

## **PLANNING COMMITTEE - 07-Dec-10**

**APP NO:** 10/01108/FUL

**WARD:** Bilston East

**DATE:** 01-Oct-10

**TARGET DATE:** 31-Dec-10

**RECEIVED:** 29.09.2010

**APP TYPE:** Full Application

**SITE:** South Wolverhampton And Bilston Academy, Prosser Street/Dudley Street, Bilston, WV14 0QD

**PROPOSAL:** Demolition of existing school and associated buildings and the erection of new educational facilities, provision of associated outdoor sports and play facilities, provision of car parking, landscaping and ancillary works.

**APPLICANT:**  
Inspiredspaces Wolverhampton Ltd  
C/o Agent

**AGENT:**  
Mr Graham Parkes  
Tweedale Ltd  
265 Tettenhall Road  
Wolverhampton  
WV6 0DE

### COMMITTEE REPORT:

#### **1. Site Description**

- 1.1 The site is located immediately to the south of Bilston Town Centre and has an area of 5.7 hectares. It is occupied by a range of school buildings. The main building is located at the north of the site and was formerly Stonefield Primary School. It is a locally listed building, constructed of orange-red brick with decorative window and string detailing in terracotta and slate roof in 1905-06 with later additions to the building between 1924 and 1937. The playing fields and modern detached structures including a sports hall and former science block are located towards the south.
- 1.2 The land falls gently from north to south and dips in the centre of the site from east to west with a steep incline on either side. Part of the playing fields is located within a flood zone and there are a large number of mineshafts across the site.
- 1.3 To the north is Prosser Street, which provides vehicular access to the existing school off the Black Country Route. Also, there are 12 houses in Linton Croft whose rear garden boundaries directly adjoin the application site. To the east of the site is Bilston Leisure Centre which is currently under construction and a new traffic island at the junction with Dudley Street.
- 1.4 To the south and west is vacant land, which is allocated in the UDP (policy S1) as the Bilston Urban Village Strategic Regeneration Area. A public footpath (Rope Walk) leads southward from Prosser Street, adjacent to the western site boundary.

#### **2. Application details**

- 2.1 The application proposes the demolition of the existing buildings and erection of a new four storey school building on the east of the site on part of the existing playing fields and disused tennis courts. The building would be to the south of the new Bilston Leisure Centre.

- 2.2 The new building would have a gross internal floor area of 11,580sq.m. and would provide teaching and learning space, dining areas, a lecture theatre and main hall. The building would also provide accommodation for the Bilston East and Ettingshall Multi-Agency Support Team (MAST) which would provide co-ordinated services for children, young people, families and schools.
- 2.4 The staff car park would be located to the north of the new building with access from Prosser Street via a new road at the back of the Leisure Centre. The car park would provide 100 staff parking spaces and a service delivery area.
- 2.5 Additional staff and community parking (40 spaces) is located in the north-west corner of the site, accessed from Prosser Street.
- 2.6 The main entrance to the building would be in the east elevation. A drop-off area, four disabled parking spaces and eight visitor parking spaces would be located to the south of the main entrance, accessed off Dudley Street. Cycle parking would be provided adjacent to the main entrance.
- 2.5 The development would provide outdoor sports facilities, including a floodlit all weather pitch, a Multi Use Games Area (MUGA), two “under 16s” football pitches, a cricket pitch, a 400m grass athletics track and a 500m running track. Also proposed are a habitat area, learning gardens and vegetable gardens, courtyards and outdoor dining area on the south and west side of the building.
- 2.7 Because of the changing levels across the site, the four storeys would only be apparent from the south and west and partly from the north. The east elevation and part of the north elevation would present three storeys. External materials would be predominantly vertical timber cladding with areas of brick walling.
- 2.8 The application is submitted as part of the Building for Schools initiative (BSF) which is a government scheme providing funding to rebuild and refurbish schools in England over a 10-15 year period. A Local Education Partnership (LEP) has been established with the developers, Inspired Spaces, which will take the BSF programme forward.

### **3. Planning History**

- 3.1 10/00315/DWF for Site preparation/enabling works and mineworkings stabilisation works in preparation for the main construction of Bilston Academy development, granted 11.06.2010.

### **4. Constraints**

- 4.1 Authorised Processes  
Flood Zone 2/3  
Locally Listed Building  
Landfill Gas Zone  
Mining Area

## 5. **Relevant policies**

### The Development Plan

- 5.1 Wolverhampton's Unitary Development Plan
- AM1 Access, Mobility and New Development
  - AM6 Transport Assessments
  - AM7 Travel Plans
  - AM9 Provision for Pedestrians
  - AM10 Provision for Cyclists
  - AM12 Parking and Servicing Provision
  - AM15 Road Safety and Personal Security
  - C1 Health, Education and Other Community Services
  - C4 Education Facilities
  - D1 Design Quality
  - D3 Urban Structure
  - D4 Urban Grain
  - D5 Public Realm Public Open Private Space
  - D6 Townscape and Landscape
  - D7 Scale - Height
  - D8 Scale - Massing
  - D9 Appearance
  - D10 Community Safety
  - D12 Nature Conservation and Natural Features
  - D13 Sustainable Development (Natural Resources and Energy Use)
  - D14 The Provision of Public Art
  - EP4 Light Pollution
  - EP5 Noise Pollution
  - EP6 Protection of Ground Water, Watercourses, Canals
  - EP9 Sustainable Drainage Arrangements for Development
  - EP16 Energy Conservation (Part 1)
  - EP17 Renewable Energy
  - HE1 Preservation of Local Character and Distinctiveness (Part 1)
  - HE20 Demolition of a Local List Building or Site
  - N1 Promotion of Nature Conservation
  - N5 Protection of Sites of Local Importance for Nature Conservation and Landscape Features of Value for Wildlife and Geology
  - N7 The Urban Forest
  - N9 Protection of Wildlife Species
  - R1 Local Standards for Open Space, Sport
  - R2 Open Space, Sport and Recreation Priority Areas
  - R3 Protection of Open Space, Sport and Recreation
  - R5 Sports Grounds
  - R8 Dual-Use of Open Space, Sport and Recreation
- 5.2 Regional Spatial Strategy for the West Midlands
- ### Other relevant policies
- 5.3
- PPS1 Delivering Sustainable Development
  - PPS5 Planning for the Historic Environment
  - PPS9 Biodiversity and Geological Conservation
  - PPG13 Transport
  - PPG17 Planning for Open Space, Sport and Recreation
- 5.4 Wolverhampton's Supplementary Documents
- SPG1 Public Art
  - SPD Sustainable Communities
- 5.5 Black Country Core Strategy (publication document Nov 2009).

## **6. Environmental Impact Assessment Regulations**

- 6.1 The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI 1999/293) require that where certain proposals are likely to have significant effects upon the environment, it is necessary to provide a formal "Environmental Impact Assessment" to accompany the planning application.
- 6.2 This application is considered to be a Schedule 2 Project as defined by the above Regulations. The "screening opinion" of the Local Planning Authority is that a formal Environmental Impact Assessment is not required in this instance as the development is unlikely to have a significant effect on the environment as defined by the above Regulations and case law.

## **7. Publicity**

- 7.1 One letter of objection has been received and is signed by occupiers of three houses in Linton Croft. The main concerns are the impact of noise and lighting from the all weather pitch particularly in the evenings and at weekends, traffic noise adjacent to the rear garden boundary from staff and delivery vehicles and overlooking from the new building.

## **8. Internal Consultees**

- 8.1 **Transportation Development** - The proposed parking provision is appropriate to accommodate the likely demand generated. The eight visitor spaces should be removed to discourage parent drop off and pick up where pupils will be boarding and alighting buses. Cycle storage is provided adjacent to the main entrance. Motor cycle parking should also be included in the proposed layout. A continuous footway link from Prosser Street into the development should be provided along the vehicle access.
- 8.2 The Transport Assessment demonstrates that access for all site traffic via Prosser Street would have a significant impact on the local junctions and recommends mitigation in the form of junction improvements in the local area to ensure that all development trips can be accommodated without detriment to the highway network.
- 8.3 There is a concern about the impact of the proposed access to the main car park, which is also the service entrance to the Leisure Centre, on the operation of the leisure centre. Further clarification is required.
- 8.4 Swept path analysis for the largest service vehicles (ie tankers) should be provided to include the whole route from the adopted highway at Prosser Street and should include manoeuvring within the service delivery courtyard.
- 8.5 Swept path analysis demonstrating that buses are able to manoeuvre into and out of the proposed lay-by are required and movements and parking within the lay-by should be restricted to buses and disabled access and therefore Traffic Regulation Orders are necessary along Dudley Street.
- 8.6 **Landscape** – A detailed layout plan for the planting, hard landscaping proposals, all fencing details and steps to the ecology/habitat area and street furniture will be required by condition.
- 8.7 **Ecology** – a phase one habitat survey, great crested newt, and badger, bat and reptile survey has been undertaken. Great Crested newts are not present on or adjacent to

the site but populations of smooth newts have been found. No bat roosts have been identified but the habitats on site support foraging and commuting bats. Badger setts have been identified on the school site and immediately adjacent to it. The hedgerows, trees and buildings on site have the potential to support nesting birds. The recommendations in the ecology reports should be followed.

- 8.8 **Planning Policy** – The option of retaining the locally listed building has been considered in the submitted options appraisal in accordance with UDP policy HE20. It is evident that the improved sports provision to be provided on the site will benefit the community as a whole. There are no policy objections to the demolition of the existing school building.
- 8.9 The scheme envisages the loss of 0.31 ha of playing fields which would be offset by the gain of 0.44ha of hard court area. There are no objections to this under UDP policy R3 subject to no objections from Sport England.
- 8.10 **Archaeology** – The archaeological assessment has established three areas of archaeological potential;
- Woolley's Iron Works/Bilston Brook/Bilston Mill;
  - Woolley's House/Stonefield House
  - A 19<sup>th</sup> Century development off Dudley Street.
- 8.11 These and the former line of Bilston Brook will need a programme of archaeological work which can be secured through a planning condition. There are some remains of a former field system (ridge and furrow ploughing) on the playing fields. If affected by the development proposals the recording of these should be secured by condition.
- 8.12 **Parks & Green Spaces (Leisure)** – The proposal involves the loss of 0.39ha of playing fields and three tennis courts but a net gain of 0.45ha in hard surfaced courts which is acceptable in quantitative terms. Justification is required for the need in this particular location of an Artificial Turf Pitch (ATP) or any evidence of local demand for hockey.
- 8.13 **Wolverhampton BSF Team** – The area has some of the poorest health demographics in the City, therefore could a more innovative range of activities /facilities be considered to engage young people and the wider community. Also a rationale for hockey pitches should be submitted.
- 8.14 **Environmental Services** - details of refuse storage and a scheme for noise and odour control should be provided. Hours of delivery and refuse collection should be conditioned. The previous use of the land may have led to unacceptable levels of contamination and a site investigation report should be required by condition.
- 8.15 The recommendations of the submitted noise report are acceptable and conditions are necessary that a construction environmental management plan and details of sound insulation for plant and machinery are submitted and that noise emissions are restricted between 2300hrs and 0700hrs. The proposed chimney stack height for the proposed biomass plant of 20m may not be sufficient and should be increased to 23m.
- 8.16 **Historic Environment** – The loss of the locally listed building is regrettable but an Options Appraisal Report has been submitted which demonstrates that retention is not a viable option and so the first part of UDP policy HE20 has been fulfilled.
- 8.17 Provided an appropriate level of survey and recording is undertaken, that the replacement building is of comparable quality and that special architectural features are retained on site, policy HE20 will have been met. The submission does not include details of salvage and reuse of materials and further information is required. It is also

desirable to include some interpretation of the history of the site within the development and details should be provided by condition.

8.18 **Tree Officer** – No objections subject to tree protection measures being in place prior to commencement of development.

8.19 **Access Team, Building Control, Property Services (Estates)** – comments awaited.

## 9. External consultees

9.1 **Severn Trent Water Ltd** – No objection subject to a condition that drainage details are submitted.

9.2 **Environment Agency** – Objects. The submitted Flood Risk Assessment fails to adequately assess the flood risk due to fluvial flooding and overland flow to the site and provide a sufficient drainage strategy for the site

9.3 **Police** - No objections. However there are a number of concerns that the staff car park is located distant from the building and should be enclosed with security fencing and be well lit. The public footpath along the western boundary has not been included in the site boundary and is an area for unsocial behaviour. The ground floor of the building should be clad in brick or non-combustible materials.

9.4 **MADE** – concerns about the openness of the front of the building. It is a busy school community and there is an opportunity to reflect this by allowing people to see the activities inside the school. Need to ensure that there is not a blank brick wall facing out onto the sports centre.

9.5 **Wolverhampton History and Heritage Society, Centro, Sport England (West Midlands), Natural England, Local and Neighbourhood Arrangements** – comments awaited.

## 10. Legal Implications

10.1 General legal implications are set out at the beginning of the schedule of planning applications.

10.2 In addition to the general implications set out at the beginning of the schedule of planning applications, the planning authority is a competent authority for the purposes of the Conservation of Habitats and Species Regulations 2010 (“the Habitat Regulations”) and the planning authority is under a duty to have regard to the Habitats Directive (Council 92/43/EEC on the conservation of natural habitats and of wild flora and fauna) in the exercise of those functions. Planning authorities should give due weight to the presence of protected species on a development site to reflect these requirements in reaching planning decisions Regulation 40 of the Habitat Regulations defines European protected species. Bats and badgers are protected species and are in addition also protected under part 1 of the Wildlife and Countryside Act 1981.

10.3 Badgers are protected under the Protection of Badgers Act 1992. Disturbing a badger sett, adversely affecting foraging territory or links between them or significantly increasing the risk of road or rail casualties are capable of being material considerations.

10.4 The Town and Country Planning (Consultation) (England) Direction 2009 requires proposes major development in a flood risk area to which the Environment Agency objects to be referred to the Secretary of State to consider whether he wishes to call it

in for his own determination. As these circumstances apply in this case, unless the EA objection is withdrawn, the application will need to be referred. The planning authority will then not be able to determine the application until the expiration of 21 days after the requisite information has been provided to the Secretary of State or until the Secretary of State has confirmed he does not wish to "call in" the application, if earlier. [LC/25112010/F] In addition if Sport England object and the local planning authority wish to grant the application then the matter will also need to be referred to the Secretary of State and allow 21 days for the Secretary of State to consider whether he wishes to call the application in for his own determination.

## **11. Appraisal**

11.1 The key issues are: -

- Principle of Development
- Loss of Playing Field Provision
- Loss of locally listed building
- Flood risk
- Design quality
- Layout
- Scale, massing and architectural appearance
- Parking and access
- Residential amenity
- Ecology

### Principle of development

11.2 This is an established school site. Its redevelopment would therefore accord with UDP policies C1 'Health, Education and other Community Services' and C4 'Education Facilities' which support improvements to educational facilities in the City.

### Loss of playing field provision

11.3 Policies R3 and R5 provide for the protection of existing playing fields and sports facilities. The proposals would result in the loss of 0.31ha of playing fields but would be compensated for by the net gain of 0.44ha of hard surfaced courts. UDP policies R3 and R5 state that the loss of playing fields will not be permitted unless the indoor or outdoor facility would be of sufficient benefit to the development of sport to outweigh the loss. Further details are required in respect of the Artificial Turf Pitch (ATP) located in the north western corner and identified as hockey pitches. Subject to further clarification or justification for this type of sports provision the proposal would be acceptable and in accordance with policies R3 and R5.

### Loss of locally listed building

11.5 UDP policy HE20 'Demolition of a Local List Building or Site', requires the submission of an options appraisal report which assesses all options for the site but concludes that to retain the locally listed building would not be viable. Such an appraisal has been submitted and its conclusion, that the existing building is inadequate to support the learning and teaching aspirations of the new academy in terms of space requirements, is accepted.

11.6 In such cases policy HE20 states that if the case for demolition has been made, there are certain requirements prior to demolition and these include:

- An appropriate level of survey and recording which may involve archaeological excavations;
- Provision of replacement buildings of comparable quality and design especially in respect of buildings of landmark value;

- Where possible the salvage of special features or elements for re-use in the replacement development scheme;
- The use of road or building names in any new development which reflect the historic origins of the area maintaining a link with the past.

11.7 An appropriate level of survey and recording can be required by condition. The new building would not be located in the same position as the demolished building. However, the replacement building is of comparable quality and design and would be positioned within the site to have a more interactive and positive relationship within its context. Clarification is being sought in respect of the retention and re-use of special features, which include terracotta detailing and commemorative plaques, bell/clock turrets, foundation stones and boundary walls and railings. It is also desirable to include some interpretation of the history of the site within the development and details can be required by condition. Subject to conditions and clarification of features to be retained the proposal would be in accordance with UDP policy HE20.

#### Flood Risk

11.8 Parts of the site are within flood risk zones 2 and 3. A Flood Risk Assessment (FRA) submitted with the application is considered inadequate by the Environment Agency (EA). The applicant has been asked to amend the FRA to satisfy the EA. If the EA does not remove its objection the application will be referred to the Secretary of State, who will decide whether to 'call-in' the application.

#### Design Quality

11.9 PPS1 states that, "good design is indivisible from good planning" and that development should create or reinforce local distinctiveness. It also states that good design should contribute positively to making better places for people and that design which fails to take the opportunities available for improving the character and quality of the area should not be accepted. This is supported by UDP policy D1 'Design Quality' which encourages all new development to be of a high quality which contributes to "creating a strong sense of place". The key elements of design are considered below.

#### Layout

11.10 UDP policy D5 'Public Realm' states that frontages should not be dominated by parking or servicing areas and policy D6 Townscape and Landscape states that "proposals should make positive use of topography, land form, changes in levels, landscape setting and natural features of the site and the surrounding area".

11.11 UDP policy D6 "Townscape and Landscape" states that public spaces should relate to the buildings around it and be designed with a specific purpose in mind.

11.12 The proposed layout is acceptable and in accordance with UDP policies D1, D5 and D6.

#### Scale, massing and architectural appearance

11.13 UDP policy D7 "Scale – Height" states that developments should be of a height that achieves a strong sense of place and relates positively to its surroundings.

11.14 UDP D8 "Scale – Massing" states that proposals should make a positive contribution to the appearance of an area by means of appropriate massing and orientation.

11.15 The height and massing of the building as proposed would be appropriate to its location and would be in accordance with UDP policies D7 and D8.

#### Parking and access

11.16 Policy AM1 'Access, Mobility and New Development' requires that developments new development contributes towards improvements on access and mobility and policy AM12 'Parking and Servicing Provision' states that maximum levels of car parking and

minimum levels of disabled parking and cycle parking and motor cycle parking should be provided. Subject to the removal of eight visitor parking spaces to the south of the main entrance, the parking provision would be acceptable and in accordance with UDP policies AM1 and AM12.

- 11.17 AM6 'Transport Assessments' requires that a transport assessment is submitted with all applications that have significant transport implications. The Transport Assessment demonstrates that access for all site traffic via Prosser Street would have a significant impact on the local junctions and recommends mitigation in the form of junction improvements in the local area to ensure that all development trips can be accommodated without detriment to the highway network. This can be dealt with by a condition and would be in accordance with UDP policy AM6.
- 11.18 Swept path analysis for large vehicles and buses are required. Further information is required in respect of the potential impact on the operations of leisure centre from the sharing of the access to the main car park. Subject to receipt of satisfactory details the application would be in accordance with UDP policy AM15

#### Residential amenity

- 11.19 UDP policy D8 states that proposals should not adversely affect people's amenities in respect of immediate outlook, loss of daylight/sunlight or privacy. UDP policy EP4 'Light pollution' requires that developments which include external lighting should minimise light spillage and not result in glare on residential and commercial areas or areas of a sensitive nature. UDP policy EP5 states that developments which give rise to unacceptable levels of noise pollution will not be permitted, unless measures can be taken to or reduce noise emissions or intrusion.
- 11.20 Neighbouring residents have expressed concerns about the impact of noise and lighting from the all weather pitch, traffic noise from staff and delivery vehicles and overlooking from the new school building.
- 11.21 The new access road would be parallel with the rear boundaries of houses in Linton Croft and within 6m to 10m, behind a landscaping area. Currently there are external play areas adjacent to the neighbours' boundary and so they experience some associated noise. Traffic movements would be mainly during the daytime and this and the degree of separation would mean that the impact on neighbours' amenity would not be unacceptable and so would be in accordance with UDP policy EP5.
- 11.22 Drawings submitted which indicate the light spread from the all weather pitch would not adversely impact on neighbours and would therefore be in accordance with UDP policy EP4.
- 11.23 The new school building would be located further away from the houses than the existing school building and therefore there would not be an unacceptable loss of privacy to neighbouring residents and the proposal is in accordance with UDP policy D8.

#### Ecology

- 11.24 Circular 06/2005 and PPS9 states that "*the presence of protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat*". UDP policy N9 requires that where there is a strong indication that a site is used by protected species an application must be accompanied by an ecological survey and impact assessment, details of how the development will accommodate the needs of those protected species and how harm will be mitigated.

- 11.25 The results of the submitted ecological survey show that there are no Great Crested Newts present on or adjacent to the site. Badger setts have been identified on the school site and immediately adjacent to it. The existing habitats on site have the potential to support foraging and commuting bats and some of the buildings, hedgerows and trees on site have the potential to support nesting birds.
- 11.26 To ensure the development would not harm protected species the Ecological Report recommends that prior to demolition of the buildings and removal of vegetation, further surveys should be undertaken for the presence of bats, great crested newts and monitoring of badger setts. Subject to this being required by a condition the proposal would be in accordance with UDP policy N9.
- 11.27 To conserve and enhance the biodiversity of the site, a new habitat area is proposed, to benefit a range of amphibian and invertebrate species and would be in accordance with UDP policy N9.

## **12. Conclusion**

- 12.1 The site is an established school site and the general principle of redevelopment is acceptable and would accord with UDP policies C1 and C4.
- 12.2 The current proposals would result in the loss of playing fields but a net gain in hard surfaced courts. Subject to further clarification in respect of the proposed hockey pitches the facilities will be improved significantly and therefore the proposal would be in accordance with UDP policies R3 and R5.
- 12.3 The proposal would result in the demolition of a locally listed building. Subject to historic and archaeological recordings, a high quality replacement building and retention of historic features the development would be in accordance with UDP policy HE20.
- 12.4 Subject to the receipt of an amended flood risk assessment the proposal would be in accordance with UDP policy EP6. If the Environment Agency maintains its objection and Committee are minded to grant planning permission, the application would have to be referred to the Secretary of State as detailed in paragraph 10.4.
- 12.5 The proposed layout is acceptable and in accordance with UDP policies D1, D5 and D6.
- 12.6 The height and massing of the building as proposed would be appropriate to its location and would be in accordance with UDP policies D7 and D8.
- 12.7 The architectural appearance of the development would be acceptable and in accordance with UDP policy D9.
- 12.7 Subject to receipt of satisfactory details of motor cycle parking and a swept path analysis for the largest anticipated service vehicle, the parking and vehicle access arrangements would be acceptable and in accord with UDP policies AM12 and AM15.
- 12.9 The proposal would not result in any adverse affect on residential amenity and would be in accordance with UDP policies D8, EP4 and EP5.
- 12.10 The submitted ecological information is satisfactory. Further badger, bat, surveys can be required by condition. To conserve and enhance the biodiversity of the site, a new habitat area is proposed, to benefit a range of amphibian and invertebrate species. On that basis the proposal would be in accordance with UDP policy N9.

### **13. Recommendation**

13.1 That the Director for Regeneration and Environment be given delegated authority to grant planning application 10/01108/FUL subject to the matter not being referred if necessary to the Secretary of State as detailed in 10.4 and it not being called in and:

1. Resolution of outstanding matters, including,

- Removal of Environment Agency objection
- No overriding objection from Natural England or Sport England
- Clarification in respect of historic features to be retained
- Swept path analysis for large service vehicles
- Amendments to the layout to include motor cycle parking and remove visitor parking.

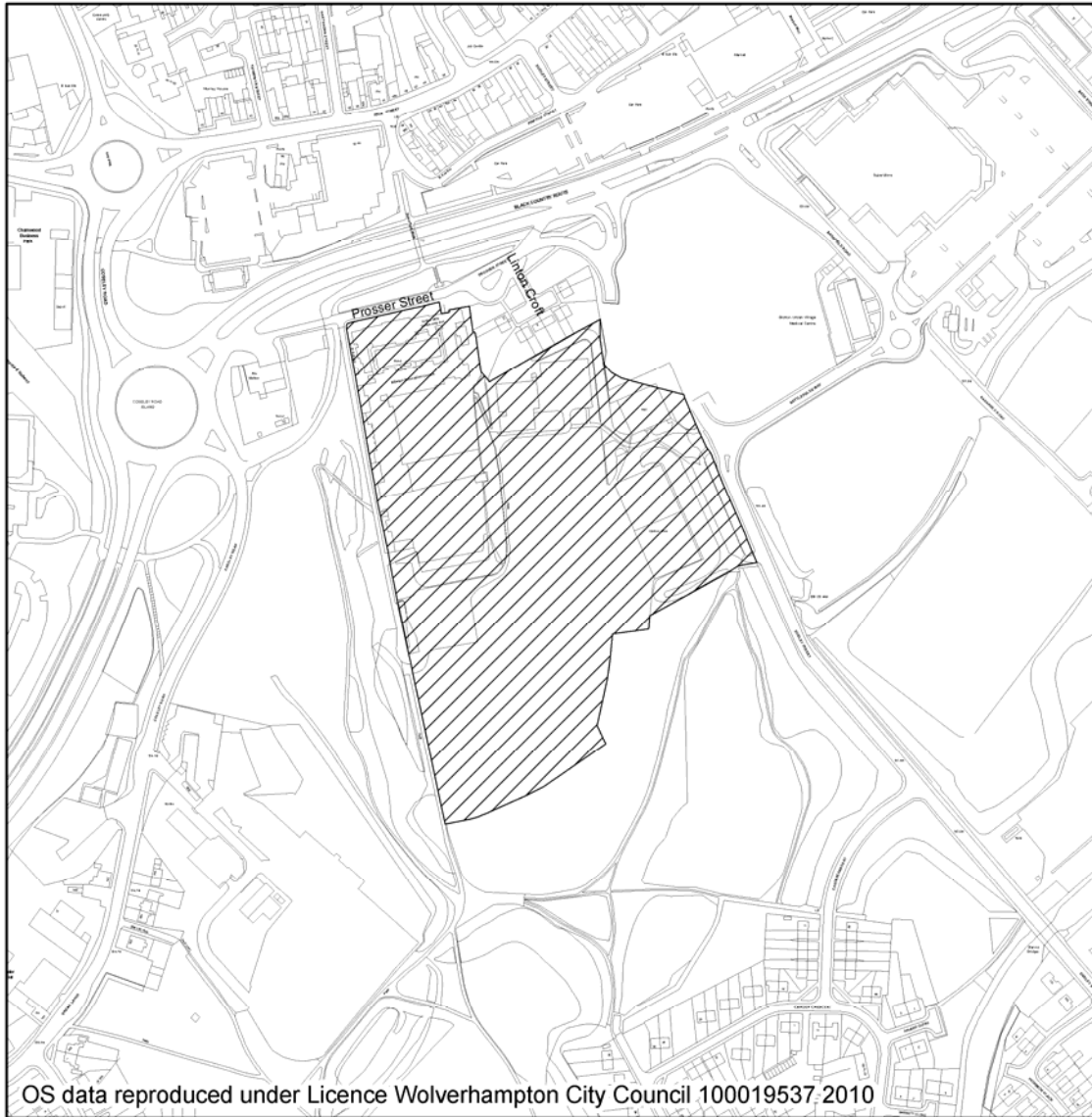
2. Any necessary conditions to include:

- Non- combustible external materials at ground floor
- Noise/odour attenuation
- Refuse storage
- Hours of deliveries
- Chimney details to be agreed
- Contaminated land
- Cycle storage
- Junction improvements
- Parking restrictions on Dudley Street
- School Travel Plan
- Landscaping
- Public art
- Drainage details
- Further badger, bat and great crested newt surveys
- Archaeological work
- Retention of boundary features
- Details of retention of historic features
- Tree protection measures
- Exterior of the building to be completed before occupation unless otherwise agreed

**Case Officer : Jenny Davies**

**Telephone No : 01902 555608**

**Head of Development Control – Stephen Alexander**



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**Planning Application No: 10/01108/FUL**

Location	South Wolverhampton And Bilston Academy, Prosser Street/Dudley Street,Bilston,WV14 0QD		
Plan Scale (approx)	1:5000	National Grid Reference	SJ 394639 296083
Plan Printed	23.11.2010	Application Site Area	56812m <sup>2</sup>