

# **Appendix D**

## **Assessment of Potential Non-Mineral Development Sites in Proposed MSAs**

The following tables sets out those suggested BCP Call for Sites submissions which would impact on the proposed MSAs for sand and gravel, brick clay and fireclay respectively.

Table D.1 BCP Call for Sites (CFS) Impacting on Sand and Gravel (Bedrock) MSA (includes some superficial sand and gravel deposits)

Site/Cluster Name	CFS Ref(s)	CFS Site Name(s)	Proposed Land Use	Promoter	Comments
<b>Columbia Park</b>	116	Columba Park, Land at Queslett Road/ Aldridge Road, Walsall	Housing/ Open Space/ Community/ Leisure	Turley (for I M Land)	'Vision' document provided with submission. This identifies various constraints including proximity to Great Barr Conservation Area and areas with potential biodiversity value within the site, but says nothing about the underlying geology or mineral resources present. The CFS submission form indicates that the land is in multiple ownership. The site includes a parcel of land submitted separately (CFS 185), which is owned by Walton Homes – see below.
	185	Opposite One Hundred Acre School, Aldridge Road, Walsall	Housing	JVA Planning (for Walton Homes)	Submission form and site plan only. The site is part of CFS 116 (Columba Park) and is owned by Walton Homes. Part of the site was previously promoted for housing in the Walsall SAD (SAD CFS 32).
<b>Erdington Road</b>	307	Erdington Road, Aldridge	Housing	Private Individual	Submission form and site plan only. The CFS submission form indicates that submitter is the sole owner. Overhead power line is the only site constraint identified. The submission comprises two separate parcels of land off Erdington Road, to the west of Shrubbery Farm. One is a large area of open grazing land fronting onto Erdington Road which includes a sewage pumping station (not mentioned by the submitter) as well as the overhead power line. The other comprises a pair of isolated semi-detached properties fronting onto Erdington Road to the north of the main site (between Nos. 135 and 171) and a narrow strip of land to their rear.
<b>Chester Road</b>	46	Land on the East Side of Chester Road, Streetly	Housing	Private Individual	Submission form and site plan only. The CFS submission form indicates that submitter is the sole owner. No site constraints identified. CFS 46, CFS 107 and CFS 172 together form a large contiguous block of land on the edge of the urban area.
	107	Land to the East and West of Chester Road, Hardwick, Walsall	Housing/ Retail/ Leisure	Savills (for unspecified client)	Submission form and site plan only. Submission form indicates that the client is the sole owner. Overhead power line and adjacent railway line are the only site constraints identified. This site is approximately 600m south of the Branton Hill Quarry extension site, which is within the Branton Hill Area of Search (BCCS MA2 and SAD



Site/Cluster Name	CFS Ref(s)	CFS Site Name(s)	Proposed Land Use	Promoter	Comments
					MXA2) and received planning permission in August 2018 (BC64885P). The northern boundary is also around 300m from the new quarry haul road which will serve the mineral working site and CLEUD Relocation Site. This is not mentioned as a constraint on the submission form. CFS 46, CFS 107 and CFS 172 together form a large contiguous block of land on the edge of the urban area.
	172	Land at Chester Road, Streetly	Housing/ Open Space/ Leisure	Taylor Wimpey	Supporting statement and 'masterplan' provided with submission. The only mention of mineral resources is on page 24 of the statement under "Ground Conditions." This states " <i>The entire site area is recorded to be underlain by Triassic aged sandstones and conglomerates of the Kidderminster Formation.</i> " However, the economic potential of the mineral and feasibility of 'prior extraction' are not considered. CFS 46, CFS 107 and CFS 172 together form a large contiguous block of land on the edge of the urban area. The site was previously promoted for housing in the Walsall SAD as two separate parcels (SAD CFS 48 and SAD CFS 52).
	222	Land to the Rear of 118 Little Hardwick Road, Streetly	Housing	Private individual	This site is adjacent to CFS 355. Submission form and site plan only. No constraints identified on CFS submission form (referred to as 'white land' on CFS submission form although it is Green Belt). This is a small parcel of land to the rear of properties fronting onto Little Hardwick Road. Site access is driveway only and unlikely to be adequate to serve new housing at the rear without further land assembly. CFS submission form suggests combining with adjacent Council owned land CFS 355.
	355	Little Hardwick Road	Housing	Walsall Council	This site is adjacent to CFS 222. It is currently used as a small recreation ground and was open space provided to serve the adjacent housing development (was conveyed to the Council under a S106 agreement for this purpose). There is no potential for further mineral extraction on this site because it has already been worked (former Sand Pit is shown on historic OS map 1937 – 1938).
<b>Little Aston Road, Aldridge</b>	173	Land at Little Aston Road, Aldridge	Housing/ Open Space	St. Philips (for two private individuals)	'Vison' document and contextual 'masterplan' provided with submission. The only mention of the underlying geology in the 'Vision' document is at Chapter 4 under "4.2 Drainage" where it states that " <i>Considering the geology of the site which is predominantly underlain by sandstone, it is likely that the ground conditions will be</i>



Site/Cluster Name	CFS Ref(s)	CFS Site Name(s)	Proposed Land Use	Promoter	Comments
					<i>suitable for infiltration to discharge surface water into the ground.</i> However, the economic potential of the mineral and feasibility of 'prior extraction' are not considered. This site is to the north of Little Aston Road on the opposite side to CFS 332.
	332	Land South of Little Aston Road, Aldridge	Housing	Harris Lamb (for Investin Plc)	Submission form, covering letter and site plan only. Adjacent railway line is the only site constraint identified. Site is adjacent to CFS 173. This site is within 300m of the Branton Hill CLEUD Relocation Site which received planning permission in 2013 together with the recently constructed new quarry haul road (11/0943/FL). This is not mentioned as a constraint on the submission form or in the covering letter. This site is to the south of Little Aston Road on the opposite side to CFS 173.
<b>Chester Road, Aldridge</b>	317	Chester Road, Aldridge	Housing	Private Individual	Submission form and site plan only. The site is part of Hay Head Farm. No site constraints identified. An adjacent parcel of land to the south was previously promoted for housing during preparation of Walsall SAD (SAD CFS 31).
<b>Back Lane and Wyevale, Aldridge</b>	182	Aldridge Wyevale Garden Centre, Chester Road, Aldridge, Walsall	Housing	WYG (for Wyevale Garden Centres)	Submission form, covering letter and site plan only. Garden centre was sold to UKS Group in 2018 and is now closed. Planning permission was refused for 9 dwellings on the site in November 2018 on grounds of inappropriate development in the Green Belt, impact on Green Belt openness, visual impact and overlooking a neighbouring property (18/0645). Supporting documents included a Phase I Geo-environmental Desk Study by Wardell Armstrong. Chapter 3: Geological and Hydrogeological Setting identifies likelihood of "shallow superficial material...weathered from the solid strata" and solid geology of the Kidderminster Formation underlying the site consisting of "interbedded reddish brown pebbly sandstones and conglomerates" (3.1 and Table 2). However, the economic potential of the mineral and feasibility of 'prior extraction' are not considered. Although the site is > 0.5 hectare, the report did not refer to BCCS Policy MIN1 and SAD Policy M1 as being relevant.
	239	Land off Back Lane, Walsall	Housing/ Employment/ Offices	Fisher German LLP (for unspecified client)	Submission form and site plan only. Sloping ground and overhead power line are the only site constraints identified. They do not mention the former sand and gravel quarry (Holly Lane) immediately south of the site, which is currently in use as a Motocross track.

Site/Cluster Name	CFS Ref(s)	CFS Site Name(s)	Proposed Land Use	Promoter	Comments
<b>Stonnall Road, Aldridge</b>	162	Land North of Stonnall Road	Housing	Rosconn Strategic Land (for unspecified land owner)	Submission form and site plan only. CFS submission form says that Rosconn has an option to promote the site on behalf of the owner. No site constraints identified. Site is within the Birch Lane Area of Search (BCCS MA1, SAD MXA1). Part of site was previously promoted for housing during preparation of Walsall SAD (SAD CFS 49). At that time the land was in the ownership of the Dilke Estate, and the promoter's agent (Hancock Planning) was informed by Walsall Council about the conflict with minerals safeguarding policy.
<b>Lazy Hill and Castlehill, Walsall Wood</b>	148	Land at King Hays Farm, off Walsall Wood Road, Walsall	Housing/ Open Space/ Nature Conservation	R. A. Watkins (for Joanvir Limited)	Submission form and site plan only. Flood risk/ drainage and protected habitats/ species are the only site constraints identified. It is noted that part of the site is designated as a SINC (Kings Hayes Fields) and this is reflected in the proposed land uses. There is a stream running NE to SW across the site and the site is vulnerable to surface water flooding (see EA Long Term Flood Risk mapping) - there are several land drains running across the site. There are also heritage assets in the vicinity of the site - Kings Hays Farmhouse and barn (adjacent to the site) are on the 'Local List' (not mentioned by promoter). This site includes CFS 440 which the Council owns, and overlaps with CFS 238 which also appears to be in separate ownership. CFS 148, CFS 238, CFS 285 and CFS 440 together form a large contiguous block of land on the edge of the urban area. This particular site was previously promoted for housing development during the preparation of the Walsall SAD (SAD CFS 58).
	210 277	Land at Greenwood Road and Lazy Hill Road, Aldridge, Walsall	Housing/ Residential Home/ Mixed Use	Emery Planning (for HIMOR (Land) Ltd)	Two CFS submissions for the same site by the same agent on behalf of the same land promoter (HIMOR Land Ltd), so it looks as though a duplicate record has been registered by mistake. CFS 210 comprises submission form, plan and covering letter only, whereas CFS 277 also includes a 'sketch planning layout' which just shows how many houses can be fitted onto the site. No further supporting information is provided and no site constraints identified. This site is separate to the others in this 'cluster' (CFS 148, CFS 238, CFS 285 and CFS 440).
	238	Castlehill Road, Walsall	Housing	Fisher German LLP (for unspecified client)	The CFS submission form indicates that the land is in the sole ownership of the client. Apart from the submission form and site plan, the only supporting information provided is an agricultural land classification map extracted from MAGIC showing that the site is 'Grade 4' land (although at this scale it is hard to tell). No site

Site/Cluster Name	CFS Ref(s)	CFS Site Name(s)	Proposed Land Use	Promoter	Comments
					constraints are identified. However, part of the site is designated as a SINC (Lazy Hill). Parts of the site have also been quarried in the past on a small scale. Historic OS map (1876 – 1890) shows 'Old Quarry' (now a pond) on N edge of what is now the SINC. It also shows an 'Old Marl Pit' at N end of the site adjacent to Castlehill Road, and a 'Sand Pit' to the east of this (just outside the site) accessed by a track off Lazy Hill, running alongside Gorse Farm. The site overlaps with CFS 148, CFS 148, CFS 238, CFS 285 and CFS 440 together form a large contiguous block of land on the edge of the urban area.
	285	Land south of Castle Road, Walsall Wood	Housing	Cerda Planning (for private individual)	Supporting statement provided with submission. However, this says nothing about the underlying geology or mineral resources present. CFS submission form indicates that the client is the sole owner. No site constraints are identified, although a need for flood mitigation is identified on the CFS submission form under infrastructure requirements. There are some potential constraints surrounding the site – it is adjacent to Kings Hayes Fields SINC and Aldridge Fire Station. However, part of the site fronting onto Castle Hill is already in residential use CFS 148, CFS 238, CFS 285 and CFS 440 together form a large contiguous block of land on the edge of the urban area. together form a large contiguous block of land on the edge of the urban area.
	440	Grazing Land at 1, 2 and 3 Greenwood Road	Housing/ Employment/ Waste/ Minerals/ Open Space/ Community/ Leisure	Walsall Council	Submission form and site plan only. This site is part of CFS 148 although it is in separate ownership. CFS submission form identifies a wide range of possible uses including waste and mineral extraction. No constraints identified on submission form, but the site is adjacent to Kings Hayes Fields SINC and is at risk from surface water flooding from a stream running to the north of the site (see CFS 148). CFS 148, CFS 238, CFS 285 and CFS 440 together form a large contiguous block of land on the edge of the urban area.
<b>Sandhills</b>	131	Home Farm, Sandhills, Walsall Wood, Walsall	Housing	Pegasus Group (for Gallagher Estates)	Supporting statement and 'Technical Compendium' provided with submission. Chapter 8 of the Technical Compendium ("Ground Conditions") acknowledges that the site is within an MSA, but the site is "not considered suitable for mineral extraction" because it is in a "sensitive location" near to a school, residential properties and a canal corridor. There is also a Principal Aquifer underlying the site from which water is being abstracted to the south-east. The whole

Site/Cluster Name	CFS Ref(s)	CFS Site Name(s)	Proposed Land Use	Promoter	Comments
					<p>site is within a Groundwater SPZ, the south-eastern corner being within Zone 2 and the rest within Zone 3. It is asserted that if the site is used for mineral extraction, “the aquifers below the site could be adversely affected by the backfilling operations” as a result of potential pollution and impacts on soil permeability. Mineral extraction would also have an adverse effect on ground stability which would affect the viability of building on the site afterwards. The statement concludes that the underlying sand and gravel is not a “scarce resource” and “given the extent of other land potentially available for mineral extraction in the area which does not have such constraints it is the case that the need for minerals from this site does not outweigh what are material planning objections to such a use in this location.”</p>

Source: Black Country Plan website, Call for Sites (details of individual submissions can be found by clicking on the sites shown on the interactive map): <https://blackcountryplan.dudley.gov.uk/t5/>.



Table D.2 BCP Call for Sites (CFS) Impacting on Brick Clay (Etruria Marl) MSA (includes sand and gravel and other mineral deposits interbedded with the clay)

Site/Cluster Name	CFS Ref(s)	CFS Site Name(s)	Proposed Land Use	Promoter	Comments
<b>Walsall Wood</b>	159	Walsall Wood	Housing	G L Hearn (for Severn Trent Water)	Submission form and site plan only. No site constraints identified, although as this site was previously part of a larger C19th sewage farm there could be residual ground contamination. The site is surplus land, near to the current Walsall Wood (Green Lane) Sewage Treatment Works to the north-west which covers a much smaller area than the former sewage farm. Development would not directly impact on continued operation of the sewage treatment works, which has not itself been put forward for development.
<b>Highfields North</b>	60	Land at Highfields, Walsall Road, Walsall Wood	Housing	Parkhill Estates	Submission form and site plan only. CFS submission form notes that the site 'benefits' from 'dormant' permissions EB3410 and BA5827 for brick clay extraction. However, there is also a SSSI designation (Jockey Fields) covering much of the site. Submitter concludes that <i>"...the two elements (clay extraction and safeguarding of the SSSI) are totally incompatible. The requirements relating to the SSSI would render the site working unviable at considerable financial disadvantage to the Company. Securing development on this site has the potential to safeguard the whole of the existing SSSI."</i> This CFS submission only covers part of the 'dormant' mineral site and SSSI, the whole site has been submitted separately by Barton Willmore (CFS 291) – see below.
	291	Highfields North	Housing	Barton Willmore	Submission form and site plan only. Site is subject to a 'dormant' permission for brick clay extraction (EB3410 with approved working plan BA5827) and is mostly designated as a SSSI (Jockey Fields). The surrounding area which forms the SSSI consultation area is designated as a SLINC. The CFS submission form notes that <i>"...Natural England website identifies that 100% of the SSSI is "unfavourable – declining"<sup>90</sup>...This is attributed to a sewage spillage in October 2016 which covered the site and destroyed much of the habitat<sup>91</sup>...It is considered that the allocation of the site for residential</i>

<sup>90</sup> See: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1007138&SiteName=&countyCode=45&responsiblePerson=>

<sup>91</sup> The incident also appears to have affected other nature conservation sites in the same area – see: <https://www.expressandstar.com/news/2016/10/07/thousands-of-litres-drained-after-sewage-leaks-into-walsall-beauty-spot/>





Site/Cluster Name	CFS Ref(s)	CFS Site Name(s)	Proposed Land Use	Promoter	Comments
					<i>use would facilitate repair and restoration of part of the SSSI through a careful ecological management programme and thus facilitate a significant biodiversity enhancement.</i> The site is stated to be Grade 3 agricultural land, but according to MAGIC post 1988 classification it is Grade 2, Grade 3a and Grade 5. The land owner (Parkhill Estates) has made a separate CFS submission for the northern part of the site only (CFS 60) part of which is Grade 2 land. CFS submission form states that the site was put forward for development in the Walsall SAD. Although the owner's representations sought to promote the site for development, there was no formal CFS submission. The representations also made similar comments on the incompatibility of the SSSI designation with the mineral permission.
	434	Land to the rear of 71 to 85 Greenfields Road and Land to the rear of 114-130 Green Lane	Housing/ Employment/ Waste/ Minerals/ Open Space/ Community/ Leisure	Walsall Council	Submission form and site plan only. CFS submission form identifies a wide range of possible uses including waste and mineral extraction. CFS submission form identifies Flood Zone 2/ 3, SSSI (Jockey Fields) and SLINC (Jockey Fields) as constraints. The SSSI lies to the east of the site, and the southern part of the site is within the SLINC. However, the site does not appear to be within an EA Flood Zone or any of the Flood Zones modelled by Jacobs for the Walsall SAD, although the Ford Brook corridor to the NW is at risk from fluvial flooding (Zone 2/ 3), and the site and surrounding area (in particular the SSSI) are at risk from surface water flooding (see EA Long Term Flood Risk mapping). As well as the constraints identified above, there is existing housing to the west on Green Lane and Greenfield Road, and Greenfields Road Allotments are adjacent to the eastern boundary.
<b>Coronation Road and Mob Lane, Pelsall</b>	213 279	Land at Vicarage Road/ Coronation Road, High Heath, Walsall	Housing	Emery Planning (for HIMOR (Land) Ltd)	Two CFS submissions for the same site by the same agent on behalf of the same land promoter (HIMOR Land Ltd), so it looks as though a duplicate record has been registered by mistake. Both submissions comprise a CFS form, covering letter and site plan only. Covering letter states that no "significant technical constraints" have been identified. The site also includes CFS 266 (see below).
	266	Mob Lane, Pelsall, Walsall	Housing/ Open Space	Lichfields (for three separate clients)	Submission form, site plan and covering letter only. This is part of a larger site submitted on behalf of HIMOR (Land) Ltd (see CFS 213/ CFS 279 above). CFS submission form indicates that Taylor Wimpey have an option on the site. No site constraints identified. This site

Site/Cluster Name	CFS Ref(s)	CFS Site Name(s)	Proposed Land Use	Promoter	Comments
					was previously promoted for housing during the preparation of the Walsall SAD (SAD CFS 53).

Source: Black Country Plan website, Call for Sites (details of individual submissions can be found by clicking on the sites shown on the interactive map): <https://blackcountryplan.dudley.gov.uk/t5/>.

Table D.3 BCP Call for Sites (CFS) Impacting on Fireclay MSA (includes shallow coal seams beneath which the fireclay occurs)

Site/Cluster Name	CFS Ref(s)	CFS Site Name(s)	Proposed Land Use	Promoter	Comments
<b>Yorks Bridge</b>	152 338	Land at Yorks Bridge, Lichfield Road, Pelsall, Walsall	Housing/ Open Space	Planning Prospects (for St. Modwen Developments Ltd) (152)  St. Modwen Developments Ltd (338)	Two CFS submissions for the same site, one by an agent and the other by the owner (St. Modwen). Part of the submitted site is outside the Walsall MBC boundary in Cannock Chase District. 'Vision' document provided as part of submission includes a section on Minerals (page 27) which states that "...The Site has been found to be significantly constrained for a number of mineral planning reasons, which include: ratio of overburden to coal seams; the physically nature of batters and standoffs to reach a depth of 40m; and technical and environmental constraints. Each of these reasons on their own are sufficient to preclude further consideration for mineral extraction. None of these constraints appear to be easily overcome and lead us to the conclusion that the land could not operate as a potential mineral extraction site... Based on the findings of this mineral planning viability assessment the Site is considered to be unfeasible, environmentally unacceptable and commercially unviable for mineral extraction." However, as with the statement provided with the Walsall SAD CFS submission (SAD CFS 27), the analysis focuses on the feasibility of mineral working within the site only. It does not address the possibility that other development on the site could compromise mineral working nearby, such as the adjacent 'Yorks Bridge' site which Potters Clay & Coal Company and Little Wyrley Estate have an interest in. While reference is made to previous coal mining within the site in the 'Minerals' and 'Heritage' sections of the document (pages 25 and 27), it says nothing about the need for remediation of previously worked areas. Other constraints noted in the document include site access and proximity to the Pelsall North Common LNR/ SINC and Cannock Extension Canal SSSI/ SAC.



Site/Cluster Name	CFS Ref(s)	CFS Site Name(s)	Proposed Land Use	Promoter	Comments
<b>Yieldfields Farm, North Bloxwich</b>	106	Land at Yieldsfarm, Stafford Road, north of Bloxwich	Housing/ Retail/ Community	Barton Willmore (for Gallagher Estates)	A large part of the submitted site is outside the Walsall MBC boundary in South Staffordshire District. 'Vision' document provided as part of submission. It says nothing about the underlying geology or mineral resources present. Nor does it mention that part of the site is affected by historic coal mining (former Fishley Colliery No. 4 Plant shown on historic OS map 1902 - 1904) or how any 'legacy' issues will be dealt with. Site constraints identified on the CFS submission form are: watercourse/ culvert (alignment of former Lord Hay's Branch Canal runs through the site along the boundary between Walsall and South Staffordshire, there are also drains running across the part of the site), protected species/ habitats (site is near to Newtown Pool SINC which appears to be a former quarry site), and historic building/ landscape (Yieldfield Hall, excluded from the submission site, is a Grade II Listed Building, HER also identifies former canal alignment and site of C19th colliery).

Source: Black Country Plan website, Call for Sites (details of individual submissions can be found by clicking on the sites shown on the interactive map): <https://blackcountryplan.dudley.gov.uk/t5/>.



**wood.**

