

CORBETT MEADOW ACTION GROUP

FREQUENTLY ASKED QUESTIONS

WHERE IS CORBETT MEADOW?

Corbett Meadow comprises 5.9ha of land which lies to the north of Vicarage Road and east of A491 Stourbridge to Kingswinford Road between the Hospital and Dennis Park, Amblecote, in the south of the Coalbournebrook valley – see aerial image here <https://earth.app.goo.gl/fUQPhY>
#googleearth

WHO OWNS CORBETT MEADOW?

The Meadow is owned by The Dudley Group NHS Foundation Trust which is the main provider of hospital and adult community services to Dudley and neighbouring areas.

The Meadow is part of the land that was purchased in 1892 by John Corbett and with a substantial sum of money was bequeathed to the people of Stourbridge and the surrounding areas for the building of a hospital.

The Hospital and Meadow were transferred to the NHS upon its formation in 1948.

DO THE PUBLIC HAVE ACCESS TO THE MEADOW?

No.

A public right of way runs alongside the Meadow and it forms part of many views from the surrounding area but there is no public access to it.

The Meadow is currently let out for grazing.

IS THE MEADOW PART OF CORBETT HOSPITAL?

No.

The land is considered by NHS Trust to be surplus to its requirements. It has been promoted for residential development by NHS in the past but the proposition was rejected by Planning Inspectors in their Examination of the Dudley Unitary Development Plans subsequently adopted in 1993 and 2005.

IS THE MEADOW PROTECTED AS GREEN BELT?

No.

The Meadow is designated as a Site of Local Importance for Nature Conservation and so has some protection as part of Dudley's Green Network – see Dudley Borough Development Strategy here <https://www.dudley.gov.uk/residents/planning/planning-policy/dudley-local-plan/dudley-borough-development-strategy/> but it does not enjoy the level of protection that Green Belt designation provides. Trees on the site are protected by a Tree Preservation Order.

IS THE DUDLEY GROUP PROMOTING DEVELOPMENT OF THE MEADOW?

Yes.

The Meadow is included in a register of NHS surplus land which lists “sites that can be disposed of, thereby contributing to the Public Land for Housing Programme” site reference RNA 04 here <https://digital.nhs.uk/data-and-information/publications/statistical/nhs-surplus-land/2018-19-england-pas>

The land has also been put forward for residential development in response to the Black Country Plan Call for Sites – see <https://blackcountryplan.dudley.gov.uk/bccs/>

WHICH DEVELOPER IS INTERESTED IN THE MEADOW?

Charles Church Homes, part of the Persimmon group, is promoting development of the Meadow is promoting development on behalf of The Dudley Group NHS Trust.

HOW COULD THE MEADOWS BE BETTER PROTECTED?

Designation of the Meadows as a Local Green Space through the Black Country Plan would give the Meadows a degree of protection equivalent to that of Green Belt – see

paragraph 99 of NPPF here https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf
Following a submission by CMAG to Dudley MBC as the local planning authority to explore this possibility, the Meadow was proposed for designation as a Local Green Space (and also as an Area of High Historic Landscape Value and Site of Local Importance for Nature Conservation) in the draft Black Country Plan published for consultation in 2021

<https://blackcountryplan.dudley.gov.uk/t2/p5/>

The LGS and other proposed designations attracted substantial public support but The Dudley Group and its development partner, Charles Church Homes, objected. The Black Country Councils are now considering all representations received and will be publishing a revised & final draft Plan later this year (2022).

PLANNING APPLICATION

Charles Church Homes submitted a planning application for the development of Corbett Meadow at the end of July 2022.

It proposes the development of 84 new homes with access off Vicarage Road together with some open space & landscaping.

Further detail can be found on Dudley MBC website under planning application ref P22/1050

<https://www5.dudley.gov.uk/swiftlg/apas/run/WPHAPPDETAIL.DisplayUrl?theApnlID=P22/1050&backURL=%253Ca%2520href%253Dwphappcriteria.display%253FpaSearchKey%253D3187169%253Esearch%2520Criteria%253C%252Fa%253E%20%3E%20%3Ca%20href%3D%27wphappsearchres.displayResultsURL%3FResultID%3D4938244%2526StartIndex%3D1%2526SortOrder%3Drgndat%3Adecs%2526DispResultsAs%3DWPHAPPSEARCHRES%2526BackURL%3D%253Ca%2520href%253Dwphappcriteria.display%253FpaSearchKey%253D3187169%253Esearch%2520Criteria%253C%252Fa%253E%27%3Esearch%20Results%3C%2Fa%3E>

WHAT ARE CMAG's CONCERNS?

CMAG is concerned that the proposed development

- * flies in face of emerging Council policy to designate Corbett Meadow as a Local Green Space which would give it same protection as Green Belt
- * destroys integrity of ecology, historic landscape and character & quality of Meadow
- * ignores the potential to use the land in a way which benefits public health, so honouring the legacy of John Corbett and the gift he made to the people of Stourbridge

It also has real concerns for the impacts on capacity of local services (schools, GP, sewerage) and on local roads & highway safety.

CMAG is looking at the planning application in detail and with SCDT is organising a public exhibition & meeting to help understanding of what is being proposed & its implications and to take on board any comment from the local community.

WHAT CAN I DO TO HELP?

- * sign up to Facebook Group
- * attend public exhibition & meeting
- * submit representations on planning application to Council

WATCH THIS SPACE

These FAQs will be updated as more is known about the planning application and as & when new information may be issued by the prospective developers or Council.

DISCLAIMER

These FAQs are issued in good faith but should not be taken to be comprehensive or definitive.

1 August 2022