intact canal wharf within the district and a number of former mining and canal buildings which are left in the area. These buildings considered heritage assets are in disrepair, and a heritage-led regeneration project will allow for these building to be re-used appropriately.

Justification for a Strategic Site Specific Policy

- 2.22 The council need and should create a Strategic Site Specific Policy in itself for Grove Colliery to demonstrate the authorities' commitment for delivering an area for heritage-led regeneration through recreational, employment and tourism use.
- 2.23 The Wyrley Estate own Grove Colliery and are fully committed to the delivery through regeneration.
- 2.24 The future of the canal SAC, particularly around the former Grove Colliery site, is at a critical crossroads. It has been a long-standing policy aspiration to see the area developed as a leisure and recreational centre, but this has never come to fruition. At present, the site comprises low-grade commercial, and storage uses and is massively under-utilised. The site has enormous potential to deliver a high-quality heritage-led regeneration scheme that will significantly boost the economy of not only the area but the wider district.
- 2.25 There is a potential risk of non-sympathetic uses edging into the area and confine the site to a future of making very little contribution and failing to maximise the potential of the heritage asset. It is very important the council do not make short-term decisions that significantly hamper the longer-term aspirations for the canal and the Grove Colliery site.
- 2.26 The current visual amenity of the Grove Colliery site is extremely poor and is detrimental to the current setting of the canal and heritage assets.
- 2.27 Consultation on the emerging policies of the Norton Canes Neighbourhood Plan created local support and momentum for regeneration of the site.
- 2.28 Wyrley Estate produced a concept plan for the Grove Colliery in November 2020, and this is appended to this representation document (appendix a). This plan evidences the Grove site

has significant potential as a leisure and recreation hub for the area and the canal which abuts it. The plan demonstrates the site provides towpaths, cycle paths, footpaths and bridleway opportunities.

- 2.29 The council has had view of this concept plan previously (appendix a).
- 2.30 The Grove Colliery site can help deliver an aspiration such as Net Zero, not only the brownfield element, but a redevelopment scheme could help to deliver a number of other policy aspirations within the Local Plan to create sustainable design and help towards achieving Net Zero by 2050.
- 2.31 This consultation poses the last opportunity for the council to consider the future of the Grove Colliery through delivering through the Local Plan and to recognise the significant contribution it could make to the regeneration of the district. It also needs to be recognised that uncoordinated and piecemeal development will harm these aspirations and needs to be avoided.

Natural Environment

- 2.32 Not only heritage, but recognition should be given to the role that sensitive development schemes, such as the Grove Colliery site have to play in supporting these aims to enhance the natural environment.
- 2.33 The Canal is a designated SAC, the wider benefits of regenerating the site proactively will enable the natural environment and biodiversity of the canal to flourish further.
- 2.34 Biodiversity Net Gain needs consideration for any future planning application for the site, although this will only enhance the natural environment and canal, creating an overall betterment.

Green Belt and Brownfield

- 2.35 The whole Local Plan focusses on the delivery of brownfield sites and a Spatial Priority within the Plan document is listed as 're-use of brownfield land' (p.33). Policy SO8.6 'Brownfield and Despoiled Land and Under-Utilised Buildings' outlines the policy behind brownfield sites for the district. Although fails to mention anything relating to brownfield within Green Belt locations. The policy focuses on '*particularly within settlement boundaries*' Therefore it feels a lack of

encouragement by the council is focussed on delivery suitable brownfield sites in Green Belt locations.

- 2.36 However, within Green Belt Policy S07.6 references are made to improvements to damaged or derelict land, therefore policies should have a consistent approach throughout the plan, and references to certain types of development should align within the policy wordings to avoid misperception.
- 2.37 Consideration should be given to brownfield sites within the Green Belt, and these should be allocated for deliverability over the Local Plan period to ensure these are prioritised over other sites which may be greenfield or of higher amenity value.
- 2.38 Grove Colliery at present can be concluded as a weak contribution to the overall aims and objectives of the Green Belt. A similar conclusion was made in the 2016 Green Belt assessment (Broad Area 5). Therefore in 8 years since this assessment no improvements or development has been seen on this site to enhance the Green Belt position.
- 2.39 The Grove Colliery site offers a perfect opportunity for regeneration; however, Green Belt policy within the draft does not go far enough in encouraging new facilities in the Green Belt which can be developed and enjoyed in a sustainable manner.
- 2.40 To boost the opportunities for development, it is suggested that the Grove site should be viewed as brownfield within the Green Belt and a **robust** Strategic Site Specific Policy put in place that provides flexibility around a heritage-led regeneration, with suitable enabling development encouraged subject to certain criteria. The policy could refer to the requirement for a masterplan to be created for the site to demonstrate how it will deliver heritage and leisure aspirations in a comprehensive and deliverable manner.

3. Q4-Policy S04.5 & Grove Colliery Site

- 3.1. Policy S04.5 relates specifically to live/work units. It is recognised live/work units could potentially play an important part in enabling important regeneration schemes across the district, including sites such as Grove Colliery which regeneration could be facilitated through such a scheme.

- 3.2. Live/work housing types are development which can take place in a sustainable manner and developed outside of settlement boundaries. Regeneration areas are not always found within settlements, so rural areas need to be considered for Policy SO4.5.
- 3.3. It does not appear that any specific allocations have been made within the Local Plan for this type of use. Grove Colliery should be at least named within the 'Supporting Text' as a suggestive site for this type of use through a regeneration-led approach.

4. Q4- Policy SE2- Watling Street Business Park Extension

- 4.1. A Strategic Site Specific Policy, SE2, relates to the Watling Street Business Park Extension.
- 4.2. Wyrley Estate are the landowner for the parcel adjoining the Watling Street Business Park and the parcel which is proposed extension to this area as part of Strategic Site Specific Policy.
- 4.3. This further parcel (figure 2) should be included within the allocation to enable full delivery of an employment site which allows for employment to be delivered on an appropriate site within the Green Belt, rather than additional land being allocated elsewhere within the Local Plan.

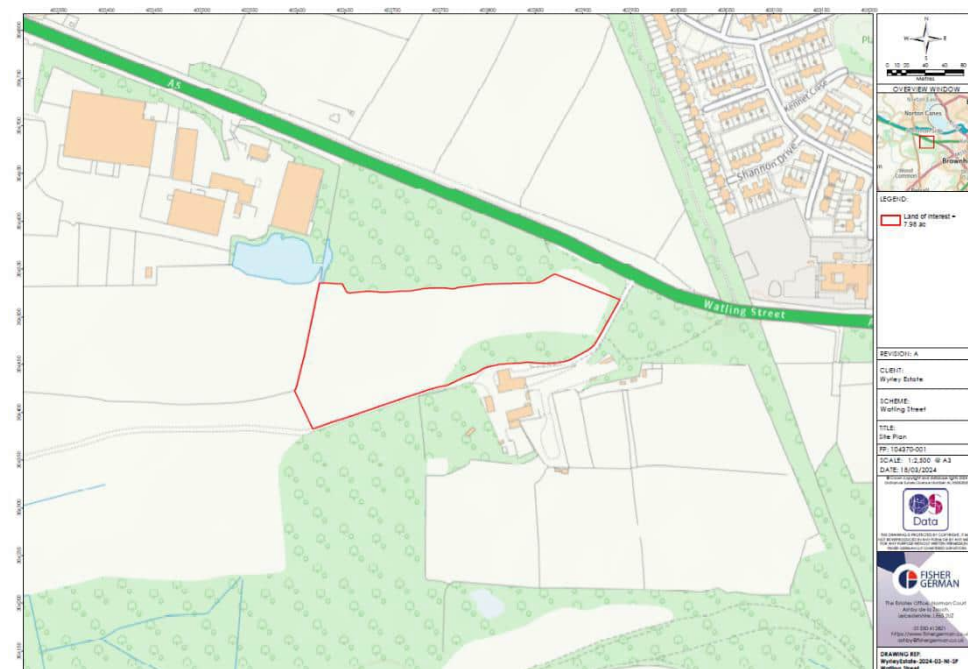


Figure 2. Red Line Plan of Watling Street Business Park Extension

- 4.4. Equally this land can be an employment allocation which offers a mixed use element. See section 5 below which discusses the requirement for Travelling Show People.
- 4.5. The blue hatched areas on the proposed allocation maps (figure ***) demonstrate areas of ecological allocation. These are both within the ownership of Wyrley Estate, therefore full control can be had over these areas in terms of ecological management. Equally the estate can contribute positively to Biodiversity Net Gain with parcels bordering this site.
- 4.6. Access can be sought via the existing adopted access off the A5 into Watling Street Business Park. This is an established access which is used by larger commercial vehicles, therefore deemed suitable.
- 4.7. The policy outlines the area which the council intend to allocate (figure 2), and figure 3 provides the area which the estate are seeking to be included within the Policy SE 2 allocation.
- 4.8. This will create a sustainable extension whilst protecting the overall integrity of the Green Belt. The council should be considering to future-proofing the allocation for the full plan period.
- 4.9. The parcel is screened from the A5, therefore minimising impact on the Green Belt location. The parcel left out of any allocation to providing an efficient use of land. In its current form, the area is providing very little agricultural benefit due to the constrained size and shape adjoining the Business Park. Therefore, it is best to utilise best use agricultural land elsewhere and allocate smaller, less productive areas for development.

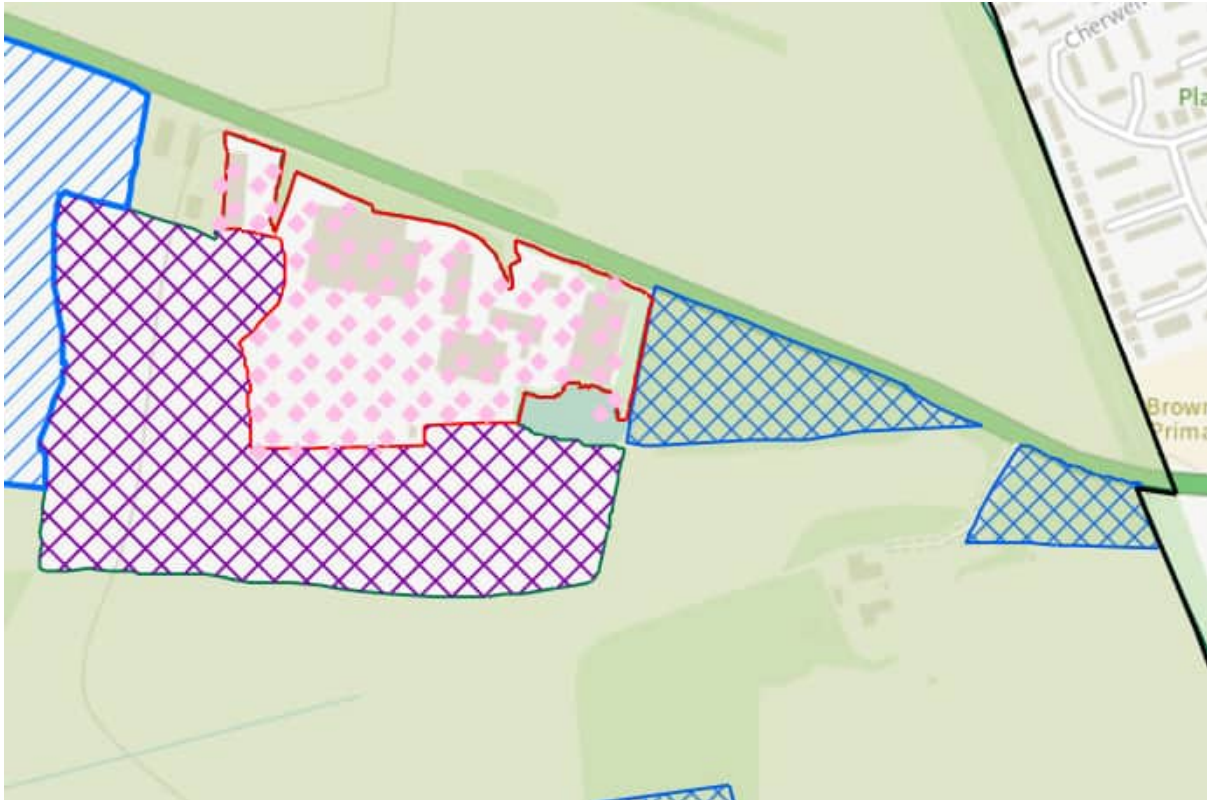


Figure 3. Area that the estate are seeking to be included within Policy SE 2 allocation (Cannock Chase Council).

5. Q4-Policy S03.4 & Land adjacent to Watling Street Business Park

- 5.1. The policy specifically outlines the intentions for delivering 'Gypsies and Travellers and Travelling Show People' and proposes two allocations for plan period, providing a small number of pitches.
- 5.2. This representation document produced on behalf of the estate has discussed the regeneration of Grove Colliery at length. Currently an existing Travelling Show People Site is located on the Grove site and in order for the aspirations of the Grove to be fully delivered this site needs to be relocated.
- 5.3. A suggestion is being made that in addition to the Land adjacent to Watling Street Business Park to be allocated as an extension to employment this can be incorporated with a replacement site for the existing Travelling Show People.

- 5.4. It is proposed to utilise the existing access off the A5 at the Business Park as it is already used for larger commercial vehicles. Therefore, from a highway's perspective has a suitable access to the adopted standards without creating any issues on the highway network.
- 5.5. The site is well screened behind an established wooded area, therefore ensuring privacy and minimising impact to openness on a Green Belt location.
- 5.6. It is understood this site has previously been promoted to the council for this type of use.

6. Q5- Modifications Required

- 6.1. As outlined in question 5 of the Representation Form below provides details of modifications which need to occur to ensure the Local Plan can be found 'Sound'.

Policy SO4.4. 'Sustainable Tourism and the Rural Economy'

- 4.1 This policy **needs** to include a specific reference to supporting heritage-led regeneration at the former Grove Colliery. This is an opportunity for the council to utilise brownfield land and redundant buildings within the Green Belt to support regeneration.
- 4.2 Referencing this site should warrant a **Strategic Site Specific Policy** in terms of allocation.
- 4.3 Heritage-led regeneration has been on the radar for years, and the council made aware throughout the **whole** Local Plan process. The intention of this regeneration is felt within the Parish Council Neighbourhood Plan, of which the landowner has worked extensively with to enable positive redevelopment and strategy for this area.
- 4.4 It should be remembered this area is an extensive area of **brownfield** land located within the Green Belt, providing an opportunity to support
- 4.5 Without modification, the policy is unlikely to deliver the vision for the site in the Norton Canes Spatial Strategy, nor the ambition of the landowner (Wyrley Estate), the North Canes Parish Council or the emerging North Canes Neighbourhood Plan.

Policy SO4.5 ‘Live Work Accommodation’

- 4.6 This policy should include references to the Grove Colliery site as a suggestive area, although as a minimum it can be deemed as acceptable to reference the Grove site within the ‘Supporting Text’ to the policy.
- 4.7 This will then provide an opportunity for this type of accommodation to act as an enabler for regeneration in this location. Areas which can accommodate this type of use do not require to be in settlements to be successful.
- 4.8 Grove Colliery’s unique location and heritage provides an area which is best suited for a mixed-use approach to create a sustainable ‘place’.

Policy SE2 ‘Watling Street Business Park Extension’

- 4.9 Watling Street Business Park Extension should extend further into the parcel outlined within figure **** to provide an area to provide further employment uses as well as an area for accommodation for Travelling Show People.
- 4.10 The employment site is accessed via an existing adoptable access off the A5 for large commercial vehicles (of which is require for this type of use). The site can therefore provide a mixed use development by allowing this small extension.
- 4.11 The extension will help enable the aspirations of delivering the Grove Colliery Site, whilst providing further employment opportunities at an existing Business Park in the Green Belt.

Policy SO3.4 ‘Gypsies and Travellers and Travelling Show People’

- 4.12 This policy should be modified to support an opportunity for relocation of the existing Travelling Show People (currently at Grove Colliery) to ensure successful regeneration of heritage at Grove Colliery.

7. Conclusion

- 7.1. This representation has focused providing details on why the Wyrley Estate is of the opinion the Local Plan in its current form is not ‘Sound’ and requires modifications to occur from this consultation stage before being formally submitted to the Inspectorate for examination.

- 7.2. Grove Colliery requires a collaborative approach, and one which exists between the estate and Parish Council. Cannock Chase Council should be proactive in engaging with both parties over this site, especially when considerations are being made as part of the Norton Canes Neighbourhood Plan.
- 7.3. Both parcels of land (Grove Colliery and Land adjoining Watling Street Business Park) have been consistently promoted and discussed in all past consultations as the landowner is 100% committed to delivering these sites sustainably. These are both logical areas for development within the Green Belt as discussed.
- 7.4. The estate asks for consideration to these **important** points raised regarding to text within the wider document and wordings on specific policies in addition for the two parcels of land to be considered for allocation.
- 7.5. The estate welcomes dialogue and engagement with the council regarding Grove Colliery and Land adjacent to Watling Street in addition to points related within the document.

8. Appendix A

The developer is responsible to ensure that any proposed works do not conflict with any existing or proposed planning or other controls. The developer is responsible to ensure that any proposed works do not conflict with any existing or proposed planning or other controls. The developer is responsible to ensure that any proposed works do not conflict with any existing or proposed planning or other controls.



DEVELOPMENT OPPORTUNITIES

1. Utilise existing industrial structure and convert to residential use.
2. A potential new building scheme for the site, utilising existing industrial structure and converting to residential use.
3. A potential new building scheme for the site, utilising existing industrial structure and converting to residential use.
4. A potential new building scheme for the site, utilising existing industrial structure and converting to residential use.
5. A potential new building scheme for the site, utilising existing industrial structure and converting to residential use.
6. A potential new building scheme for the site, utilising existing industrial structure and converting to residential use.
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13. A potential new building scheme for the site, utilising existing industrial structure and converting to residential use.
14. A potential new building scheme for the site, utilising existing industrial structure and converting to residential use.
15. A potential new building scheme for the site, utilising existing industrial structure and converting to residential use.
16. A potential new building scheme for the site, utilising existing industrial structure and converting to residential use.
17. A potential new building scheme for the site, utilising existing industrial structure and converting to residential use.
18. A potential new building scheme for the site, utilising existing industrial structure and converting to residential use.



[Red Box]	[Green Box]	[Blue Box]	[Yellow Box]	[Orange Box]	[Purple Box]	[Light Blue Box]	[Light Green Box]	[Light Yellow Box]	[Light Purple Box]
1. Existing Buildings	2. New Buildings	3. New Buildings	4. New Buildings	5. New Buildings	6. New Buildings	7. New Buildings	8. New Buildings	9. New Buildings	10. New Buildings

BA1 SITE INFORMATION SHEET

PROJECT: LAND AT WYRLEY GROVE, NOTTON CANES

DATE: 10/11/2010

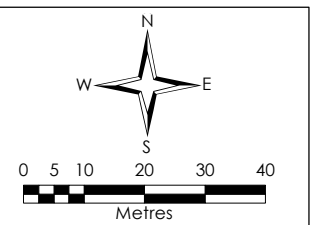
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Author: [Name]


Check: [Name]

Drawn: [Name]

Client: [Name]



LEGEND:

	Land of interest = 7.98 ac
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REVISION: A

CLIENT:
Wyrley Estate

SCHEME:
Watling Street

TITLE:
Site Plan

FP: 104370-001

SCALE: 1:1,250 @ A3

DATE: 18/03/2024

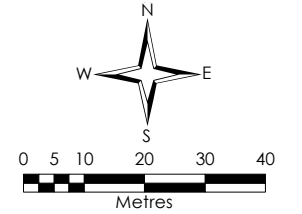
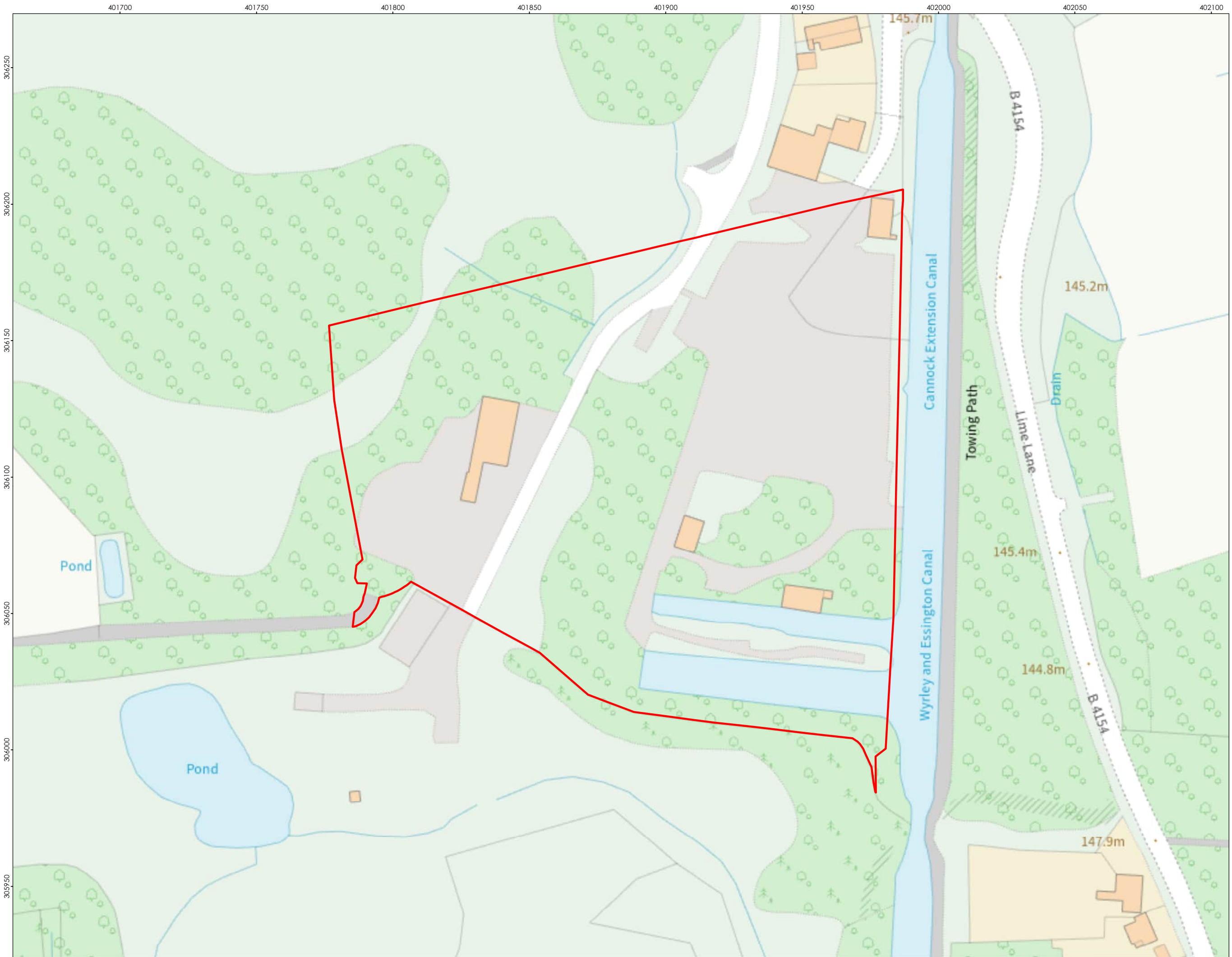
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DRAWING REF:
WyrleyEstate-2024-03-NI-SP
Watling Street



OVERVIEW WINDOW



LEGEND:

Land of interest = 7.78 ac

REVISION: A

CLIENT:
Wyrley Estate

SCHEME:
Lime Lane

TITLE:
Site Plan

FP: 104370-001

SCALE: 1:1,250 @ A3
DATE: 18/03/2024

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