



Architectural Services & Development Consultants

45 Bath Street, Sedgley, Dudley, West Midlands, DY3 1LS
Telephone: 01902 887440, Mob: 07792010903
E-mail: enquiries@completedesigndudley.co.uk
Web: www.completedesigndudley.co.uk

Wolverhampton Driving Range Land off Neachells Lane Wednesfield

The Site

The site is situated off Neachells Lane, Wednesfield and has a total area of approximately 13 Hectares. Generally the site is flat to the south and south west with an embankment to the north forming a railway cutting. There is a tarmac footpath leading from Neachells Lane to Deans Road and various unmarked paths on the site. To the north there are industrial buildings which form Strawberry Lane Industrial Estate, Deansfield Community School abuts the site to the west and residential dwellings are to the south. Neachells Lane is to the east running in a north easterly direction. The site comprises of a mixture of semi-mature mixed plantation woodland and neutral grassland. The site is defined as Recreational Open Space and is a Site of Local Importance for Nature Conservation (SLINC).

The Proposal

The proposal is to create a golf driving range with associated retail buildings and cafe. In addition to the golf driving range an aerial ropes challenge would also be provided. The development area would cover approximately 3.7 hectares including a 30 space car park. The driving range boundaries would be defined by a 2.0m high fence to the approval of the Local Planning Authority. Vegetation would also be planted to the perimeter of the range to screen the development. A preliminary ecology assessment of the site has been undertaken which identified the following:-

Bats

The site provides good foraging habitat for a range of bat species. The woodland is likely to be used by foraging bats as well as navigational flight lines, particularly around the edge of the site. None of the areas mentioned would be affected by the proposal.

Badgers

Mammal paths were evident across the site, although where these met obstacles (such as metal fencing) the access holes observed were too small to be used by Badgers. No other evidence of Badger activity, such as hairs, dung pits, latrines or snuffle marks, was discovered during the survey.

Dormice

The potential for the site to support Dormice is low. The woodland provides only limited habitat. No significant areas of woodland are evident in the surrounding area and it is considered that Dormice are likely to be absent from the site.

Other Mammals

Records of Hedgehog exist, but no records of other mammal species were provided by Eco Record. A few scattered Rabbit droppings were noted in a small number of locations on site, indicating the presence of Rabbits. There are also anecdotal sighting of Foxes using the site.

There was no evidence of reptiles, amphibians, invertebrates or water voles.

Based on these findings the proposed development would have minimal impact on the current ecology of the site.

The proposed building on the site would be constructed using facing brickwork to the walls with plastisol colour coated cladding at high level and to the roof. Rainwater would be harvested and used for facilities within the buildings where possible. The shop and range building would cover approximately 650m² with the cafe covering 200m². 6 no. flood lights would be installed on the range building with 8 no. ground lights positioned on the range to minimize glare.

A comprehensive ground investigation has been under taken with associated gas monitoring and mining reports. A total of 16 mine shafts have been identified on the site which we believe have not been treated. After consultation with a Geotechnical Engineer it was deemed that the proposal would not have any impact on the mine shafts.

The tarmac footpath which runs across the site will be retained and additional pathways provided where required. These pathways and grassed areas around the site will be maintained by the developer for the lifetime of the development. The proposed development could potentially provide opportunities to improve the safety of people using this site by introducing activity and adding passive surveillance to this poorly overlooked area.

The proposal would contribute to the growing number of leisure facilities in the City and provide around 25 jobs. The opening hours are proposed as 9:00 – 22:00 Monday to Friday and 9:00 to 18:00 Saturday and Sunday.

Andy Law
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