

Draft SANDWELL LOCAL PLAN
LOCAL SITE ASSESSMENT REPORT

**Assessment and Selection, Methodology and
Results**

September 2024

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INTRODUCTION

The Sandwell Local Plan (SLP) identifies a requirement for 26,350 homes and 185 hectares of employment land over the Plan period (2024 – 2041).

The SLP will act as both a strategic and a local plan and will seek to maximise the number of housing and employment development sites necessary to deliver its housing and employment land targets over the Plan period.

The Plan will allocate sites of all sizes and uses within the urban area that can accommodate at least ten homes or 0.4 ha of employment land.

Some of the housing and employment targets are expected to be delivered by developments that are already committed, comprising:

- those with planning permission,
- those under construction as of July 2024,
- those allocated in existing Local Plans and
- other suitable sites in the urban area identified in Strategic Housing Land Availability Assessments (SHLAA).

There remains a shortfall in the amount of housing and employment land available to meet future needs.

In order to support the delivery of homes and employment sites across the Borough where they are needed, the Draft SLP proposes to allocate further housing and employment land through this updated site assessment and allocation.

SITE ASSESSMENT AND SELECTION METHODOLOGY

This report explains the methodology and the process that was applied to assess and select the most appropriate sites for allocation for housing, employment development, and Gypsy and Traveller provision in the Draft SLP. It also presents the site assessment methodology and results, for those local open spaces identified as Low Quality/Low Value in the Greenspace Audit of 2018 - to establish whether they have development potential.

A number of sites within the Green Belt were previously assessed through the Black Country Plan process. The release of Green Belt land for housing does not accord with the proposed spatial strategy for the Draft SLP. Therefore, any site within the Green Belt is considered to have gateway constraints and to not be suitable for development.

Density uplifts have been applied as appropriate, where sites are considered unlikely to have gained planning permission when the SLP is adopted in 2025.

A site size threshold of 0.4 ha has been applied for employment use in most cases. While small sites can provide a constant supply of developable land, in general terms, they make a limited contribution to the delivery of overall development needs.

It is considered impractical and unnecessary to allocate all smaller sites in the emerging SLP. Therefore, a threshold of ten homes has been used. Some housing sites with planning permission have also been allocated to ensure that these sites are not lost from housing supply to other uses should the permission lapse.

It should be noted that, although smaller sites may not be allocated in the SLP, they will be included in the housing land supply figures used in the SLP, subject to appropriate discounts to allow for non-implementation. The housing land supply will also include windfall

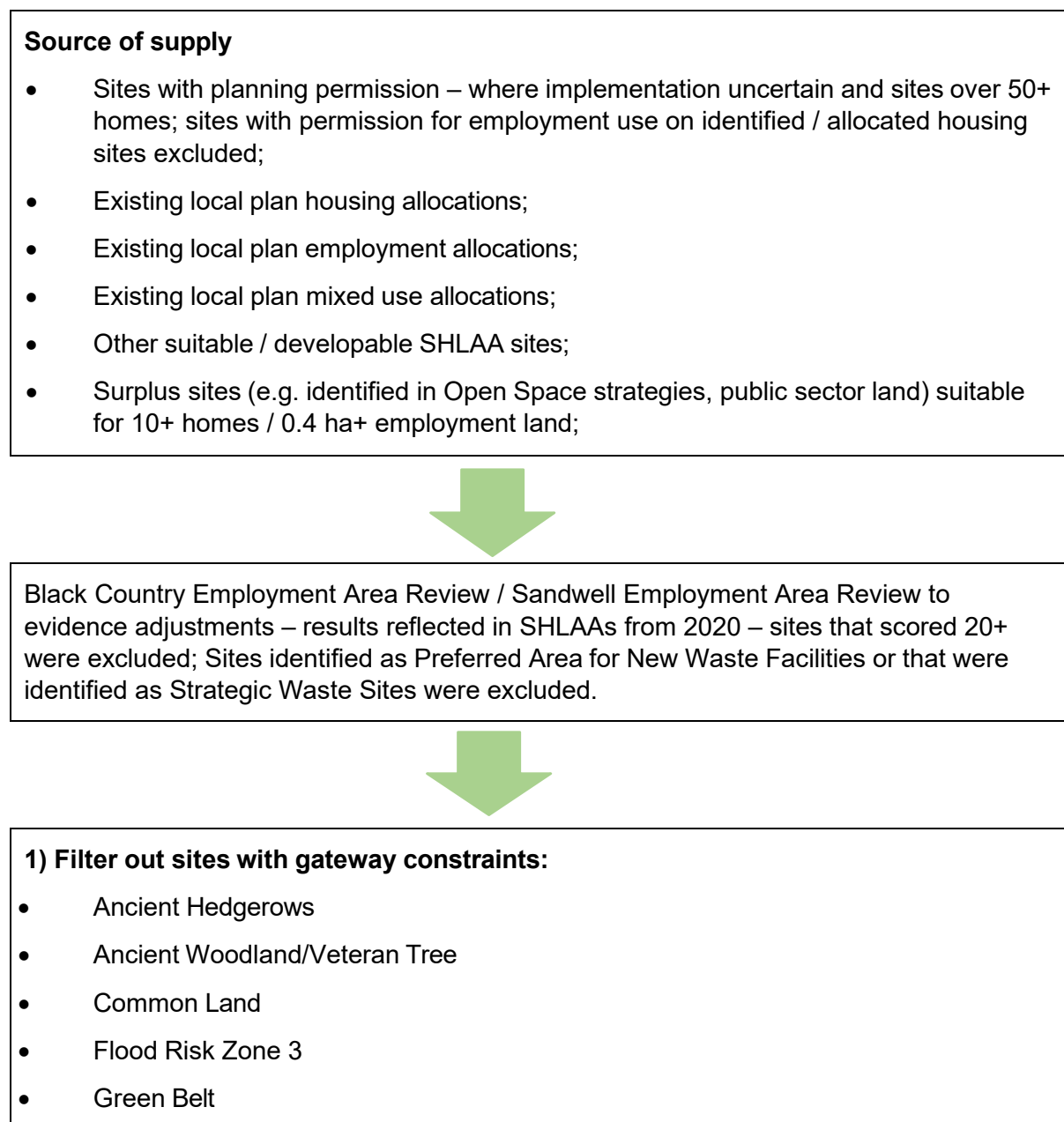
allowances for certain types of sites within the urban area. Further information is provided in the Sandwell Urban Capacity Assessment, which can be [viewed on the SLP website](#).

The site assessment process has also looked at the possibility of allocation for Gypsy and Traveller use where the site is between 0.5ha and 1ha and meets defined selection criteria (see appendix B).

In 2017- 21 a “call for sites” exercises took place for the BCP, seeking the submission of potentially suitable development sites. A further ‘call for sites’ was undertaken alongside the Issues and Options consultation for the SLP in February-March 2023. All sites in Sandwell submitted through the call for sites exercises have been subject to a full Site Assessment except for;

- Sites with a gateway constraint (as set out in Diagram 1)
- Sites where the land owner has subsequently withdrawn the site

Table 1 Site assessment and Selection Methodology



- HSE Zone 1 (for residential)
- Local Nature Reserve (LNR)
- Operational Burial Grounds
- Registered Park & Garden
- Scheduled Ancient Monument (SAM)
- Site of Importance for Nature Conservation (SINC)
- Site of Special Scientific Interest / Special Area of Conservation (SSSI / SAC)
- Strategic Open Space



2) Filter out sites:

- Where the landowner is expressly unwilling to develop (including withdrawn sites)
- With one or more significant planning constraints which that cannot be mitigated
- Where sites lay in an area forming part of a current Masterplan;
- Where planning permission had been granted for alternative use (not housing) on a currently allocated site



Site Assessment Process

- Incorporate evidence findings e.g. ecological surveys, accessibility modelling, utilities capacity, flood risk, health and education needs
- Review housing density assumptions
- Incorporate Sustainability Appraisal



Viability and Delivery Study

- Remove or apply discounts to types of sites shown not to be viable, where necessary
- Constrain delivery where clusters of sites are not considered deliverable, in total, by 2041



Revisit spatial strategy and adjust where appropriate



Draft Plan Housing Allocations of 10 homes or more

Draft Plan Employment Allocations of 0.4 ha or more

Draft Plan Gypsy and Traveller Allocations of sites between 0.5 -1ha

Local Green Space Method

Four sites were submitted as potential Local Green Spaces. No supporting evidence was included, and the submissions consisted of plans with red line boundaries.

NPPF Paragraph 105 states that:

“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and, be capable of enduring beyond the end of the plan period”.

Therefore, as part of the Call for Sites process submissions for sites to be considered as Local Green Space (LGS) were invited. Whilst there is no prescriptive method for assessing sites to be considered as a LGS, NPPF Paragraph 106 sets out the parameters for considering a proposed designation:

“The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land”.*

The NPPG also address issues around designating land as LGS, which assist with the assessment methodology.

The methodology for assessing sites was based around the parameters that the NPPG sets out. For Part A of the assessment basic information on a site was captured, such as site name, address, who the site was submitted by and its Ward. All submissions were also plotted and given a Site ID reference number, where this was possible as some sites were submitted without a clear boundary. If a site is already covered by a land use designation, such as Green Belt, this was also recorded. The NPPG states that a proposed site must be supported by the local community that it serves, and this would also be recorded as part of the submission, if evidence had been provided to demonstrate this. This also allowed sites to progress to Part B of the assessment. Where no evidence was provided the site was not assessed.

Part B of the assessment looked at; beauty, historical significance, recreational value and tranquillity and wildlife. It considered any information that was submitted with the site or any additional information that was known, such as rights of way, ecological records and

historical uses of the site. These were assessed in line with NPPF paragraph 102b. The assessment also considered the potential size of the area (it should not be an “*extensive tract of land*”). In terms of the urban nature of the Black Country the maximum size was determined to be 15ha.

Despite some sites potentially meeting LGS criteria where they were within the Green Belt it was felt that designating them as LGS would bring no additional local benefit or protection, as they are protected by current policy.

The four sites suggested for Local Green Space designation consideration were submitted through the Call for Sites. These sites were assessed against the criteria set out in the NPPF. None of the sites submitted included any supporting evidence and therefore were not capable of being assessed against the relevant criteria.

THE SITE ASSESSMENT PROCESS

Some of the sites had not been previously assessed, some had been assessed for Housing or Employment, and some assessed for Housing and Employment. None of the sites had been assessed in terms of their possible allocation for Gypsy and Travellers.

Sites were considered for assessment through a variety of sources:

- Sites with planning permission for housing – sites were included where implementation uncertain and with a capacity of 50+ homes to safeguard the supply;
- Sites with planning permission for alternative use (not housing) on current allocated sites were excluded;
- Sites that scored 20+ in the BEAR were excluded for housing development as they were important sites in the employment supply;
- Sites that were identified as Strategic Waste Sites in the Black Country Plan were excluded as they are important strategic infrastructure considerations;
- Sites with a gateway constraint were excluded;

A site assessment reference number was allocated for each site assessed, and a Site Assessment Form completed.

The forms are listed separately in Appendix D. All sites have been assessed for housing, employment use and Gypsy and Traveller use (where the site met the G&T site criteria) - this is referenced. For sites not selected, the main reasons are provided.

A Site Assessment Group Panel was held on the 27th of July 2023 to review assessments and ensure consistency in approach to the assessment process.

Site Assessment Criteria

The Site Assessment criteria have been applied using a traffic-light system of assessment, based on a Red, Amber, Green (RAG) methodology, as set out below. At Draft BCP stage there is also a Blue category to indicate lack of evidence, which will be addressed by Publication stage.

Sensitivity Score	Description	Possible Mitigation
Red	There is a very substantial negative effect or issue that is unlikely to be capable of acceptable mitigation.	No mitigation possible to make the site acceptable or significant mitigation required which could prevent the site being acceptable
Amber	There is a moderate negative effect or issue which may be able to be adequately addressed but only subject to mitigation.	Likely to require low-medium levels of mitigation to make the site acceptable
Green	There are no effects or issues of significance that require mitigation.	Negligible or no mitigation required to make the site acceptable

The Site Assessment criteria used for the Black Country Plan have been applied in this process. The criteria have been grouped together under the headings: 1) Environmental 2) Economic 3) Social Information.

Information is also provided in the form on background / context; gateway constraints; opportunities; and sustainability appraisal conclusions, which have also been RAG rated.

A conclusions section at the end of each form summarises the findings of the Site Assessment and, if selected, recommends an appropriate housing or employment land allocation and mix of uses for the site.

It should be noted that the order of the criteria on the form does not imply a greater level of importance has been applied to any one criterion. The RAG rating has been applied to clearly identify:

- those sites that have been positively assessed as being suitable for either a combination, or all three, uses (green);
- those that in principle could be allocated but have constraints (amber); or
- those that have been rejected as being unsuitable (red).

This rating is identified against each site on the checklist.

Where sites have been submitted through the call for sites or local SHLAA process for housing use, they have again been assessed for the same three uses.

Local open spaces identified as being of low quality / low value through the Greenspace Audit 2018 have also been assessed in terms of their suitability for redevelopment, with housing as the typical alternative use. Employment is generally likely to be unsuitable given that such open spaces are usually within predominantly residential areas. The suitability for Gypsy and Traveller use if the area of the site allows (between 0.5 - 1ha) has also been assessed. As most of these open spaces are located within residential areas the criteria for such a use could reasonably be met – notwithstanding issues such as viability or community opposition.

A site size threshold of 0.4ha has been applied for employment use in most cases. While small sites can provide a constant supply of developable land, in overall terms, they make a limited contribution to the delivery of overall development needs.

Assessments for housing use applied a site threshold of ten units.

A summary table and individual site maps are provided to allow for identification of the sites.

RESULTS

Housing

53 sites were rated red and therefore were not allocated for housing.

58 sites were rated amber as although in land use terms they were considered suitable for residential development, they were constrained due to land assembly issues, adverse ground conditions, and as viability and deliverability was considered to make redevelopment unlikely within the plan period.

54 sites were rated green as redevelopment for residential purposes was felt to be appropriate in land use terms and achievable within the plan period. These sites amounted to nearly 80 hectares of potential development land.

By applying capacity figures of between 40 - 100 dwellings per hectare, up to 5,000 homes could be delivered within the plan period. In the main, sites were most suitable for moderate density housing, given local character and existing development. However, some, more sustainable sites, close to local centres, public transport and with good pedestrian access to local services, were appropriate for higher density housing.

Employment

103 sites were unsuitable for redevelopment for employment uses and subsequently rated red. The rationale for this is explained in each site assessment form.

36 sites were given an amber rating if in principle the land use for employment was considered appropriate, but that redevelopment was felt to be unlikely during the plan period. Many such sites contained existing viable businesses where relocation would be difficult to achieve, but over a longer time period alternative land uses could be preferred. The potential loss of jobs through insensitive site allocation was important to avoid.

26 sites comprising c36ha, were rated green and considered to be appropriate and realistic in terms of redevelopment for employment use within the plan period.

Housing and Employment

41 sites were considered unsuitable for either employment or housing and given a red rating.

22 sites were rated amber as although either use, or a combination of both, were considered suitable in strictly land use terms, redevelopment within the plan period was heavily constrained by issues such as adverse ground conditions, relocation requirements and local community opposition (e.g. Black Patch open space)

11 sites were felt to be suitable for either housing or employment, or in some cases (e.g. Lion Farm playing fields) a combination of both. These sites were accordingly given a green rating.

Gypsy and Travellers

153 sites were considered unsuitable for this use and rated red. A rationale was provided in each allocation, but the main reasons were the size of the site (less than 0.5ha or more than 1ha) and that the ideal siting criteria could not be met.

10 sites were felt to be suitable for this use in principle and given an amber rating. Although site size and development criteria could be met, viability was questionable given likely community objections and difficulties in gaining planning consent.

No sites were considered to be wholly suitable for Gypsy and Traveller use as they either did not meet the siting criteria or were less than 0.5ha or more than 1ha.

SITE ASSESSMENT CRITERIA

Environmental

Greenfield / Previously Developed Land

Previously Developed Land is defined in the NPPF as:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

This excludes:

- land that is or was last occupied by agricultural or forestry buildings;*
- land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures;*
- land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and*
- land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”*

Council records and site visits provide the basis for the assessment of the status of the land. National Planning Guidance supports the reuse of Previously Developed Land in preference to development of Greenfield sites. The NPPF (para 142) states that, “...Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. ...”. The categorisation has been made as follows:

Green	No greenfield or greenfield can be incorporated into non-developable area without reducing capacity
Amber	Minority greenfield
Red	Majority greenfield

Topography

Council records and the site visit provide the basis for the assessment of the status of the land. The categorisation has been made as follows:

Green	No / negligible constraint on capacity
Amber	Minority not developable / viable to remodel site
Red	Majority not developable / unviable to remodel site

Agricultural Land Quality

Where sites include land in agricultural use, DEFRA and Natural England resources (Guide to Assessing Development Proposals on Agricultural Land), Council records and communication with land owners have been used to determine the quality of that land. The

National Planning Policy Framework (NPPF) (para 174) seeks to protect the best and most versatile (BMV) agricultural land. Agricultural land of grade 1, 2 or 3a is BMV. However, in most cases the available data does not differentiate between Grades 3a and 3b, and the cost of carrying out field surveys to determine grade would be prohibitive - therefore this distinction could not be made in Site Assessments.

Where sites assessed are less than 20ha in size, BMV agricultural land has not been highlighted as a planning constraint. The categorisation has been made as follows:

Green	Not agricultural / < 20 ha
Amber	Grade 3 / Grade 3b
Red	Grade 1, 2 or 3a

Tree Preservation Orders (TPOs) / Mature Trees of Value

Existing Council records of protected trees and a visual assessment made from the site visit of established trees to identify those worthy of retention were used.

The categorisation has been made as follows:

Green	No relevant trees / negligible impact on site capacity
Amber	Limited development possible without harm to relevant trees or subject to sufficient mitigation
Red	Capacity significantly limited unless harm is caused to relevant trees, which cannot be wholly mitigated

Biodiversity and Geodiversity

Existing Council records inform the status. Ecological appraisals that informed Local Sites Assessments were carried out for the most sensitive sites and their findings are included in the assessment. Impacts on local sites such as these can sometimes be mitigated by providing environmental enhancements to deliver net biodiversity gain on the site or nearby land. The categorisation has been made as follows:

Green	No habitat / negligible impact on site capacity
Amber	Limited development possible without harm to habitat of SINC / SLINC value or subject to sufficient mitigation
Red	Capacity significantly limited unless harm is caused to habitat of SINC / SLINC value, which cannot be wholly mitigated

Heritage Assets

Council records identify Listed and Locally Listed buildings, Conservation Areas, Scheduled Ancient Monuments and areas of archaeological importance to determine potential harm and any design or separation requirements for development. Up-to-date Conservation Area appraisals have been completed for several Conservation Areas in the Black Country Green Belt and their findings are included in the assessment. The categorisation has been made as follows:

Green	No assets / negligible impact on site capacity
Amber	Limited development possible without harming asset or subject to sufficient mitigation
Red	Capacity significantly limited unless harm is caused to asset(s) which cannot be wholly mitigated

Visual Amenity and Character of the Area

An assessment of the potential impacts of development on the visual amenity of adjacent land users (including existing residents) and local character. Local and wider impacts are considered and whether those impacts are significant and could be mitigated. The categorisation has been made as follows:

Green	No significant local character or visual amenity impacts / negligible impact on site capacity
Amber	Limited development possible without harming visual amenity / local character or subject to sufficient mitigation
Red	Capacity significantly limited unless harm is caused to visual amenity / local character which cannot be wholly mitigated

Flood Risk, Drainage and Ground Water

The Black Country Strategic Flood Risk Assessment (2020), latest available flood risk information, known drainage issues and potential to provide sustainable urban drainage (SUDS) mitigation was recorded and considered. In some cases, this has reduced the developable area. The categorisation has been made as follows:

Green	No drainage / flood risk issues / negligible impact on site capacity
Amber	Drainage or flood risk issues which can be sufficiently mitigated without significantly reducing capacity
Red	Capacity significantly limited due to drainage issues which cannot be mitigated or does not pass SFRA sequential / exception tests

Ground Contamination

Council records and officers' assessment on the status of contamination and likely remediation requirements were used. The categorisation has been made as follows:

Green	No known issues / negligible constraint on capacity
Amber	Minority not developable / viable to remediate site
Red	Capacity significantly limited / unviable to remediate site

Ground Stability

Council records to identify past mining constraints and fault lines which could be a constraint or barrier to development were used. The categorisation has been made as follows:

Green	No known issues / negligible constraint on capacity
Amber	Minority not developable / viable to remediate site
Red	Capacity significantly limited / unviable to remediate site

Air Quality Impact of Adjoining Uses

Nitrogen Dioxide Area of Exceedance Zone maps were considered, and any mitigation as recommended by Pollution Control officers. Officer assessment of both neighbouring uses, their impact on housing or employment development, and any potential impact from such development on existing neighbouring uses, comments received from Pollution Control Officers were also incorporated into assessments. The categorisation has been made as follows:

Green	No known issues / negligible constraint on capacity
Amber	Air quality issues which can be sufficiently mitigated without significantly reducing capacity
Red	Capacity significantly limited due to poor air quality which cannot be wholly mitigated

Noise Impact of Adjoining Uses

Officer assessment of both neighbouring uses, their impact on housing or employment development, and any potential impact from such development on existing neighbouring uses, comments received from Pollution Control Officers were also incorporated into assessments. The categorisation has been made as follows:

Green	No known issues / negligible constraint on capacity
Amber	Noise issues which can be sufficiently mitigated without significantly reducing capacity
Red	Capacity significantly limited due to unacceptable noise levels which cannot be wholly mitigated

Mineral Extraction and Mineral Resource Areas / Mineral Infrastructure and Brickworks

Assessment of the site's mineral constraints were based on Council records and the Black Country Minerals Study (2020). It is important to prevent the loss of mineral resources from surface developments. The assessment addresses whether sites are within Mineral Safeguarding Areas (MSA) or near any mineral extraction sites. Suitable mitigation is suggested where required.

The categorisation has been made as follows:

Green	No mineral extraction or mineral resource / infrastructure constraints
Amber	Site within a Proposed MSA for bedrock sand and gravel, brick clay (Etruria Marl) or fireclay in Walsall; or site is within 250m of any Other Permitted Mineral Infrastructure Site ¹ or Brickworks
Red	Site is within 250m of a Permitted Mineral Extraction Site and/ or Area of Search or Site is within 250m of a Rail-linked Aggregates Depot

Waste Infrastructure

Black Country Waste Study (2020), Council records and planning history search to identify sites and consider likely impacts. This includes: landfill sites, waste transfer sites, biological treatment of waste sites (composting, anaerobic digestion) and thermal treatment of waste sites (incineration). The categorisation has been made as follows:

Green	No waste infrastructure constraints
Amber	Site is within 250m of any other Permitted Waste Site
Red	Site is within 250m of a Proposed Strategic Waste Site

¹ Other mineral infrastructure sites include secondary/ recycled aggregate production facilities, coating plants (for production of asphalt and roadstone), concrete batching plants, lime/ mortar/ cement works, factories manufacturing concrete products and distribution depots for mineral products.

3) Economic

Employment Development Opportunities

Sites with potential for employment uses were assessed for market attractiveness, drawing on employment evidence from the Economic Development Needs Assessment (EDNA) and Black Country Employment Area Review (BEAR) underpinning the Draft Plan. The categorisation has been made as follows:

Green	Suitable for employment use
Amber	-
Red	Not suitable for employment use

Employment Land

Where existing employment land is being assessed for housing use, the findings of the EDNA and BEAR are referred to where appropriate. The categorisation has been made as follows:

Green	Surplus to employment needs
Amber	-
Red	Retain for employment

Delivery / Phasing

Site specific findings from the Black Country Viability and Delivery Study (2021) form part of the assessment and any known issues identified through submission details or meetings with developers. The categorisation has been made as follows:

Green	All capacity deliverable during Plan period
Amber	Part of capacity not deliverable during Plan period
Red	Site not deliverable during Plan period

Viability

Site specific findings from the Black Country Viability and Delivery Study (2021) form part of the assessment, and any known issues identified through submission details or meetings with developers and any issues identified through Council records. Work to test the viability of policies and allocations within the draft Sandwell Local Plan is ongoing. The categorisation has been made as follows:

Green	Viable with Draft Plan obligations
Amber	Marginal viability requiring reduced Draft Plan obligations
Red	Significant capacity limitations / likely to make development unviable without external funding

Availability of Utilities – Electricity, Gas, Water, Sewage Treatment

An assessment based on information provided by submitters and utility providers, the findings of the Utilities Infrastructure Capacity Study (2019) and Water Cycle Study (2020), and the findings of the site visit.

Water utilities companies have a statutory duty to supply water to, and remove waste water from, new development sites and a lack of available capacity does not prevent future development. If capacity is not currently available either existing infrastructure will need to be upgraded or new infrastructure will need to be provided. The infrastructure upgrades required will depend on the amount and location of growth falling within each water catchment area. The categorisation has been made as follows:

Green	No limitations / negligible impact on development viability
Amber	Some capacity limitation / no significant limits on development viability
Red	Significant capacity limitations / likely to make development unviable

Infrastructure Constraints on / under Site

Such constraints could include electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts and rights of way. Council records and site visit used to determine constraints and provide assessment. The categorisation has been made as follows:

Green	No limitations / negligible impact on development viability
Amber	Some capacity limitation / no significant limits on development viability
Red	Significant capacity limitations / likely to make development unviable

Highway Access and Transportation

Officer assessment of whether suitable highway access and infrastructure can be achieved for housing or employment uses. Consideration given to safe access for vehicles and pedestrians. Barriers to access could include a reliance on land outside the site assessment boundary without a proven willing landowner. The categorisation has been made as follows:

Green	No / negligible access constraint
Amber	Access constraints / highway safety impact which can be viably overcome
Red	Access constraints / severe highway safety impact which cannot be viably overcome

Impact on Wider Road Network

Consideration of wider highway constraints such as infrastructure and highway capacity. The categorisation has been made as follows:

Green	No / negligible impact
Amber	Likely to have unacceptable impacts which can be adequately mitigated
Red	Likely to have unacceptable impacts which cannot be adequately mitigated

4) Social

Access Time by Walking or Public Transport to Key Residential Services

This section uses accessibility mapping and site visit assessments to determine how accessible the site is in relation to primary and secondary schools, health centres, strategic centres, employment areas and food stores, in order to meet the requirements of Draft BCP Policy HOU2. Food stores used for the accessibility mapping were above 1000m² - for smaller or well-connected sites a site visit determined whether existing smaller provision was available in closer proximity. Times quoted are walking or public transport distance, except for Primary Schools, which is walking distance only.

The NPPF (para 147) states that, "...Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport...". The categorisation has been made as follows:

	Green	Amber	Red
Primary School	Within 10 mins following any viable mitigation	Within 15 mins following any viable mitigation	Over 15 mins following any viable mitigation
Secondary School	Within 20 mins following any viable mitigation	Within 25 mins following any viable mitigation	Over 25 mins following any viable mitigation
GP / Health Centre / Walk in centre	Within 10 mins following any viable mitigation	Within 15 mins following any viable mitigation	Over 15 mins following any viable mitigation

	Green	Amber	Red
Strategic Centre/ Employment Area	Within 20 mins following any viable mitigation	Within 30 mins following any viable mitigation	Over 30 mins following any viable mitigation
Centre / Foodstore	Within 10 mins following any viable mitigation	Within 15 mins following any viable mitigation	Over 15 mins following any viable mitigation

Housing Density Location / Character Constraints on Density

The accessibility mapping (as set out above) was used to determine the appropriate housing density for the site, in line with Draft BCP Policy HOU2. This was then informed by an assessment of local character and any other constraints which were considered could influence appropriate housing density.

Connections to Local Cycle Route Network

Council records to inform an assessment to identify sustainable cycle routes to indicate existing benefits or where improvements could be made. The categorisation has been made as follows:

Green	Direct connection to site
Amber	Offsite works required to create connection to site
Red	-

Public Open Space

Council records and the most recent local Open Space Assessment / Strategy were used to determine if part or all of the site functions as public open space, whether the open space is surplus against local standards and if suitable mitigation for loss can be achieved. The categorisation has been made as follows:

Green	Site is not public open space or is public open space which is surplus to local needs with no mitigation necessary
Amber	Site is public open space required to meet local need but part retention / adequate mitigation possible
Red	Site is public open space required to meet local need and not possible to mitigate loss

Loss of Playing Field / Sports Pitches

Council records, site visit and the most recent local Playing Pitch Assessment / Strategy were used to determine if part or all of the site functions as playing field or sports pitch and if suitable mitigation for loss can be achieved. The categorisation has been made as follows:

Green	Site is not playing field or is playing field which is surplus to local needs with no mitigation necessary
Amber	Site is playing field required to meet local need but part retention / adequate mitigation possible
Red	Site is playing field required to meet local need and not possible to mitigate loss

Other Social

For some sites, or clusters of sites, a shortage of school places has been identified which is likely to need to be addressed through off-site contributions to expand local school place provision. In some cases, the potential need for a new school is identified, which may be provided on site.

5) Other

Opportunities

An assessment of whether development resolves existing issues or whether the site has a favourable relationship with adjoining sites.

Sustainability Appraisal Conclusion

The key findings of the Sustainability Appraisal of the Draft BCP relating to the site.

Conclusion

A summary of the key considerations affecting the site. An explanation of why the site has been selected as suitable for development or the key reasons why the site has not been selected as suitable for development. If the site has been selected as suitable for development, a statement of the appropriate uses for and capacity of the site, given constraints and infrastructure requirements.

Appendix A. List of Abbreviations

It is appreciated that there are various technical terms and acronyms that may not be familiar to everyone. This list aims to assist readers in understanding the terminology used throughout this document and the appendices.

AHHTV	Area of High Historic Townscape Value
BCCS	Black Country Core Strategy
BCP	Black Country Plan
BEAR	Black Country Employment Area Review
CA	Conservation Area
CfS	Call for Site
DPH	Dwellings per Hectare
EDNA	Economic Development Needs Assessment
ELV	End of Life Vehicle
ERDF	European Regional Development Fund
GB	Green Belt
GP	General Practitioner
Ha	Hectares
HER	Historic Environment Records
HLC	Historic Landscape Characterisation
LGS	Local Green Space
LNR	Local Nature Reserve
PRoW	Public Right of Way
PT	Public Transport
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SINC	Site of Importance for Nature Conservation
SLINC	Site of Local Importance for Nature Conservation
SSSI	Site of Special Scientific Interest
SUDs	Sustainable Urban Drainage Systems
TPO	Tree Preservation Order

Appendix B. Gypsy and Traveller Site Criteria

The following is from the Black Country Gypsy and Traveller Accommodation Assessment (April 2022):

Based on previous and current DCLG guidance, it can be determined that a pitch of approximately 325 square metres would take into account all minimum separation distance guidance between caravans and pitch boundaries as stipulated in guidance and safety regulations for caravan development. A pitch size of at least 500 square metres (0.05ha) would comfortably accommodate the following on-pitch facilities:

- *Hard standing for a touring caravan (enabling households to travel)*
- *Hard standing for a static caravan (including double static trailers)*
- *2 car parking spaces*
- *1 amenity block*
- *Hard standing for storage shed and drying*
- *Garden/amenity area*

Local officer information advice is that a site of c10 - 20 pitches is preferable; therefore, the optimal site size would be between 0.5 – 1.ha.

Location criteria are set out in draft SLP Policy SHO9:

- 4 *Proposals for permanent Gypsy and Traveller pitches and Travelling Showpeople plots will be assessed against the following criteria:*
 - a) *The site should be suitable as a place to live, particularly regarding health and safety, and the development should be designed to provide adequate levels of privacy and amenity for both occupants and neighbouring uses;*
 - b) *The site should meet moderate standards of access to residential services as set out in Policy HOU3;*
 - c) *The site should be located and designed to facilitate integration with neighbouring communities;*
 - d) *The site should be suitable to allow for the planned number of pitches, an amenity block, a play area, access roads, parking and an area set aside for work purposes where appropriate, including, in the case of Travelling Showpeople, sufficient level space for outdoor storage and maintenance of equipment;*
 - e) *The site should be served or capable of being served by adequate on-site services for water supply, power, drainage, sewage and waste disposal (storage and collection).*
 - f) *A minimum 10% biodiversity net gain is demonstrated in accordance with Policy SNE2*

Appendix C. Summary of sites assessed

Call for Sites - proposed Local Green Space Sites not assessed and reasons why

Site Ref	Call for Sites Ref	Site Address	Proposed Use	Reason
	111	Rattlechain – Former Duports Tip	Local Green Space	No supporting evidence submitted
	113	Rattlechain - Lagoon	Local Green Space	No supporting evidence submitted
	144	Fred Perry Walk	Local Green Space	No supporting evidence submitted; Site already allocated as Community Open Space
	152	Gower Tip	Local Green Space	No supporting evidence submitted

See additional document below.

Appendix D. Site Assessment Forms

See separate document on webpage - list of completed proformas.



Sandwell

Metropolitan Borough Council

Site Assessment Report

Appendix C

Summary of Site

Assessments

September 2024

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
1 EMP3-181 SEC3-181	Varney Business Park, Varney Avenue, West Bromwich				Employment - SEC3	The site is suitable for employment use.
2 EMP4-1 SEC4-1	Zion Street, south of High Street, Princes End, Tipton				Employment - SEC4	The site is suitable for employment use.
3 EMP3-9 SEC3-9	Alexandra Industrial Estate, Alexandra Road, Tipton				Employment - SEC3	The site is suitable for employment use.
4 EMP3-99	Providence Street, Cradley Heath				Employment - SEC3	The site is suitable for employment use.
5 EMP3-87 SH1	Former Roman Mosaic Site, Bloomfield Road, Tipton				Residential	The site is suitable for residential development.
6 EMP3-113 SEC3-113	Land on the east side of Brandon Way, West Bromwich				Employment - SEC3	The site is suitable for employment use.
7 EMP3-46 SEC3-46	Droicon Industrial Estate, Portway Road, Rowley Regis				Employment - SEC3	The site is suitable for employment use.
8 EMP3-175	Coneygre Road, Burnt Tree, Tipton				Employment - SEC3	The site is suitable for employment use.
9 SAH-096 SEC-36	Silverthorne Lane / Forge Lane, Cradley Heath				Residential	The site is suitable for residential development.
10 EMP3-29 SEC3-29	Land of Richmond Street and southwest of Hawkeston Crescent, West Bromwich				Employment - SEC3	The site is suitable for employment use.
11 EMP3-148	Castle Street, Tipton				Employment - SEC3	The site is suitable for employment use.

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
12 SH2 EMP1-4 SAE200	Land adjacent to Asda and north of Titford Road, Wolverhampton Road, Oldbury				Residential	The site is suitable for residential development.
13 EMP4-4	Soho Triangle, Vittoria Street, Smethwick				Employment - SEC4	The site is suitable for employment use.
14 Emp3-191	Oldfield Trading Estate, Cradley Heath				Employment - SEC3	The site is suitable for employment use.
15 EMP4-3	70-74 Crankhall Lane, Wednesbury				Employment - SEC4	The site is suitable for employment use.
16 EMP3-133 SEC3-133	Brymill Industrial Estate, Brown Lion Street, Tipton				Employment - SEC3	The site is suitable for employment use.
17 EMP3-189 SEC3-189	Land south of Waterfall Lane, east and west of Dudley Canal, Cradley Heath				Employment - SEC3	The site is suitable for employment use.
18 EMP3-22 SEC3-22	Hale Trading Estate, Lower Church Lane, Tipton				Employment - SEC3	The site is suitable for employment use.
19 EMP3-40	Newlyn Road, Cradley Heath				Employment - SEC3	The site is suitable for employment use.
20 SEC1-4 SA-0028-SAN	Roway Lane, Oldbury				Employment - SEC1	The site is suitable for employment use.
21	88-90 Dudley Road West,				No allocation	Site is deemed unsuitable for allocation because a replacement indoor cricket facility hasn't been identified
22 1459	Bank Street / Church Lane, West Bromwich				Residential	The site is suitable for residential development.

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
23 3467	Lower High Street, Cradley Heath				Residential	The site is suitable for residential development.
24 SAH071 Ref 1203 SH5	Mill Street, Great Bridge				Residential	The site is suitable for residential development.
26 SH7	Boat Gauging House, Factory Road, Tipton				Residential	The site is suitable for residential development.
27 SAH067 Ref 28 SH8	Alma Street, Wednesbury				Residential	The site is suitable for residential development.
28 SH9	Friar Park Road Wednesbury (The Phoenix Collegiate)				Residential	The site is suitable for residential development.
29	Star and Garter, 252 Duchess Parade, West Bromwich				Residential	The site is suitable for residential development.
30	Pottery Road, Oldbury				No allocation	Too small – would come forward as windfall
31 SH10	Tipton Conservative and Unionist Club				Residential	The site is suitable for residential development.
32 SH11	Sandwell District and General Hospital				Residential	The site is suitable for residential development.
33 SH12	Former Springfield/Brickhouse neighbourhood office and adjacent land, Dudley Road, Rowley Regis				Residential	The site is suitable for residential development.
34	John Dando House Tanhouse Avenue, Great Barr				Residential	The site is suitable for residential development.
35	Intersection House, 110 Birmingham Road, West Bromwich				Not selected	Site has permission for change of use to residential.

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
36 6916	Vacant Land off Friardale Close/ School Road/ Carrington Road				Residential	The site is suitable for residential development.
37 6736	Hawthorns House, Hawthorns Business Centre, Halfords Lane				Residential	Former office building has been converted to residential use. Site not allocated
38 6891	173 Rolfe Street, Smethwick				Residential	The site is suitable for residential development.
39	Former Shaftesbury House, 402 High Street, West Bromwich				No allocation	Site built out as Mechanical Engineering Centre
40 6901	Metro House 410-416 High Street West Bromwich				Residential	The site is suitable for residential development.
41 SM8	George Street, West Bromwich				Mixed use – Housing, commercial, leisure	Part of the West Bromwich Master Plan and Interim Statement
42	Land between St Pauls Road and Tollhouse Way				Residential	The site is suitable for residential development.
43	Land adjacent to Compton Grange, Whitehall Road / St Annes Road, Cradley Heath				Residential	The site is suitable for residential development.
45	Birmingham Road, West Bromwich				Employment - SEC3	The site is suitable for employment use.
46 7082	No 5, Lombard Street, West Bromwich				Residential	The site is suitable for residential development.
47 SH13	Silverthorne Lane, Cradley Heath North				Employment - SEC3	The site is suitable for employment use.
48 SAH 225	Langley Maltings, Western Road, Langley				Residential	The site is suitable for residential development.

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
49 SH15	Macarthur Road Industrial Estate, Cradley Heath				Residential	The site is suitable for residential development.
51	Rear of Council House, High Street, Smethwick				No allocation	Intended to be used for civic / community use – does not require allocation
52	Overend Road Business Park, Overend Road, Cradley Heath				Employment	The site is suitable for employment use.
53	Woods Lane, Cradley Heath				Residential	The site is suitable for residential development.
54	Land adjacent to Droicon Industrial Estate, Portway Rd, Rowley Regis				Residential	The site is suitable for residential development.
56 SAH 097/206 744	Perrott Street, Kitchener Street				Employment - SEC3	The site is suitable for employment use.
57 SH19	Land at Horseley Heath / Alexandra Road and Lower Church Lane				Residential	The site is suitable for residential development.
58	Elbow Street, Old Hill				Residential	The site is suitable for residential development.
59 SA-0033-SAN	Dudley Road East / Brades Road, Oldbury				Residential	The site is suitable for residential development.
60 SH22	Tat Bank Road				Residential	The site is suitable for residential development.
61 SH52	Overend Street, West Bromwich				Residential	The site is suitable for residential development.
62 SH23	28-64 High Street, West Bromwich				Residential	The site is suitable for residential development.

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
63	Dudley Street/ Victoria Street, Wednesbury				No allocation	Site was identified through desk top survey; however, landowner intentions are to remain in operation for the foreseeable future.
64 SAH907	Cokeland Place / Graingers Lane, Cradley Heath				Residential	The site is suitable for residential development.
65 SH25	Bradleys Lane/High Street, Tipton				Residential	The site is suitable for residential development.
66 SH26	Lower City Road, Oldbury				Residential	The site is suitable for residential development.
67 SM8	George Street Living, West Bromwich (East Gateway South, West Bromwich)				Mixed Use	The site is suitable for mixed use.
68 SH27	Site surrounding former Post office and Telephone exchange, Horseley Heath, Tipton				Residential	The site is suitable for residential development.
69 SH28	Friar Street, Wednesbury				Residential	The site is suitable for residential development.
70 SH29	Used car sales site on corner of Lower Church Lane and Horseley Heath				Residential	The site is suitable for residential development.
71	Grafton Lodge, Grafton Road, Oldbury				Not allocated	Council house programme
73	Land south of Horner Way, off Long Lane, Rowley Regis				Not allocated	Planning permission granted
74	Corner of Great Bridge and Richmond Street South				Not allocated	Site too small

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
75 SH30	Land to the east of Black Lake, West Bromwich				Selected for housing; Rejected for employment	Residential redevelopment of this site would be appropriate despite the loss of local employment as residential redevelopment is ongoing alongside Black Lake. Site owners however are divided on their future intentions. Some have mentioned remaining for 10 years, so this could have implications for the speedy delivery of the site and allocation may need to be considered. The site is currently used for local employment purposes and could be retained for this purpose though not ideal as the area is transforming for residential use
76 SH31	Summerton Road, Oldbury				Selected for housing; Rejected for employment; Rejected for GTTS	Residential redevelopment is ongoing to the south of the canal and would be appropriate in this location. A capacity of 32 dwellings has been suggested. However, there are existing employment uses on this site and some owners have expressed interest in remaining on the site. This could delay/preclude site assembly for residential redevelopment. The existing use for employment use could be continued in this location though this is not ideal as the local area is transforming to residential use. The site meets the criteria for a gypsy /traveller facility though this would be controversial opposite a relatively new housing Estate off Brades Rise Landowner not willing with regards to GTTS use.
77 SH32	Bank Street (West), Hateley Heath				Selected for housing; Rejected for employment; Rejected for GTTS	The use of the site for residential purposes is considered suitable. A capacity of 43 dwellings has been suggested. The landowner has proposed residential development on the site and has confirmed that he has is willing for this to proceed on completion of the existing lease in 2024. Industrial use would be appropriate as the site is currently used for local employment uses. However, residential use would be more appropriate as the area to the north of Church Lane is under transformation for residential purposes. The site meets the criteria for a gypsy

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
						and traveller site though it is a prominent site on a busy road and would not be an ideal use in this location. The landowner was contacted but was not willing with regards to the site with regards to GTTS.
78 SH33	Wellington Road, Tipton				Selected for housing; Rejected for employment; Rejected for GTTS	The redevelopment of the site for residential purposes is considered suitable within this area. The landowner is willing to relocate his business. The capacity of the site has been estimated as 31, a moderate density. The site is currently used for local employment uses and could be retained for this purpose though the existing owner has expressed interest in relocating and the surrounding area is generally residential. The site does meet the criteria for a gypsy/traveller facility though it is a relatively prominent location. However, the landowner was not willing with regards to their site being developed for GTTS
79 SH34	Brandhall Golf Course				Residential	Planning permission granted
83 SH49	Winkle Street / John Street, West Bromwich				Selected for housing	Part of the Carters Green vision (also considered for community use)
84 SM4	Army Reserve, Carters Green				Selected for mixed use	Part of the Carters Green vision
85 SH35	Rattlechain Site Land to the north of Temple Way, Tividale				Selected for housing	It is considered that subject to the resolution of constraints of ground contamination, environmental concerns, and Policy issues the development for residential purposes would be suitable. The accommodation of these constraints which have still partly to be determined would reduce the site area for development. It is not considered appropriate to restore the historic employment use in this predominantly residential area. Gypsy/traveller use is not suitable given the size of the site

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
86 SH36	Land between Addington Way and River Tame, Temple Way				Selected for housing; Rejected for employment; Rejected for GTTS	Although there are issues with the ground conditions and historic industrial uses to overcome, the site is considered suitable for residential redevelopment. There is the potential for development with the adjoining larger site, which would provide an increased capacity and bring disused land back into beneficial use. The site is currently neglected former industrial land. Restoration of this use is not considered appropriate in this predominantly residential area. The site is appropriate in terms of site area as a gypsy/traveller site though may be isolated. However, discussions are ongoing with adjoining landowners which means the site is not available for use by GTTS.
89 SEC3-66	Foundry Lane (south) - Soho Foundry				Employment - SEC3	The site is suitable for employment use.
90 SH38	Brades Road, Oldbury				Selected for housing; Rejected for employment	The site was identified through the Call for Sites process for residential use. The site assessment considered the site for residential use and found that the site has limited constraints that could be resolved with mitigation measures. The site is currently a mix of residential property and commercial and poor quality vacant land; a comprehensive residential scheme could provide opportunity to address the canal frontage and improve access to the canal. The industrial land to the west is severed by the canal and there is an existing robust boundary with established trees adjacent the works on Brades Road, which would address amenity issues. The site is partially constrained by the presence of a gas pipeline, which may impact on the density, but this is unlikely to be overly restrictive given that the site falls within a HZE middle zone.
91 SM1	Chances Glass Works				Mixed use	The site is suitable for mixed use.

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
92 SM8	George Street Living (Thomas Street – 0.3ha)				Selected for mixed use	Part of the West Bromwich Master Plan and Interim Statement
93 SM5	Cultural Quarter, West Bromwich (Former Gas Showrooms, Lombard Street West)				Mixed use	The site is suitable for mixed use.
94 SH40	Langley Swimming Centre, Oldbury				Residential	The site is suitable for residential development
95 SH41	North Smethwick Canalside				Residential	The site is suitable for residential development
96	Cottage Spring Public House, Franchise Street, Wednesbury				Not allocated	Too small – would come forward as windfall
97 SH42	Forge Tavernn, junction of Franchise Street and Beebee Road, Wednesbury				Selected for housing	The site is a brownfield site that is no longer in beneficial use. Residential use would be the appropriate redevelopment on this site surrounded by residential dwellings ideally in combination with the adjoining car dealers. The ground conditions may require investigation though this is unlikely to preclude development. Employment uses would not be appropriate in this area and the site is not large enough for a gypsy/traveller site.
98	Birchley Sports Ground, Wolverhampton Road, Oldbury				Not allocated	Site found suitable but discounted as in an area deficient of open space
100	Trinity Way Open Space, Trinity Way, West Bromwich				Not allocated	Site retained as Community Open Space
101	Ashtree Mound (Pig and Whistle), Hickmans Avenue / Highland Road, Cradley Heath				Not allocated	Site retained as Community Open Space

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
102	Barn Close Open Space, Barn Close / Corngreaves Road, Cradley Heath				Not allocated	Site retained as Community Open Space
103	Basons Lane Playing Fields, Ferguson Road, Smethwick				Not allocated	Site found suitable but discounted as in an area deficient of open space
104	Bearmore Road Open Space (Bearmore Mound), Sutherland Road, Cradley Heath				Not allocated	Recent investment in improvements to play area and external funding involvement in sporting facilities
105	Beaumont Close Open Space, Beaumont Close / Factory Road, Tipton.				Not allocated	Site retained as Community Open Space; potential impacts on environmental and historic designations
107	Black Horse Open Space, Woden Road North / Old Park Road, Wednesbury				Not allocated	Site found suitable but discounted as in an area deficient of open space
108 4009 (QHA)	Black Patch Park (Black Patch Recreation Ground)				None	Not SA - not available as within an area with a shortage of open space as per the GSA
109 6017 (QN7)	Blakedon Road Open Space				None	Not SA - although amber for hsg and G&T not available as within an area with a shortage of open space as per the GSA
110	Bloomfield Road Amenity Space, Bloomfield Road, Tipton				Not selected for housing; Not selected for employment	Site not available and not in line with spatial strategy
111	Brickhouse Farm Open Space (Brickhouse Field), Cornfield Road, Rowley Regis				Not allocated	Recent investment in improvements to play area
112 6054 (QS 0334)	Brickhouse Lane Open Space				None	Not SA - scored red for all uses so not available for selection or reasonable alternative
113	Brickhouse Open Space, Scotwell Close, Rowley Regis				Not allocated	Site retained as Open Space; potential impacts on environmental and historic designations

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
114	Brierley Lane Open Space / Henn Drive Open Space, Brierley Lane / Bradleys Lane, Tipton				Not allocated	Site retained as Open Space; potential impacts on environmental designations
115	Broadwell Park, Broadwell Road, Oldbury				Not allocated	Site found suitable but discounted as in an area deficient of open space
116	Canal Side Open Space, New Meeting Street, Oldbury				Not allocated	Site retained as Open Space; potential impacts on environmental and historic designations
117	Codsall Coppice, Codsall Road, Rowley Regis				Not allocated	Gateway constraints (ancient woodland, SINC, local nature reserve)
118	Constance Avenue Open Space, Constance Avenue, West Bromwich				Not selected for housing	Site not available and not in line with spatial strategy
119	Corngreaves Walk Embankment, Corngreaves Walk /Timbertree Crescent, Cradley Heath				Not allocated	Topography and shape make it unsuitable for development
120	Darbys Hill Open Space, Darbys Hill Road, Tividale				Not selected for housing	Site not available and not in line with spatial strategy
121	Fairway Avenue Amenity Greenspace, Fairway Avenue / Wheatsheaf Road, Tividale				Not allocated	Size and shape make it unsuitable for development
122 SH18	Friar Park Playing Fields, Friar Park Road, Wednesbury (part)				Selected for housing; Rejected for employment	SMBC with WMCA bringing site forward for residential use. A master plan is being produced.
123	Goldicroft Playing Fields, Goldicroft Park, Goldicroft Road. Wednesbury				Not allocated	Site retained as Community Open Space
124	Grace Mary Open Space, East Avenue / Longbank Road, Tividale				Not allocated	Site retained as Community Open Space; environmental and community interest

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
125	Grafton Road Playing Fields / Cakemore Playing Fields, Grafton Road, Oldbury				Not allocated	Existing sports use and challenging ground conditions
126	Greets Green Playing Fields, Wattle Road, West Bromwich				Not allocated	Existing sports pitches. Site retained as Community Open Space
127 1017 (OS 0059)	Hall lane Open Space				Not allocated	Not SA - scored red for all uses so not available for selection or reasonable alternative
128	Hawkes Lane Open Space, Hill Top, Wednesbury				Not allocated	Site is in area deficient of open space. Site retained as Community Open Space
129	Haypitts Woods, Forge Lane, West Bromwich				Not allocated	Within the Green Belt and covered by mature woodland.
130 SH18	Kent Road Playing Fields, Kent Road, Friar Park, Wednesbury				Residential	Part of Friar Park Urban Village proposals. The loss of any Community Open Space can be mitigated by the creation of new open space within the Urban Village proposals. A Masterplan was approved in 2023 for the residential-led scheme. Employment uses and gypsy and traveller use would not accord with the Masterplan and could affect the viability of this complex scheme that is being delivered in joint venture between SMBC and WMCA.
131	Laybourne Park, Union Street, Princes End, Tipton				Community Open Space	The site is suitable for residential development. However, recent improvements have been made to the play area and the park is a valuable asset to local people. Therefore, it is not available for development and it is recommended that the site is retained as Community Open Space within the SLP.

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
132	Lily Street Open Space, Haig Street, West Bromwich				Community Open Space	The site is suitable for residential development. However, the loss of a large area of open space would not accord with the preferred spatial strategy. Therefore, the site is considered unavailable and is recommended to be retained as Community Open Space within the SLP.
134	Londonderry Lane Playing Fields, Londonderry Lane, Smethwick				None	The site has been developed out as the new Sandwell Aquatics Centre and is therefore unsuitable and unavailable for development.
135	Menzies Open Space, Rydding Lane, Wednesbury				Community Open Space	The site is suitable for residential development. Nevertheless, the loss of the open space would not accord with the spatial strategy. The park has secured National Lottery Funding for improvement works. Therefore, the recommendation for the SLP is that the site is not allocated for development and is retained as Community Open Space.
136	Norfolk Road Open Space, Norfolk Road, Oldbury				Community Open Space	The site is constrained by very steep changes in topography and due to its small size, it is considered that this constraint cannot be overcome. The site is not suitable for residential development and it is recommended that the site is retained as Community Open Space within the SLP.
137	Poppy Drive Open Space, Poppy Drive Yew Tree, West Bromwich				No allocation	Approximately 0.25ha of the site that is not within the Green Belt is suitable for residential development. However, the loss of open space would not accord with the spatial strategy and it is recommended that the site is not allocated for development within the SLP.
138	Rowley Hall Open Space / Maer Close Open Space, Maer Close / Crown Close, Rowley Regis				Community Open Space	The site is known to have challenging ground conditions and is covered in extensive Millennium Forestry planting. The loss of open space would not accord with the spatial strategy and therefore it is recommended that the site is retained as Community Open Space within the SLP.

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
139 3040	Tanhouse Avenue Amenity Space				No allocation	Within the Green Belt
140	Timbertree Crescent Open Space, Timbertree Crescent, Cradley Heath				Community Open Space	The site is suitable for residential development. However, the loss of open space would not accord with the spatial strategy and therefore it is recommended that the site is retained as Community Open Space within the SLP.
141	Upper Church Lane / Powis Avenue Walkthrough, Upper Church Lane, Tipton				No allocation	The site is a long narrow walkthrough of inappropriate shape to develop with no opportunity to develop alongside adjoining land. It is considered unsuitable for development.
142	Wylde Crescent Open Space, Wylde Crescent / Stuart Road, Rowley Regis				Community Open Space	The site is suitable for residential development. However, the loss of open space would not accord with the spatial strategy therefore it is recommended that the site is retained as Community Open Space within the SLP.
143	Wyntor Lane Open Space, Wyntor Lane / Schofield Lane, Wednesbury				Community Open Space	The site is suitable for residential development. However, it is located in an area deficient in open space and the loss of open space would not accord with the spatial strategy. Therefore, it is recommended that the site is retained as Community Open Space within the SLP.
144	Basons Lane Allotments, Warley Road, Smethwick				No allocation	The site is suitable for residential development. However, it is located in an area deficient in open space and the loss of open space would not accord with the spatial strategy. Therefore, it is recommended that the site is not allocated for development within the SLP.
145	New Gas Street Open Space, New Gas Street, West Bromwich				No allocation	The site is suitable for employment development. However, it is known to have poor ground conditions and the loss of open space would not accord with the spatial strategy. Therefore, it is recommended that the site is not allocated for development within the SLP.

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
146 1064	Wednesbury Oak Open Space				No allocation	Not SA - scored red for all uses so not available for selection or reasonable alternative
148 SA-003-SAN	Peakhouse Farm, Wilderness Lane, Great Barr, Birmingham				No allocation – remain within the Green Belt	The site is blanketed by gateway constraints, including Green Belt, SINC designation and ancient hedgerows and is unsuitable for development.
149 SA-0004-SAN	Wilderness Lane – land surrounding Q3 Academy				No allocation – remain within the Green Belt	Not SA - in the Green Belt, so is excluded.
153 SAN-0013-SAN	Forge Farm – Forge Lane (b)				No allocation – remain within the Green Belt	Not SA - in the Green Belt, so is excluded.
154 SA-0014-SAN	Sandwell Park Farm, West Bromwich				No allocation – remain within the Green Belt	Green Belt so excluded.
155 SA-0007-SAN or SA-0017-SAN	Charlemont (Beaconview)				No allocation – remain within the Green Belt	Not SA – in the Green Belt, so is excluded.
156 SA-0015-SAN	Sandwell Park Golf Club (a)				No allocation – remain within the Green Belt	Not SA – in the Green Belt, so is excluded.
156 SA-0015-SAN	Sandwell Park Golf Club (b)				No allocation – remain within the Green Belt	Not SA – in the Green Belt, so is excluded.
158 SA-0016-SAN	North of Tamebridge Parkway Station, West Bromwich				No allocation – remain within the Green Belt	The site is wholly within the Green Belt and the majority is within Flood Zone 3. The gateway constraints mean that it is unsuitable for development.
159 SA-0018-SAN	South of Tamebridge Parkway Station, West Bromwich				No allocation – remain within the Green Belt	The site is wholly within the Green Belt and parts of the site are within Flood Zone 3. The gateway constraints mean that it is unsuitable for development.

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
160 SA-0019-SAN SA-0020-SAN	Land to the north of Painswick Close SubStation, Woodruff Way, Tamebridge, Walsall				No allocation – remain within the Green Belt	The site is almost entirely within the Green Belt and 1.47ha is designated ancient replanted woodland. The gateway constraints mean that it is unsuitable for development.
161 SA-0023-SAN	Red House Park				None	Not SA – in the Green Belt, so is excluded
162 SA-0022-SAN	Land to the west of M6 Junction 7, West Bromwich				No allocation – remain within the Green Belt	The site is wholly within the Green Belt and the northern half is designated a SINC. The gateway constraints mean that it is unsuitable for development.
163 SM2	Lion Farm Playing Fields, Newbury Lane / Wolverhampton Road / Birchley Island, Oldbury				Mixed use	The site is suitable for residential and employment development. A preferred option has been worked up which would include residential and employment development, the retention of six sports pitches and the retention of green space.
164 SEC1-3 SA-0027-SAN	Land at Birchley Island, Junction 2 of M5, Oldbury				Employment	The site is suitable for employment use.
165 SEC1-5 SA-0026-SAN	Land at Coneygre, Newcomen Drive, Tipton				Employment	The site is suitable for employment or residential development. Planning consent was granted for industrial development on 20/07/2023 (reference DC/21/66125). It is therefore recommended that the site is allocated for employment in the SLP.
166 SEC1-8	Legacy 43, Ryder Street, West Bromwich				Employment	The site is suitable for employment or residential development. The BEAR recommends that the site is developed for employment use and therefore it is recommended that the site is allocated for employment in the SLP.
167 SA-0030-SAN	Land at Whitehall Road, Great Bridge				Employment	The site is almost entirely within the inner HSE Tennants Distribution zone and is therefore unsuitable for residential development. It is recommended that the site is allocated for employment in the SLP.

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
168 SEC1-2	British Gas Site, Dudley Road, Oldbury				Employment	The site is suitable for residential or employment development. The BEAR recommends that the site is developed for employment use and therefore it is recommended that the site is allocated for employment in the SLP.
169 SH43 SA-0001-SAN	Tanhouse Avenue, Great Barr				Residential	The site is suitable for residential development.
170 SH44 SA-7003-SAN	Wyndmill Crescent, West Bromwich				Residential	The site is suitable for residential development.
171 SA-0016-SAN	Land at The Crescent, Queslett Road, Great Barr				No allocation – remain within the Green Belt	The site is wholly covered by gateway constraints including a SINC designation, Grade II Registered Park and Garden (Great Barr Hall), and the Green Belt. It is unsuitable for development
172	Water Lane, Great Barr				No allocation – remain within the Green Belt	The site is wholly within the Green Belt
173	Oldbury Police Station, Stone Street, Oldbury B69 4JD				Not allocated	Not SA - site is less than 0.1ha and would be expected to come forward as a windfall.
174	Land Off Brades Close Tividale, Oldbury B69 1NX				Not allocated	Not SA - site is wholly covered by gateway constraints including a SINC designation. It is unsuitable for development
175	Land Off Falcon Place, Tividale, Oldbury B69 1PD				Not allocated	Not SA - site is wholly covered by gateway constraints including a SINC designation. It is unsuitable for development
176 SH63	192-200 Dudley Road East, Oldbury, B69 3DS				Residential	The site is suitable for residential development.
177 SH64	Windmill House, Windmill Lane, Smethwick B66 3LX				Residential	The site is suitable for residential development.

Site Ref	Site Address	Suitable for Housing	Suitable for Employment	Suitable for G&T	Proposed Allocation	Reason Selected/Not Selected
178 SH65	Smethwick Police Station, Piddock Road, Smethwick, B66 3BL				Residential	The site is suitable for residential development.
179 SH66	Wednesbury Police Station, 53 Holyhead Road, Wednesbury WS10 7DF				Residential	The site is suitable for residential development
180 SH67	Palmer's Timber Yard, Granville Works, 104 Station Road, Cradley Heath, B64 6PW				Residential/Employment	The site is suitable for residential development and employment use.
181 SH51	Providence Place / Bratt Street, West Bromwich				Residential	The site is suitable for residential development. Part of West Bromwich Masterplan. Within West Bromwich Regeneration Area.
182 SH37	Edwin Richards Quarry, Portway Road, Rowley Regis				Residential	The site is suitable for residential development. SLINC SA070 Hailstone Quarry lies within the site and will need to be mitigated.