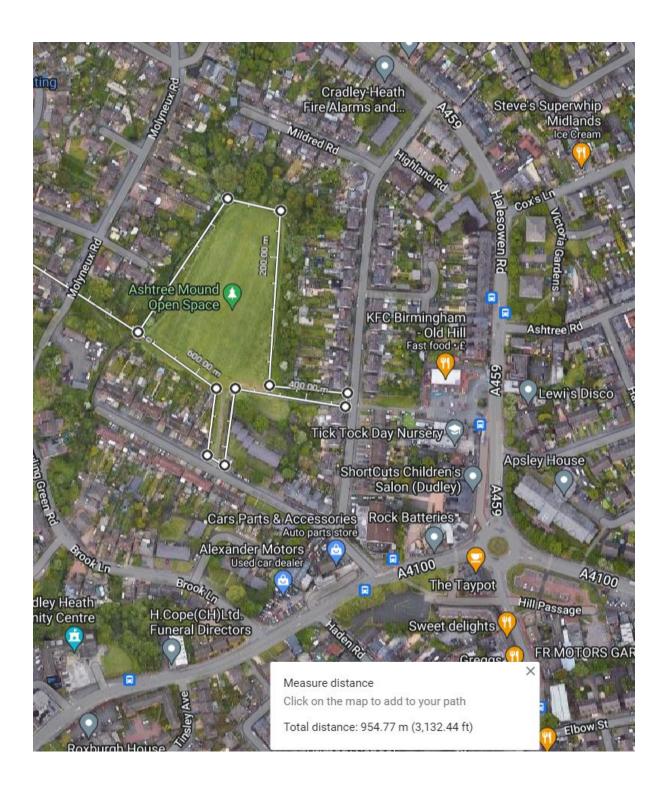


SANDWELL LOCAL PLAN Site Assessment Report Appendix D: Proformas 101 - 182 September 2024

Site Known as	101: ASHTREE MOUND (PIG AND WHISTLE) 5066 (QU1)						
Site Address	Hickmans Avenue / Highlar			d Road, Cradley Heath			
Ward	Rowley			Call for Site Ref			
Site Area (ha)	1.58 ha			Capacity proposed in Call			
				for Sites submission			
Land Type	Brownfield (Open Spa	ice	Site Assessment Reference			
Background / Context							
Current uses (list)	The site is c	urrently u	sed fo	r informal open space and appea	ars popu	ular with dog	
,	walkers acc	-				J	
Surrounding land	The site is s	urrounde	d by re	esidential dwellings.			
uses			-	-			
Constraints							
Gateway Constraints (where affect	ing part	Name	e / Details	Amo	unt covered	
of submitted site)					(ha's	s)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar			N/A				
Scheduled Ancient Mo			N/A				
HSE Consultation Zone			N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Historic Hedgerows			N/A				
Green Belt			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)			site is allocated in the SAD (2011) for Co	ommunity	
0 0 1		•. •		Space.			
Green Belt and Landso	-	-		nt			
Criteria		Assessi	ment			Rating	
Green Belt Harm		N/A					
(B79 (a))		NI/A					
Landscape Sensitivity		N/A					
• •	(BL23 / BL24)						
Detailed assessment against environmental, economic and social criteria Criteria Assessment Rating							
Environmental		A33633	ont			Rating	
Greenfield / Previously	,	open spa	ace				
Developed Land		орон ор	400				
Topography		The area	a rises	steadily towards the north.			
Agricultural Land Qual	ity using	N/A					
Magicmap Landscape		IN/A					
map Landscape	post-1900						
шир							

Tree Dressmistion Orders /	There are a number of mature trace around the adea	
Tree Preservation Orders /	There are a number of mature trees around the edge	
Mature Trees of Value on site or	of the site.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	The site adjoins Mousesweet Brook to the west.	
site or significantly affecting	There are no SINCs or SLINCs on the site.	
boundaries		
Heritage Assets on site or	There are no heritage assets.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The area is characterised by moderate density low	
the Area	rise housing.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	It is considered likely that the site is affected by made	
	ground and the remains of historic mineworking in	
	the area. There are three mineshafts indicated to the	
	east of the site. This would be a significant constraint	
	on any potential redevelopment.	
Ground stability	None known but potential issues given historic	
	mining activity.	
Air Quality impact of adjoining	No known issues	
uses		
Noise impact of adjoining uses	No known issues	
Mineral Extraction and Mineral	There may be issues associated with historic	
Resource Areas	mineworking in the area.	
Mineral Infrastructure and	There may be issues associated with historic	
Brickworks	mineworking in the area.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	It is considered that the site is not suitable for	
Opportunities	employment uses surrounded by residential uses.	
Employment Land	It is considered that the site is not suitable for	
	employment uses surrounded by residential uses.	
Delivery / Phasing (taken from	There may be issues associated with the ground	
Delivery Study where referenced)	conditions.	
Viability (taken from Viability	There may be issues associated with the ground	
Study where referenced)	conditions.	
Availability of utilities –	It is considered that utilities would be available, but	
electricity, gas, water, sewage	capacities are not known.	
treatment		
Infrastructure constraints on /	There are historic foul and surface water sewers on	
under site (electric cables/sub-	the edge of the site.	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		

Highways access and transportation (state nar quality of access points)	on (state name /				Γhere is an existing access from Hickman's Avenue.				
Impact on the wider road	<u> </u>	No is:	No issues anticipated.						
network									
Other Economic (specify	/)	None							
Social									
Primary School	Within 10 minutes			gic Centre / oyment Area		Within 20 m	ninutes		
Secondary School	Within 20	minute	19	Centre	e / Foodstore	`	Within 10 m	ninutes	
GP / Health Centre /	Within 10			Ochin	,	7	***************************************	iii lutos	
Walk in centre	***************************************	······································	.0						
Housing Density	Very High		Hid	h Densi	ty (min 50		Moderate De	ensity (40-	
Location - Draft Plan	Density (n			h, max 1	- '		50 dph)	, (Х
Policy (x)	100 dph)				. ,		. ,		
Any character constrain	ts on	The s	ite is wit	nin an ar	ea of modera	te den	sity developr	ment.	
density									
Connections to local cyc	cle route	Not k	nown						
networks			., .						
Public Open Space (ha's	and	The site is unrestricted informal public open space (local hierarchy) of 1.58 ha. It was allocated in 2019							
type)		as Low-Quality Low-Value.							
Loss of Playing Field / S	norts	There are no formal playing fields or sports pitches							
Pitches (ha's / number a	-	on the site.							
of pitches)									
Other Social (specify)		None	None						
Any character constrain	ts on	The site is within an area of moderate density							
density (list)		development							
Opportunities									
See conclusion									
Sustainability Appraisal									
Not a reasonable alternati	ve – not as	sessed							
Conclusion									
Should the site be considered for redevelopment, residential use would be appropriate in this predominantly residential area. Employment uses would not be suitable. The site is large enough for a gypsy /traveller site and is reasonably accessible to amenities though the allocation for Community Open Space should preclude this option. The site is allocated as Low-Quality, Low-Value in the most recent Open Space survey and this would suggest that the potential for redevelopment should be considered. However, the site does appear reasonably well-used and maintained and there could be potential issues with the ground conditions that									
could lead to issues with o	delivery and		•						
Appropriate uses given constraints and infrastrurequirements	ucture	Housi	ing		Employmen	t	Gypsy	/Traveller	



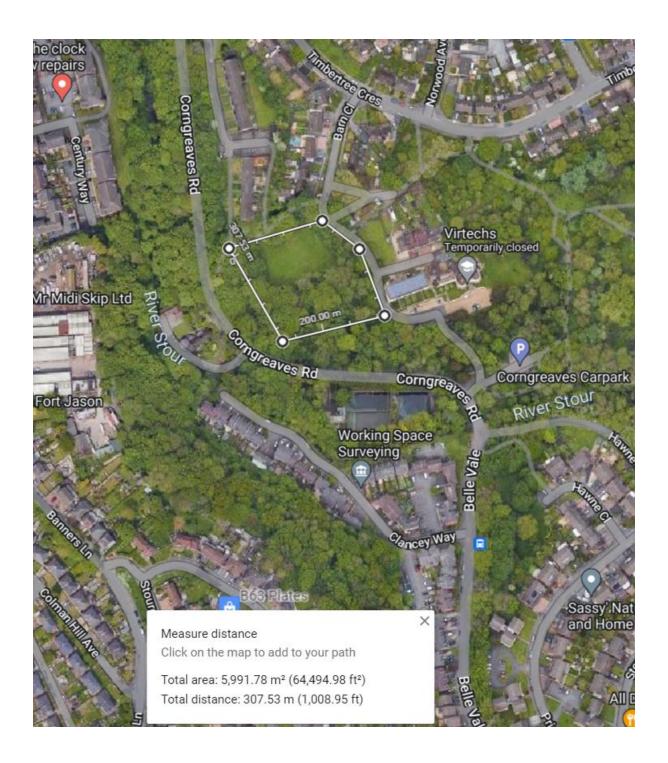
Site Known as	102: BARN CLOSE OPEN SPACE, CRADLEY HEATH 5079 (OS 0246)						
Site Address	Barn Close / C	Corngre	aves F	Road			
Ward	Cradley Heath	n and O	Id Call for Site Ref				
	Hill						
Site Area (ha)	0.35 ha			Capacity proposed in Call			
				for Sites submission			
Land Type	Greenfield Op	en Spa	ce	Site Assessment Reference	•		
Background / Context							
Current uses (list)	The site is cur	rrently u	sed fo	r informal open space.			
Surrounding land	The site is in a	a predoi	minant	ly residential area with the Gra	de II Liste	ed	
uses	Corngreaves I	Hall and	the C	orngreaves Nature Reserve to	the east.		
Constraints							
Gateway Constraints (where affecting	g part	Nam	e / Details	Amo	unt covered	
of submitted site)					(ha's	5)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar	den		N/A				
Scheduled Ancient Mo	nument		N/A				
HSE Consultation Zone	e 1		N/A				
Operational Burial Gro	Operational Burial Ground		N/A				
Common Land			N/A				
Historic Hedgerows			N/A				
Green Belt			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)			site was allocated in the SAD (•	•	
			Open Space and is within an Area of Potential				
			Archaeological Importance.				
Green Belt and Landso	ape Sensitivity	y Asses	ssmer	t			
Criteria		Assessr	ment			Rating	
Green Belt Harm	N	N/A					
(B79 (a))							
Landscape Sensitivity	N	N/A					
(BL23 / BL24)							
Detailed assessment against environmental, economic and social criteria							
Criteria	A	Assessr	ment			Rating	
Environmental		2	110	. 0			
Greenfield / Previously	G	reentie	ia Ope	en Space			
Developed Land	_						
Topography			siope	s steadily towards the south.			
Agricultural Land Qual		N/A					
Magicmap Landscape	post-1988						
map							

Tree Preservation Orders /	There are a number of mature trees on the site	
Mature Trees of Value on site or	though no tree preservation orders.	
significantly affecting	anough no tree preservation orders.	
boundaries		
Biodiversity or Geodiversity on	No issues	
-	There are no SINCs or SLINCs on the site. The site	
site or significantly affecting		
boundaries	is close to the wildlife corridor that runs alongside	
	Corngreaves Road.	
Heritage Assets on site or	There are no heritage assets on the site. Area of	
significantly affecting	potential archaeology	
boundaries		
Visual Amenity and Character of	The character of the area is predominantly moderate	
the Area	density residential.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No issues known.	
Ground stability	No issues known.	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	There are no known issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is not considered suitable for employment	
Opportunities	uses with access required through residential areas.	
Employment Land	The site is not considered suitable for employment	
, ,	uses with access required through residential areas.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	There are historic surface water sewers within the	
under site (electric cables/sub-	site.	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	There is an existing access from Barn Close	
transportation (state name /		
•	1	
quality of access points)		
quality of access points) Impact on the wider road	No issues anticipated.	
quality of access points) Impact on the wider road network	No issues anticipated.	
Impact on the wider road	No issues anticipated. None	

Social									
Primary School	Within 10	minute	es	Strategic Centre /		Within 20 minutes			
				Employment Area					
Secondary School	Within 25	minute	es	Centre / Foodstore		Within 15 m	inutes		
GP / Health Centre /	Within 10	minute	es						
Walk in centre									
Housing Density	Very High		Hig	h Density (min 50	N	Moderate De	nsity (40-		
Location - Draft Plan	Density (n	nin	dpł	n, max 100 dph)	5	50 dph)		X	
Policy (x)	100 dph)								
Any character constrain	ts on	None)						
density									
Connections to local cyc	cle route	The S	SCWIP is	located on Cradley H	eath H	igh Street			
networks		_		north-west.					
Public Open Space (ha's	and		The site is allocated Public Open Space. It is informal						
type)		(local hierarchy) amenity space of 0.35ha and was							
		rated Low-Quality Low-Value in the 2019 survey.							
Loss of Playing Field / S	-	There are no Playing fields or sports pitches on the							
Pitches (ha's / number a	nd type	site.							
of pitches)									
Other Social (specify)		None	9						
Any character constrain	ts on	None)						
density (list)									
Opportunities									
See conclusion									
Sustainability Appraisal									
Not a reasonable alternati	ve – not as	sesse	b						
Conclusion									
Should the site be conside	ered for red	evelop	ment, res	sidential development	would	be the most	appropriate	€.	
The rating as Low-Quality	Low Value	would	l suggest	that redevelopment sl	nould b	e considered	d. The site		
does however provide a u		•		• •	•		•		
Valley to Haden Hill Park		-	_			-	all. This wo	uld	
suggest the retention for F									
Employment uses are not	suitable in	this re	sidential a	area and the site is no	t large	enough for a	a gypsy		
/traveller site.									
Appropriate uses given		Hous	sina	Employmen	t	Gypsy/	Traveller		

constraints and infrastructure

requirements



Site Known as	103: BASONS LANE PLAYING FIELDS 4025				
Site Address	Ferguson Road	d, Smethwick	(
Ward	St Pauls		Call for Site Ref		
Site Area (ha)	1.58 ha		Capacity proposed in Call		
			for Sites submission		
Land Type	Greenfield oper	n space	Site Assessment Reference		
Background / Context					
Current uses (list)	The site is curre	ently used fo	r informal amenity space.		
Surrounding land	The site is surro	ounded by re	esidential properties and allotmen	ts.	
uses					
Constraints					
Gateway Constraints (of submitted site)	where affecting	part Nam	e / Details	Amo (ha's	unt covered
SSSI / SAC		N/A		(,
Ancient Woodland / Ve	teran Trees	N/A			
Local Nature Reserve	101411 11000	N/A			
Site of Importance for	Nature	N/A			
Conservation		13//			
Flood Risk Zone 3		N/A			
Registered Park & Gard	den	N/A			
Scheduled Ancient Mo		N/A			
HSE Consultation Zone		N/A			
Operational Burial Gro	und	N/A			
Common Land		N/A			
Historic Hedgerows		N/A			
Green Belt		N/A			
Strategic Open Space		N/A			
Existing Policy Design	ations (list)	The	site was allocated in the SAD 201	1 as Co	ommunity
		Oper	n Space.		
Green Belt and Landso	ape Sensitivity	Assessmer	nt		
Criteria	As	ssessment			Rating
Green Belt Harm	N/A	/A			
(B79 (a))					
Landscape Sensitivity	N/A	/A			
(BL23 / BL24)					
	<u> </u>		nomic and social criteria		
Criteria	As	ssessment			Rating
Environmental		<i>p</i>			
Greenfield / Previously	Gr	Greenfield open space			
Developed Land	T 1				
Topography		ne site is reas	sonably flat		
Agricultural Land Qual	•	/A			
Magicmap Landscape	post-1988				
<u>-</u>	map				
Tree Preservation Orde			mber of mature trees on the pering	neter	
Mature Trees of Value	on site or of	the site.			
significantly affecting					
boundaries					

Biodiversity or Geodiversity on	No issues	
site or significantly affecting	140 155005	
boundaries		
	There are no besite as accepta	
Heritage Assets on site or	There are no heritage assets	
significantly affecting		
boundaries		
Visual Amenity and Character of	The character of the area is predominantly moderate	
the Area	density residential.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site was occupied historically by farmland and	
	allotments, so no issues are anticipated.	
Ground stability	None anticipated.	
Air Quality impact of adjoining	No issues anticipated predominantly residential area.	
uses		
Noise impact of adjoining uses	No issues anticipated predominantly residential area.	
Mineral Extraction and Mineral	There are no issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is surrounded by residential dwellings so is	
Opportunities	not suitable for employment use.	
Employment Land	The site is surrounded by residential dwellings so is	
	not suitable for employment use.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that the utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	There is an acceptable access from Ferguson Road	
transportation (state name /	, , , , , , , , , , , , , , , , , , , ,	
quality of access points)		
Impact on the wider road	No issues anticipated	
network	,	
Other Economic (specify)	None	
Social		

Primary School	Within 10 minutes		es		Strategic Centre / Employment Area		Within 20 minutes		
Secondary School	Within 20	minute	es		Centre / Foodstore		Within 10 m	ninutes	
GP / Health Centre /	Within 10	minute	es						
Walk in centre									
Housing Density	Very High			Higl	h Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin		dph	, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)								
Any character constrain	ts on	The s	site is	surr	ounded by moderate	densi	ty housing.		
density									
Connections to local cyc	cle route		Basons Lane adjoining the site is identified in the						
networks		SCWIP.							
Public Open Space (ha's	and	The site is allocated Community Open Space (Local							
type)		Hierarchy) 1.58 ha. There is an undersupply of open					ply of open		
		space	e in th	ne ar	ea.				
Loss of Playing Field / S	•	There are no formal playing fields or sports pitches							
Pitches (ha's / number a	nd type	on the site.							
of pitches)									
Other Social (specify)		None)						
Any character constraints on			The site is surrounded by moderate density housing.						
density (list)									
Opportunities									
See conclusion									

Sustainability Appraisal

Not a reasonable alternative

Conclusion

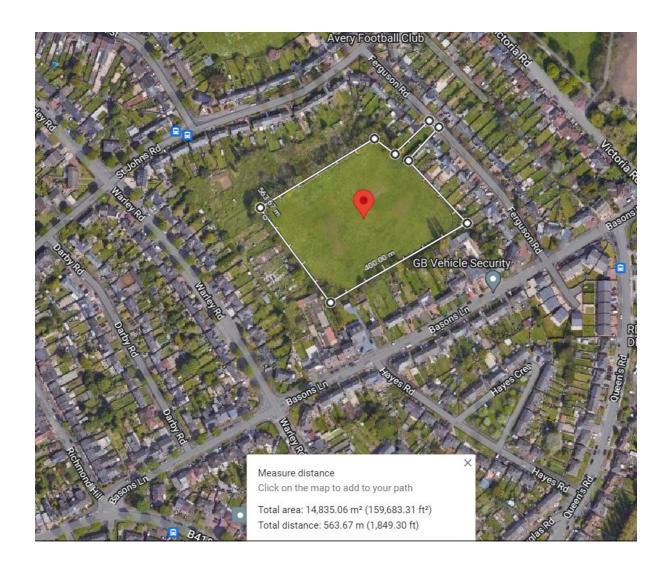
The site is currently allocated as Community Open Space and looks to be useful local amenity land. However, there are no formal uses and the site was rated Low Quality Low Value in the 2019 audit. This would suggest that redevelopment should be considered.

Residential redevelopment would be the appropriate use, the site is surrounded by residential dwellings with an appropriate access and it is known there should be no significant issues with ground conditions. Local opposition to the potential loss of open space may be strong and this would need to be overcome which may result in delays. A previous proposal to undertake site investigations to inform potential residential development in 2017 was abandoned as it was considered there was no local political support for the proposal.

Employment uses would be inappropriate in this area surrounded by residential dwellings.

The site is too large for a gypsy/traveller site.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	1.58 ha		
requirements			



Site Known as	104: BEARMORE R	OAD C	PEN SPACE (BEARMORE MOU	JND) 5	070 (QU10)		
Site Address	Sutherland Road, Cra	adley F					
Ward	Cradley Heath and O Hill	old	Call for Site Ref				
Site Area (ha)	0.83 ha		Capacity proposed in Call for Sites submission				
Land Type	Greenfield Open Spa	се	Site Assessment Reference				
Background / Context							
Current uses (list)	the open space.		s an informal amenity area with ta	rmac p	aths crossing		
Surrounding land uses	The site is surrounde	d by re	esidential uses.				
Constraints							
Gateway Constraints (of submitted site)	where affecting part	Nam	e / Details	Amo (ha's	unt covered)		
SSSI / SAC		N/A					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for	Nature	N/A					
Conservation		N1/A					
Flood Risk Zone 3	-lau	N/A N/A					
Registered Park & Gar Scheduled Ancient Mo		N/A N/A					
HSE Consultation Zone		N/A					
Operational Burial Gro		N/A					
Common Land	und und	N/A					
Historic Hedgerows		N/A					
Green Belt		N/A					
Strategic Open Space		N/A					
Existing Policy Design	ations (list)	The site was allocated in the SAD 2011 for Community Open Space.					
Green Belt and Landso	cape Sensitivity Asse	ssmer	nt				
Criteria	Assess	ment			Rating		
Green Belt Harm (B79 (a))	N/A						
Landscape Sensitivity (BL23 / BL24)	N/A						
			omic and social criteria				
Criteria Assessr					Rating		
Environmental							
Greenfield / Previously Developed Land	Greenfield Open Space						
Topography	The site	slopes	s steadily towards the south.				
Agricultural Land Qual			. ,				
Magicmap Landscape map							

Tree Preservation Orders /	There are several mature trees on its southern edge	
Mature Trees of Value on site or		
	though no tree preservation orders.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The area is characterised by moderate density	
the Area	residential uses.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site is within an area of historic coal mining and	
	there may be issues with made ground and ground	
	stability.	
Ground stability	The site is within an area of historic coal mining and	
Ground Stability	there may be issues with made ground and ground	
	stability	
Air Quality impact of adjaining	None anticipated.	
Air Quality impact of adjoining	None anticipated.	
uses	Nigna antisinata d	
Noise impact of adjoining uses	None anticipated.	
Mineral Extraction and Mineral	The site is within an area of historic coal mining and	
Resource Areas	there may be issues with made ground and ground	
	stability	
Mineral Infrastructure and	The site is within an area of historic coal mining and	
Brickworks	there may be issues with made ground and ground	
	stability	
Waste Infrastructure	None known	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is surrounded by residential uses and is not	
Opportunities	appropriate for employment uses.	
Employment Land	The site is surrounded by residential uses and is not	
	appropriate for employment uses.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that utilities would be available in the	
electricity, gas, water, sewage	area though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-	Tions Miswi	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		

Highways access and transportation (state name /			No issues anticipated.						
quality of access points									
Impact on the wider road		No is	No issues anticipated						
network									
Other Economic (specify	y)	None	;						
Social	Social								
Primary School	Within 10	minute	es		Strategic Centre / Employment Area		Within 20 m	ninutes	
					Linployment Area				
Secondary School	Within 20	minute	es		Centre / Foodstore	<u> </u>	Within 10 m	Within 10 minutes	
GP / Health Centre /	Within 10 minutes								
Walk in centre									
Housing Density	Very High Hig			ligh	Density (min 50		Moderate Density (40-		
Location - Draft Plan	Density (min dph		hqt	ı, max 100 dph) 50 dp		50 dph)		Х	
Policy (x)	100 dph)	1							
Any character constrain density	ts on	The site is surrounded by moderate density housing.							
Connections to local cyc	cle route	The site is 200 metres to the east of Corngreaves							
networks		Road that is identified on the BCLCWIP.							
Public Open Space (ha's	and	The site is allocated Public Open Space in the SAD							
type)		(Local Hierarchy) 0.83 ha.							
Loss of Playing Field / S	•	There are no playing fields or sports pitches on the							
Pitches (ha's / number and type			site.						
of pitches) Other Social (specify)	Mana								
Any character constraints on			None The site is surrounded by moderate density housing.						
density (list)	1116 8	oite 19 9	unt	Junueu by moderate	uens	only floubility.			
Opportunities									
See conclusion									

Sustainability Appraisal

Not a reasonable alternative

Conclusion

The site is allocated in the SAD for Community Open Space. However, its rating in the 2019 audit was Low Quality Low Value and it is grassland with few amenities, so it is reasonable to consider redevelopment. Residential redevelopment would be the appropriate use in this area though there may be issues with the historic ground conditions. It is considered however that the area would be well-valued locally as it is overlooked by recent developments and local opposition may need to be overcome, which could cause delays to any development proposals. Historically this area was the playing fields for the Burton Delingpole Works on Petford Street and was retained as open space when the site was developed so its proposed development may therefore generate significant opposition.

Employment uses would not be appropriate in this residential area.

The site is an ideal size for a gypsy/traveller site and is reasonably well located. However, it is considered that the loss of the Community Open Space to enable development of a gypsy/traveller site would be very controversial.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.83 ha		
requirements			



Site Known as	105: BEAUMO	NT CL	OSE (OPEN SPACE TIPTON 1051			
Site Address	Beaumont Clos	se / Fac	tory F	Road, Tipton.			
Ward	Tipton Green			Call for Site Ref			
Site Area (ha)	0.71			Capacity proposed in Call			
				for Sites submission			
Land Type	Greenfield open	n space	9	Site Assessment Reference			
Background / Context							
Current uses (list)	The site is curre	ently a	negle	cted overgrown area of open spa	ce with	a number of	
	mature trees.	rure trees.					
Surrounding land	The site is loca	e site is located near a canal junction with housing uses to the south of the					
uses	canal and indus	strial us	ses to	the north and west of the canal.	Γhe Lis	ted Boat	
	Gauging House	e is to th	he noi	rth of the site alongside the canal			
Constraints							
Gateway Constraints (where affecting	part	Name	e / Details	Amo	unt covered	
of submitted site)	_				(ha's)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gard	den		N/A				
Scheduled Ancient Mo			N/A				
HSE Consultation Zone	e 1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Historic Hedgerows			N/A				
Green Belt			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		The s	site is allocated in the SAD for Co	mmuni	ty Open	
0 , 0	` ,		Space. The site is within the Factory Locks Conservation				
			Area, is a gateway site (gate2) and there is a SLINC on the				
			site (I	Land off Factory Road.)			
Green Belt and Landso	ape Sensitivity	Asses	smen	t			
Criteria	As	ssessm	nent			Rating	
Green Belt Harm	N/	/A					
(B79 (a))							
Landscape Sensitivity	N/	N/A					
(BL23 / BL24)							
Detailed assessment against environmental, economic and social criteria							
Criteria	As	Assessment Rating					
Environmental							
Greenfield / Previously	Br	Brownfield former mining area.					
Developed Land		ı j					
Topography	Th	he site is					
Agricultural Land Qual	ity using N/	/A					
Magicmap Landscape							
map							

Tree Preservation Orders /	There are a number of mature trees on the site	
Mature Trees of Value on site or		
	though no tree preservation orders.	
significantly affecting boundaries		
	There is a CLINIC on the site /Land off Foston, Dood	
Biodiversity or Geodiversity on	There is a SLINC on the site (Land off Factory Road)	
site or significantly affecting	and two wildlife corridors along the canals in the	
boundaries	vicinity.	
Heritage Assets on site or	There are no heritage assets directly affecting the	
significantly affecting	site. Site lies within a conservation area - Factory	
boundaries	Locks, Tipton	
Visual Amenity and Character of	No issues	
the Area		
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site is within an historic coal mining area with	
	several mineshafts identified in the locality. There are	
	likely to be issues with made ground and ground	
	stability.	
Ground stability	The site is within an historic coal mining area with	
	several mineshafts identified in the locality. There are	
	likely to be issues with made ground and ground	
	stability.	
Air Quality impact of adjoining	The industrial uses to the north and west may require	
uses	any development to incorporate air quality	
	amelioration measures.	
Noise impact of adjoining uses	The industrial uses to the north and west may require	
	any development to incorporate noise amelioration	
	measures.	
Mineral Extraction and Mineral	The site is within an historic coal mining area with	
Resource Areas	several mineshafts identified in the locality.	
Mineral Infrastructure and	The site is within an historic coal mining area with	
Brickworks	several mineshafts identified in the locality.	
Waste Infrastructure	None known	
Other Environmental (specify)	None	
Economic		
Employment Development	Within the boundaries of the canal the site has	
Opportunities	residential development to the south and the	
	proposed residential redevelopment of the site	
	including the Boat Gauging House to the north.	
	Employment uses would not therefore be suitable in	
	this area.	
Employment Land	Not suitable in this area.	
Delivery / Phasing (taken from	The viability of individual sites will be identified as	
Delivery Study where referenced)	part of ongoing work on the SLP	
Viability (taken from Viability	N/A	
Study where referenced)		
Availability of utilities –	It is considered that the utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment		

Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and	No issues anticipated	
transportation (state name /		
quality of access points)		
Impact on the wider road	No issues anticipated	
network		
Other Economic (specify)	None	
Social		

Primary School	Within 15	minutes		_	Strategic Centre / Employment Area		Within 20 minutes		
Secondary School	Within 20 minutes			Centre / F	oodstor	е	Within 10 m	ninutes	
GP / Health Centre /	Within 10	minute	es						
Walk in centre									
Housing Density	Very High		Н	igh Density (r	nin 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin	nin dph, max 100				50 dph)		Х
Policy (x)	100 dph)								
Any character constraints on			The surrounding housing is predominantly moderate density low rise						
density		in character.							
Connections to local cyc	cle route	Owen Street, 400 metres to the south east is							
networks		identified on the SCWIP.							
Public Open Space (ha's	and	The site is allocated as Public Open Space (Local							
type)		Hierarchy) Natural and Semi-Natural greenspace.							
		0.71							
Loss of Playing Field / Sports			There are no playing fields or sports pitches.						
Pitches (ha's / number and type									
of pitches)									
Other Social (specify)			None						
Any character constrain	ts on			ding housing i		inantly	/ moderate		
density (list)			ity low r	se in characte	er.				

Opportunities

See conclusion

Sustainability Appraisal

Not a reasonable alternative

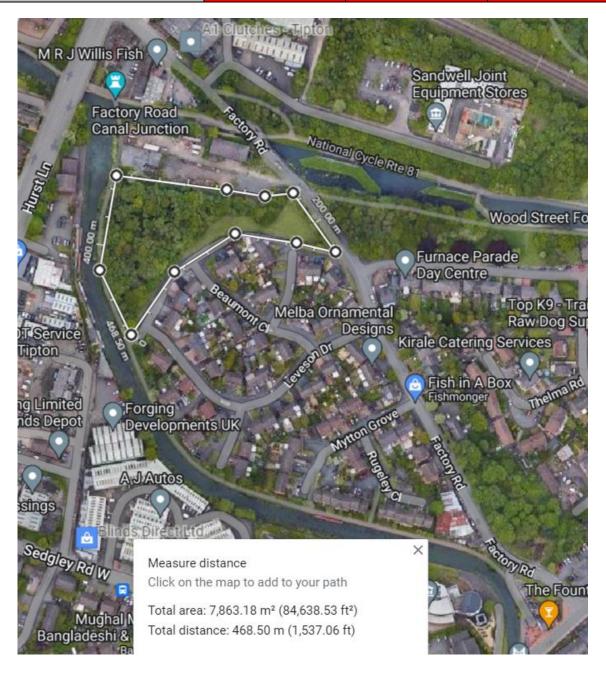
Conclusion

The site is allocated as Community Open Space in the SAD. However, it was rated as Low-Quality Low Value in the 2019 audit, so it is considered reasonable to assess its potential for redevelopment. Employment uses in this predominantly residential area south and east of the canals are considered inappropriate.

The site is large enough for a gypsy/traveller site and is reasonably accessible to amenities. However, there is concern over the detrimental impact of such a use on the setting of the Listed Building and the loss of Community Open Space to enable a gypsy site would be controversial. Site is also within a conservation area.

Residential development would be the appropriate use should the site be developed. However, ground conditions in the locality are known to be problematic. Moreover, the development would require the loss of the open space and several mature trees, which would have a detrimental impact on the SLINC. Although the site is currently neglected and overgrown (semi-natural) it is considered that with the appropriate management regime the quality of the site can be restored, which would have a beneficial impact both on overlooking residential dwellings, the SLINC and the setting of the Listed building. It is therefore recommended that it be retained as Community Open Space.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	107: BLACK HORSE	OPE	N SPACE 6003 (OS 0001)				
Site Address	Woden Road North /	Old Pa	ark Road, Wednesbury				
Ward	Wednesbury North		Call for Site Ref				
Site Area (ha)	1.2 ha		Capacity proposed in Call for Sites submission				
Land Type	Greenfield Open Spa	се	Site Assessment Reference				
Background / Context							
Current uses (list)	_	The site is currently a neglected overgrown (natural?) area of open space. It is accessible but uninviting from Woden Road North.					
Surrounding land	There are residential	uses t	o the west, allotments to the nor	th and V	Vednesbury		
uses	Rugby Club to the ea	ıst.					
Constraints							
Gateway Constraints (of submitted site)	where affecting part	Nam	e / Details	Amo (ha's	unt covered)		
SSSI / SAC		N/A					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for	Nature	N/A					
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Gar		N/A					
Scheduled Ancient Mo		N/A N/A					
HSE Consultation Zone 1							
Operational Burial Ground							
Common Land							
Historic Hedgerows Green Belt		N/A N/A					
Strategic Open Space		N/A					
Strategic Open Space		IN/A					
Existing Policy Design	ations (list)	The site is allocated in the SAD (2011) for Community Open Space.					
Green Belt and Landso	ape Sensitivity Asse	ssmer	nt				
Criteria	Assess	ment			Rating		
Green Belt Harm (B79 (a))	N/A						
Landscape Sensitivity (BL23 / BL24)	N/A						
	<u> </u>		omic and social criteria				
Criteria	Assessment				Rating		
Environmental							
Greenfield / Previously	Greenfie	Greenfield Open Space					
Developed Land	T						
Topography		is rela	tively flat.				
Agricultural Land Qual	•						
Magicmap Landscape	post-1988						
map							

Tree Preservation Orders /	There are a number of mature trees on the site	
Mature Trees of Value on site or		
	though it does not look managed.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The character of the area is generally residential with	
the Area	community uses to the east.	
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site is known to be within an area of historic	
	heavy industrial uses with potential issues for made	
	ground and stability.	
Ground stability	The site is known to be within an area of historic	
C. Cana Claumity	heavy industrial uses with potential issues for made	
	ground and stability.	
Air Quality impact of adjoining	No issues anticipated.	
uses	140 issues articipated.	
Noise impact of adjoining uses	There may be potential issues with the neighbouring	
Noise impact of adjoining uses	Rugby Club.	
Mineral Futuration and Mineral		
Mineral Extraction and Mineral	The site is known to be within an area of historic	
Resource Areas	heavy industrial uses with potential issues for made	
	ground and stability	
Mineral Infrastructure and	The site is known to be within an area of historic	
Brickworks	heavy industrial uses with potential issues for made	
	ground and stability	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is within a predominantly residential area	
Opportunities	and employment uses would not be appropriate.	
Employment Land	The site is within a predominantly residential area	
	and employment uses would not be appropriate.	
Delivery / Phasing (taken from	The resolution of ground issues may delay delivery.	
Delivery Study where referenced)	The viability of individual sites will be identified as	
	part of ongoing work on the SLP	
Viability (taken from Viability	N/A	
Study where referenced)		
Availability of utilities -	It is anticipated utilities would be available to the site	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
Times, materiounage pipee,	<u> </u>	

gas pipes, pylons, culve	erts,								
rights of way)									
Highways access and		Access could be obtained from Woden Road North.							
transportation (state nar	me /								
quality of access points)								
Impact on the wider road	d	The impa	ct of o	developr	nent on the s	chool oppo	site		
network		would ne	ed to	be asse	ssed.				
Other Economic (specify	y)	None.							
Social									
Primary School	Within 10	minutes		Strate	gic Centre /	Wit	hin 20 m	ninutes	
•					yment Area				
				•					
Secondary School	Within 20			Centre	/ Foodstore	e Wit	hin 15 m	ninutes	
GP / Health Centre /	Within 15	minutes							
Walk in centre		<u> </u>	1						
Housing Density	Very High		_		y (min 50			nsity (40-	
Location – Draft Plan	Density (n			n, max 100 dph)		50 d _l	50 dph)		Х
Policy (x)	100 dph)								<u> </u>
Any character constrain	ts on	None							
density	-1	T111 - 1				(. ()			
Connections to local cyc	The site is approximately 2 kilometres to the north of								
networks		High Bullen which is identified in the WMLCWIP and the SCWIP.							
Public Open Space (ha's	a and								
type)	allu	The site is allocated Public Open Space, natural/semi natural greenspace 1.2 ha. Deficit in area.							
Loss of Playing Field / S	norte	There are no playing fields or sports pitches.							
Pitches (ha's / number a	-	There are no playing fields of sports pitches.							
of pitches)	iiid typo								
Other Social (specify)		None							
Any character constrain	ts on	None							
density (list)		Trong							
Opportunities									
See conclusion									
Sustainability Appraisal				_					
Not a reasonable alternati		sessed							
Conclusion									
The site is allocated Community Open Space in the SAD. It was rated Low Quality Low Value in the 2019									
audit and it is considered appropriate to consider redevelopment options.									
Residential development is considered suitable in this area, subject to the loss of open space being addressed, the resolution of anticipated issues with the ground conditions and amelioration measures to									
	•			ie groun	u conditions	anu amello	rauon m	easures to	
reduce the impact of the r	•			hie prod	ominantly rea	idential ar	20		
Employment uses are not considered appropriate in this predominantly residential area. The site is too large for a gypsy /traveller site.									
	gypsy /liave				Employmen	4	Cynn	Trougllon	
Appropriate uses given constraints and infrastru	Loturo	Housing			Employmen		Gypsy.	/Traveller	
constraints and intrastru	ucture	1.2 ha							

requirements



Site Address Foundry Lane, Smethwick
Site Area (ha) 6.55 ha Capacity proposed in Call for Sites submission Land Type Greenfield Open Space Background / Context Current uses (list) The site is currently open space (Local Parks and Gardens) Surrounding land uses The site has industrial uses to the north and west including the historic Soho Foundry. The tramway runs to the north of the site with the main railway line to the south. Constraints Gateway Constraints (where affecting part of submitted site) SSSI / SAC Ancient Woodland / Veteran Trees N/A
Current uses (list) The site is currently open space (Local Parks and Gardens)
Land Type Greenfield Open Space Site Assessment Reference Background / Context Current uses (list) The site is currently open space (Local Parks and Gardens) Surrounding land uses The site has industrial uses to the north and west including the historic Soho Foundry. The tramway runs to the north of the site with the main railway line to the south. Constraints Gateway Constraints (where affecting part of submitted site) SSSI / SAC Ancient Woodland / Veteran Trees N/A
Background / Context Current uses (list) The site is currently open space (Local Parks and Gardens) Surrounding land uses The site has industrial uses to the north and west including the historic Soho Foundry. The tramway runs to the north of the site with the main railway line to the south. Constraints Gateway Constraints (where affecting part of submitted site) SSSI / SAC Ancient Woodland / Veteran Trees N/A
Current uses (list) The site is currently open space (Local Parks and Gardens) The site has industrial uses to the north and west including the historic Soho Foundry. The tramway runs to the north of the site with the main railway line to the south. Constraints Gateway Constraints (where affecting part of submitted site) SSSI / SAC Ancient Woodland / Veteran Trees N/A
Surrounding land uses The site has industrial uses to the north and west including the historic Soho Foundry. The tramway runs to the north of the site with the main railway line to the south. Constraints Gateway Constraints (where affecting part of submitted site) SSSI / SAC Ancient Woodland / Veteran Trees N/A
uses Foundry. The tramway runs to the north of the site with the main railway line to the south. Constraints Amount covered (ha's) Gateway Constraints (where affecting part of submitted site) Name / Details Amount covered (ha's) SSSI / SAC N/A Ancient Woodland / Veteran Trees N/A
Constraints Gateway Constraints (where affecting part of submitted site) SSSI / SAC Ancient Woodland / Veteran Trees Name / Details Amount covered (ha's)
Constraints Gateway Constraints (where affecting part of submitted site) SSSI / SAC Ancient Woodland / Veteran Trees N/A Amount covered (ha's) N/A
Gateway Constraints (where affecting part of submitted site) SSSI / SAC Ancient Woodland / Veteran Trees Name / Details Amount covered (ha's)
of submitted site) (ha's) SSSI / SAC N/A Ancient Woodland / Veteran Trees N/A
SSSI / SAC N/A Ancient Woodland / Veteran Trees N/A
Ancient Woodland / Veteran Trees N/A
Local Nature Decerve
Site of Importance for Nature N/A Conservation
Flood Risk Zone 3 N/A
Registered Park & Garden N/A
Scheduled Ancient Monument N/A
HSE Consultation Zone 1 N/A
Operational Burial Ground N/A
Common Land N/A
Existing Policy Designations (list) The site is allocated in the SAD for Community Open Space
and is within an Area of Archaeological Importance.
Green Belt and Landscape Sensitivity Assessment
Criteria Assessment Rating
Green Belt Harm The site is not in the Green Belt
(B79 (a))
Landscape Sensitivity Hockley Brook runs through the site and there are a
(BL23 / BL24) number of mature trees.
Detailed assessment against environmental, economic and social criteria
Criteria Assessment Rating Environmental
Greenfield / Previously Developed Land Greenfield Open Space
Topography The site is reasonably flat.
Agricultural Land Quality using N/A
Magicmap Landscape post-1988
map
Tree Preservation Orders / There are a number of mature trees on the site
Mature Trees of Value on site or
significantly affecting
boundaries
Biodiversity or Geodiversity on Hockley Brook runs through the site.
site or significantly affecting
boundaries

Heritage Assets on site or	Black Patch is record MBL3133 on the HER, see	
significantly affecting	separate list for HER records, which includes Soho	
boundaries	Foundry.	
Visual Amenity and Character of	The area is heavy industrial in nature to the west.	
the Area	The area is fleavy industrial in flatare to the west.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3 though Hockley	
water (refer to flood consultees	Brook runs through the site.	
where drainage issues, in flood	Brook rans unough the site.	
zone 2 or over 1 ha)		
Ground Contamination	None known though an area of heavy industrial	
	activity.	
Ground stability	None known	
Air Quality impact of adjoining	The heavy industrial uses to the west may require	
uses	any development to incorporate air quality	
4000	amelioration measures	
Noise impact of adjoining uses	The heavy industrial uses to the west may require	
and the same of adjoining account	any development to incorporate noise amelioration	
	measures	
Mineral Extraction and Mineral	No issues known	
Resource Areas		
Mineral Infrastructure and	No issues known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	There is the potential to extend the industrial uses to	
Opportunities	the north and west though impact on the residential	
	dwellings and the new school on Perrot Street would	
	need to be considered.	
Employment Land	There is the potential to extend the industrial uses to	
	the north and west though impact on the residential	
	dwellings and the new school on Perrot Street would	
	need to be considered.	
Delivery / Phasing (taken from	The site is known to be valued in the local community	
Delivery Study where referenced)	with a Friends Group and this could delay/preclude	
	any development proposals.	
Viability (taken from Viability	N/A	
Study where referenced)		
Availability of utilities -	It is anticipated that utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	There are foul and surface water sewers within the	
under site (electric cables/sub-	site.	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	No issues anticipated.	
transportation (state name /		
quality of access points)		
Impact on the wider road	No issues anticipated.	
network		

Other Economic (specify	/)	None	;							
Social										
Primary School	Within 10 minutes		Strategic Centre / Employment Area		Within 20 minutes					
Secondary School	Within 20	minute	es	Centre / Foodstore)	Not known				
GP / Health Centre / Walk in centre	Within 15 minutes									
Housing Density Location – Draft Plan Policy (x)	Very High Density (n 100 dph)			h Density (min 50 n, max 100 dph)	l l	Moderate Density (40- 50 dph)		Х		
Any character constraints on density			None							
Connections to local cycnetworks		The site is 600 metres to the north of Grove Lane which is identified in the SCWIP.								
Public Open Space (ha's type)	and	The s								
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)			There are no playing fields or sports pitches on the site.							
Other Social (specify)		None)							
Any character constraints on density (list)			ļ							
Opportunities										
See conclusion										
Sustainability Appraisal										
Not assessed										
Conclusion										

The site is allocated as Community Open Space. The site was rated Low Quality Low Value in the 2019 audit, so it is appropriate to consider redevelopment options. It is known however that there is vocal support for the preservation of the park including a Friends Group and this may preclude any redevelopment proposals.

Residential development may be appropriate opposite the new school (Windsor Olympus Academy). The site is isolated however between the transport lines and the industrial uses to the west; this would have a detrimental impact on residential amenity. Ground conditions are unknown, but the site is within an area of historic heavy industrial activity.

The extension of the industrial uses eastward may be appropriate though impact on the residential dwellings and the school would need to be minimised. Ground conditions would need to be investigated. The site is too isolated from amenities for a gypsy traveller site and there is already a transit site in the vicinity.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	6.55 ha	6.55 ha	
requirements			

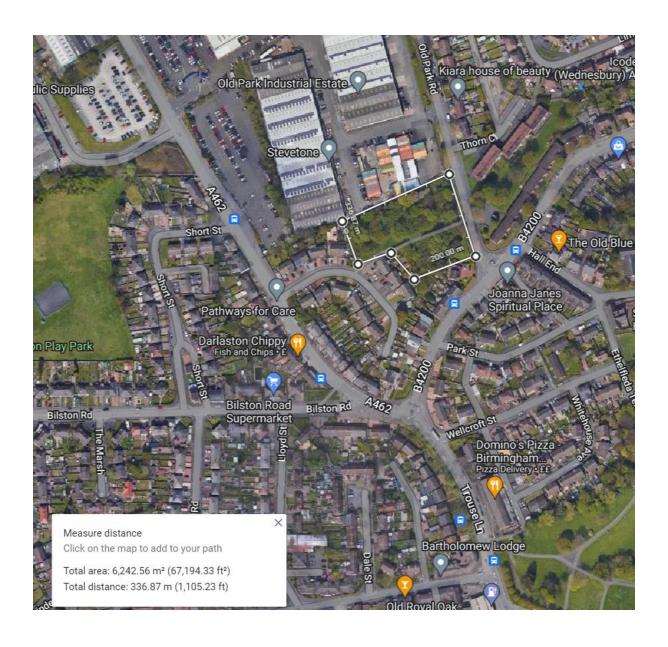


Site Known as	109: BLAKEDON ROAD OPEN SPACE 6017 (QN7)							
Site Address	Blakedon Road / O	ld Park l	Road, Wednesbury.					
Ward	Wednesbury North		Call for Site Ref					
Site Area (ha)	0.58 ha		Capacity proposed in Call					
			for Sites submission					
Land Type	Greenfield Open Space		Site Assessment Reference					
Background / Context								
Current uses (list)	The site is currently	/ local ai	nenity space either side of a pa	th linking	Blakedon			
	Road to Old Park F	Road.						
Surrounding land	The area is predon	ninantly i	esidential to the south with Old	Park Ro	ad Industrial			
uses	Estate to the north.							
Constraints								
Gateway Constraints (where affecting par	t Nam	e / Details	Amo	unt covered			
of submitted site)				(ha's	s)			
SSSI / SAC		N/A						
Ancient Woodland / Ve	teran Trees	N/A						
Local Nature Reserve		N/A						
Site of Importance for	Nature	N/A						
Conservation								
Flood Risk Zone 3		N/A						
Registered Park & Gar		N/A						
Scheduled Ancient Mo		N/A						
HSE Consultation Zone		N/A						
Operational Burial Ground		N/A						
Common Land		N/A						
Existing Policy Designations (list)			site was allocated in the SAD as		• •			
Cross Bolt and Lands	ana Canaitivity Aay	-	e and an Area of Potential Arch	aeologic	ai importance.			
Green Belt and Landso	<u> </u>	sessment	ıt		Deting			
Green Belt Harm	7.1000		in the Creen Polt		Rating			
(B79 (a))	1116.21	The site is not in the Green Belt						
Landscape Sensitivity	There	are no 9	SINCs or SLINCs on the site.					
(BL23 / BL24)	There	are no c	onvos or servos on the site.					
	gainst environmen	tal. ecor	nomic and social criteria					
Criteria		sment			Rating			
Environmental								
Greenfield / Previously	Brown	field pre	viously housing now open spac	e.				
Developed Land		·						
Topography	The si	te is rela	tively flat.					
Agricultural Land Qual	ity using N/A							
Magicmap Landscape	•							
map								
Tree Preservation Orde	ers / There	are a nu	mber of semi-mature trees on t	he site.				
Mature Trees of Value	on site or							
significantly affecting								
boundaries								
Biodiversity or Geodiv	-	ues						
site or significantly aff	ecting							
boundaries								

Heritage Accets on cite or	There are no havitage access. The site is within an	
Heritage Assets on site or	There are no heritage assets. The site is within an	
significantly affecting	Area of Potential Archaeological Importance.	
boundaries	HER records	
	MBL3109 – Vineger Well (Site) – Hall End Road,	
	Wednesbury	
	DSD403 – Old Blue Bell PH, Hall End, Wednesbury	
\(\text{i} \)	(LB)	
Visual Amenity and Character of	The character of the area is residential to the south,	
the Area	industrial to the north.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood zone 2 or over 1 ha)		
Ground Contamination	The cite is within an area of former heavy industrial	
Ground Contamination	The site is within an area of former heavy industrial activity which may have left a legacy of ground	
	contamination.	
Ground stability	The site was previously occupied by residential	
Ground stability	dwellings that were demolished in the 1980/1990s as	
	the underground limestone workings had caused	
	subsidence. An Ove Arup report in 1997 following	
	infilling of the limestone mine stated that these	
	workings had stabilised. However, they concluded	
	that the coal and ironstone workings on the site	
	should be given the same consideration as any other	
	site within the former Coal fields and so there is still a	
	potential issue with stability.	
Air Quality impact of adjoining	The industrial estate to the north may require any	
uses	development to incorporate air quality amelioration	
4555	measures.	
Noise impact of adjoining uses	The industrial estate to the north may require any	
and the second s	development to incorporate noise amelioration	
	measures.	
Mineral Extraction and Mineral	There is known to be a limestone mine beneath the	
Resource Areas	site and it is an area of historic coal mining.	
Mineral Infrastructure and	There is known to be a limestone mine beneath the	
Brickworks	site and it is an area of historic coal mining.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is considered too close to existing residential	
Opportunities	dwellings to extend the industrial estate southwards.	
Employment Land	Not suitable for employment uses.	
Delivery / Phasing (taken from	The site will require investigation and remediation	
Delivery Study where referenced)	which may delay delivery.	
Viability (taken from Viability	N/A	
Study where referenced)		
Availability of utilities –	It is considered that utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	There are foul and surface water sewers running	
under site (electric cables/sub-	through the site, partly under the tarmac path.	
stations, water/sewage pipes,		

gas pipes, pylons, culve	rts,								
rights of way)									
Highways access and		Access	Access could be gained from Old Park Road.						
transportation (state name /									
quality of access points)								
Impact on the wider road	d	No issu	es antic	cipated.					
network				•					
Other Economic (specify	<i>/</i>)	None							
Social	<i>''</i>	110110							
Primary School	Within 10	minutes			gic Centre /	With	nin 20 m	ninutes	
				Emplo	yment Area				
0	MCH : OF			0	/ = - 1-1	10 <i>C</i> (1			
Secondary School	Within 25			Centre	/ Foodstore	VVIth	nin 10 m	ninutes	
GP / Health Centre /	Within 15	minutes							
Walk in centre									
Housing Density	Very High		_		y (min 50			ensity (40-	
Location - Draft Plan	Density (n	nin	dph	i, max 10	00 dph)	50 dp	h)		X
Policy (x)	100 dph)								
Any character constrain	ts on	The site	e is with	in an ar	ea of moderat	e density h	ousing.	ı	
density									
Connections to local cyc	cle route	Darlaston Road 125 metres west of the site is							
networks		identified in the SCWIP							
Public Open Space (ha's	and	The site is an area of Public Open Space (0.58 ha							
type)		local greenspace.)							
Loss of Playing Field / S	ports	There are no playing fields or sports pitches.							
Pitches (ha's / number a	-	3 1 1 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							
of pitches)	,,								
Other Social (specify)		None							
Any character constrain	ts on	The site is within an area of moderate density							
density (list)	13 011	housing.							
Opportunities		Hodonie	j.						
See conclusion									
See conclusion									
0 (1 1 111 4 1 1 1									
Sustainability Appraisal				- 11 - 1 - 2			1		
Not SA - although amber t	_		not av	allable a	is within an ar	ea with a s	shortage	e of open	
space as per the Green S	pace Audit.								
Conclusion									
The site is allocated as Co	ommunity C	pen Spa	ce. Hov	vever, it	was rated as	Low - Qua	lity Low	Value in th	e
2019 audit and therefore i	t is appropr	iate to co	nsider	redevelo	pment option	S.	•		
The site was previously us							olished	due to	
subsidence caused by the			-	-	_				е
impact of historic coal min						-		-	
would be appropriate.	J		,			J = = = = = =	, .		
Employment uses are not	considered	appropr	iate due	e to the r	proximity of ex	istina resid	dential c	wellings.	
The site is an appropriate				-	-	-		-	
Appropriate uses given	5.25 101 a g	Housing		o unu is	Employment			/Traveller	
constraints and infrastru	icture	0.58 ha	_		Employment		0.58 h		
Constraints and intrastru	ucture	U.So na					บ.วิช ท	a	

requirements



Site Known as	110: BLOOMFIELD ROAD AMENITY SPACE 1013 (OS 0279)						
Site Address	Bloomfield Road, 7	ipton					
Ward	Tipton Green		Call for Site Ref				
Site Area (ha)	0.38 ha		Capacity proposed in Call				
			for Sites submission				
Land Type	Greenfield Open S	pace	Site Assessment Reference	110			
Background / Context							
Current uses (list)	The site is currently	y amenit	y greenspace adjoining a housing	estate			
Surrounding land	The area is industr	ial to the	south, east and west with a small	housir	ng estate to		
uses	the north.						
Constraints							
Gateway Constraints (where affecting par	t Nam	e / Details	Amo	unt covered		
of submitted site)				(ha's	3)		
SSSI / SAC		N/A					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for	Nature	N/A					
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Gard	den	N/A					
Scheduled Ancient Mo	nument	N/A					
HSE Consultation Zone	= 1	N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Historic Hedgerows							
Green Belt)						
Strategic Open Space		N/A					
<u> </u>							
Existing Policy Design	ations (list)	The	site was allocated for Community	Open S	Space in the		
		SAD	and was a gateway site (gate2).	·			
Green Belt and Landso	ape Sensitivity As	sessmei	nt				
Criteria	Asses	sment			Rating		
Green Belt Harm	N/A						
(B79 (a))							
Landscape Sensitivity	N/A						
(BL23 / BL24)							
Detailed assessment a	gainst environmen	tal, ecor	nomic and social criteria				
Criteria	Asses	sment			Rating		
Environmental	<u>.</u>						
Greenfield / Previously	currer	itly open	space				
Developed Land							
Topography	The s	The site is relatively flat.					
Agricultural Land Qual	ity using N/A						
Magicmap Landscape	-						
map							
Tree Preservation Orde	ers / There	are a nu	imber of mature trees on the site.				
Mature Trees of Value	on site or						
significantly affecting							
boundaries							

Biodiversity or Geodiversity on	No issues	
-	INO ISSUES	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets	
significantly affecting		
boundaries		
Visual Amenity and Character of	The western side of Bloomfield Road is generally	
the Area	industrial in nature.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	None known but this is an area of historic heavy	
	industrial activity.	
Ground stability	None known but this is an area of historic heavy	
	industrial activity.	
Air Quality impact of adjoining	The neighbouring industrial uses may require	
uses	development to incorporate air quality amelioration	
	measures.	
Noise impact of adjoining uses	The neighbouring industrial uses may require	
	development to incorporate noise amelioration	
	measures. The site adjoins the railway line that is	
	elevated but may require noise amelioration.	
Mineral Extraction and Mineral	None known	
Resource Areas	THOTO KNOWN	
Mineral Infrastructure and	None known	
Brickworks	TYONG KNOWN	
Waste Infrastructure	The site is within a preferred area for a new waste	
	facility (Dudley?)	
Other Environmental (specify)	None	
Economic	THOTO	
Employment Development	The site is within a preferred area for a new waste	
Opportunities	facility and subject to the clearance of housing, this	
Opportunities	would consolidate the industrial uses on the western	
	side of Bloomfield Road.	
Employment Land	The site would be suitable for a comprehensive	
Employment Lanu	waste facility development in combination with	
	adjoining land.	
Delivery / Phasing (taken from	Site assembly for a comprehensive development	
Delivery Study where referenced)	may delay delivery.	
Viability (taken from Viability	The viability of individual sites will be identified as	
	part of ongoing work on the SLP	
Study where referenced)	It is considered that utilities would be available to the	
Availability of utilities –		
electricity, gas, water, sewage	site though capacities are unknown.	
treatment	There is a surface material and the state of	
Infrastructure constraints on /	There is a surface water sewer running through the	
under site (electric cables/sub-	site.	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		

Highways access and transportation (state name /		Access would be available from Bloomfield Road.							
quality of access points)		NI. '-	No issues anticipated						
Impact on the wider road network	a	NO IS	ssues an	tic	cipated				
Other Economic (specify	v)	None	<i>j</i>						
Social)	110110							
Primary School	Within 15	minute	es		Strategic Centre /		Within 20 minutes		
					Employment Area				
Secondary School	Within 20				Centre / Foodstore	Centre / Foodstore		Within 15 minutes	
GP / Health Centre /	Within 15 minutes								
Walk in centre									
Housing Density	Very High		1	_	h Density (min 50 Moderate De			nsity (40-	
Location - Draft Plan	Density (min dp		bh	n, max 100 dph)		50 dph)		X	
Policy (x)	100 dph)								
Any character constrain	ts on	None							
density									
Connections to local cyc	cle route	The site is within 600 metres of Owen Street to the							
networks		south west that is identified in the SCWIP.							
Public Open Space (ha's	s and	The site is allocated Public Open Space (0.38 ha							
type)		amenity greenspace).							
Loss of Playing Field / S	-	There are no playing fields or sports pitches.							
Pitches (ha's / number and type									
of pitches)									
Other Social (specify)			None						
Any character constraints on		None)						
density (list)									
Opportunities									
See conclusion									

Sustainability Appraisal

Four negligible scores - cultural heritage, equality, climate change mitigation, waste

Two uncertain scores - landscape, biodiversity

Three minor negative scores – natural resources, pollution and education

One major negative score – climate change adaptation

Three minor positive scores – health, housing, transport

One major positive score – economy

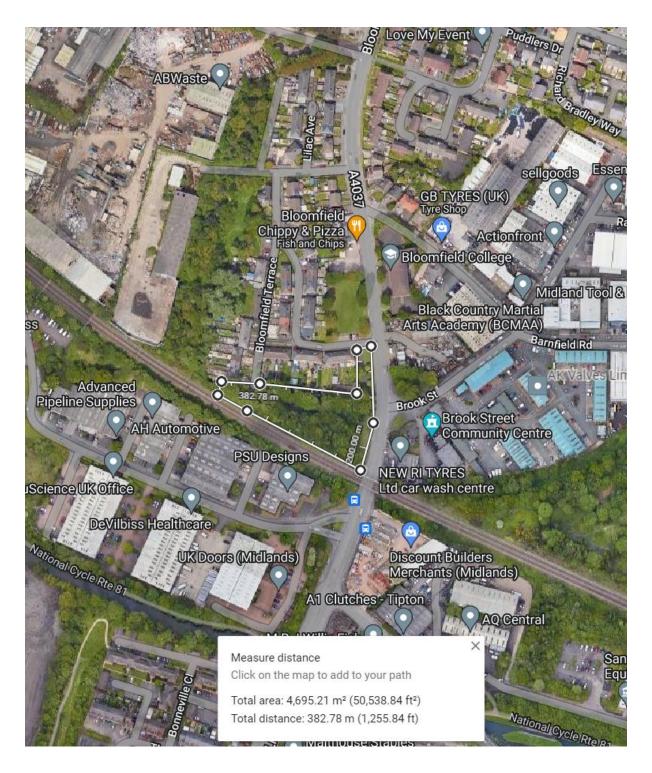
Conclusion

The site is allocated in the SAD for Community Open Space. However, the site was rated Low Quality Low Value in the 2019 audit, so the consideration of redevelopment options is considered appropriate. Residential development is not ideal alongside the railway line and design would be problematic facing the backs of existing property. The loss of the open space and the ground conditions would need to be addressed.

The site is within a preferred larger area for a new waste facility (Dudley?) and the consolidation of industrial uses on the western side of Bloomfield Road would seem to be appropriate. This would however necessitate the removal of existing residential property that would both be unpopular and time-consuming resulting in delays.

The site is not large enough for a gypsy/traveller site.

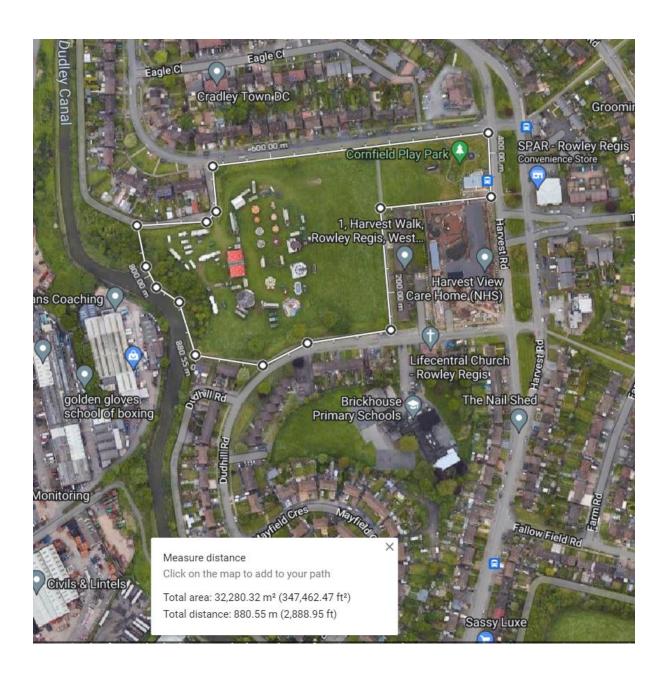
Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.38 ha	0.38 ha	
requirements			



Site Known as	111 · BRICKHOUSE	FARM	OPEN SPACE (BRICKHOUS	SE FIFI DI	5038 (Q.J11)		
Site Address	Cornfield Road, Row			<u>, , , , , , , , , , , , , , , , , , , </u>	(4011)		
Ward	Rowley	loy Ito	Call for Site Ref				
Site Area (ha)	2.93 ha		Capacity proposed in Call				
Olic Area (lia)	2.30 114		for Sites submission				
Land Type	Greenfield Open Spa	ace	Site Assessment Reference	e 111			
Background / Context							
Current uses (list)	The site is currently a	an info	mal grassed amenity area. It i	is guestion	ed whether it		
(,	•		location for the circus that us	•			
	before the care hous				, ,		
Surrounding land			e other side of the canal to the	e west. The	ere are		
uses	residential uses on a	ll other	sides, the Brickhouse Estate.				
Constraints			,				
Gateway Constraints (where affecting part	Nam	e / Details	Amo	unt covered		
of submitted site)	3 ,			(ha's			
SSSI / SAC		N/A		,	•		
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for	Nature	N/A					
Conservation		' ' '					
Flood Risk Zone 3		N/A					
Registered Park & Gard	den	N/A					
Scheduled Ancient Monument		N/A					
HSE Consultation Zone		N/A					
Operational Burial Ground		N/A					
Common Land		N/A					
Historic Hedgerows		N/A					
Green Belt		N/A					
Strategic Open Space		N/A					
omanogra opon opaso		1					
Existing Policy Design	ations (list)		site is allocated in the SAD (20	•			
		Space. The site adjoins a wildlife corridor to the west alongside the canal.					
Green Belt and Landso	ape Sensitivity Asse	ssmer	ıt				
Criteria	Assess	ment			Rating		
Green Belt Harm	N/A						
(B79 (a))	B1/A						
Landscape Sensitivity (BL23 / BL24)	N/A						
,	gainst environmenta	Lecor	omic and social criteria				
Criteria	Detailed assessment against environmental, economic and social criteria Criteria Assessment Rating						
Environmental	Assessment Rating						
Greenfield / Previously	Greenfi	eld one	n space though the site is with	nin an			
Developed Land		Greenfield open space though the site is within an area of historic mineworking.					
Topography		The site slopes steadily down towards the south west					
	and the	•	. 1.1. aut., aut., towardo trio oc	11001			
Agricultural Land Qual							
Magicmap Landscape							
map							
1							

Tree Preservation Orders /	There are a number of mature trees around the	
Mature Trees of Value on site or		
	perimeter of the site.	
significantly affecting		
boundaries	<u></u>	
Biodiversity or Geodiversity on	There is a canal on the western boundary that should	
site or significantly affecting	be considered in any redevelopment. There are no	
boundaries	SINCs or SLINCs.	
Heritage Assets on site or	There are no heritage assets.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The site is within the predominantly residential	
the Area	Brickhouse Estate to the east of the Dudley canal.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Not known though it is within an area of historic	
	mineworking, there are mineshafts identified to the	
	east of the site.	
Ground stability	Not known though it is within an area of historic	
	mineworking, there are mineshafts identified to the	
	east of the site.	
Air Quality impact of adjoining	The industrial uses to the west of the site may require	
uses	any development to incorporate air quality	
	amelioration measures.	
Noise impact of adjoining uses	The industrial uses to the west of the site may require	
, and the same of	any development to incorporate noise amelioration	
	measures	
Mineral Extraction and Mineral	Not known though it is within an area of historic	
Resource Areas	mineworking, there are mineshafts identified to the	
	east of the site.	
Mineral Infrastructure and	Not known though it is within an area of historic	
Brickworks	mineworking, there are mineshafts identified to the	
	east of the site.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is in a predominantly residential area with	
Opportunities	the Dudley canal separating industrial uses to the	
	west. As such it is not suitable for employment uses.	
Employment Land	Not suitable for employment uses.	
Delivery / Phasing (taken from	The remediation of the ground may delay delivery.	
Delivery Study where referenced)	The same and ground may dollay dollay.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is anticipated that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment	one mough capacines are not known.	
Infrastructure constraints on /	There is a surface water sewer crossing the site and	
under site (electric cables/sub-	foul and surface water sewers on the perimeter.	
•	Tiour and surface water sewers on the perimeter.	
stations, water/sewage pipes,		

gas pipes, pylons, culve	erts,								
rights of way)					-				
Highways access and		Access would be available from Cornfield Road.							
transportation (state name /									
quality of access points	•								
Impact on the wider roa	d	No issues	antic	ipated.					
network									
Other Economic (specif	y)	None							
Social									
Primary School	Within 10	minutes		Strate	gic Centre /	With	nin 20 m	ninutes	
				Emplo	yment Area				
Secondary School	Within 20			Centre	/ Foodstore	With	nin 15 m	ninutes	
GP / Health Centre /	Within 15	minutes							
Walk in centre					, . = 1				
Housing Density	Very High		_		y (min 50			nsity (40-	
Location - Draft Plan	Density (r	nin	dph	, max 10	00 dph)	50 dp	h)		X
Policy (x)	100 dph)							_	
Any character constrain	its on	The site is	s with	in an are	ea of moderate	te density lo	ow rise l	housing.	
density									
Connections to local cy	cle route	The site adjoins Cornfield Road which is identified in							
networks		the SCWIP.							
Public Open Space (ha's	s and	The site is allocated as Community Open Space							
type)		(2.93 ha Local Amenity Greenspace).							
Loss of Playing Field / S	-	There are only informal pitches on the site.							
Pitches (ha's / number a	and type								
of pitches)									
Other Social (specify)		Adjacent Cornfield Road Community Centre open							
		space							
Any character constrain	its on	The site is within an area of moderate density low							
density (list)		rise housing.							
Opportunities									
See conclusion									
Sustainability Appraisal									
Not a reasonable alternat	ive – no ass	sessment							
Conclusion									
The site is allocated in the	SAD as C	ommunity C	Dpen	Space. I	However. it w	as rated in	the 201	9 audit as	
Low-Quality Low Value ar			•						
The site is considered suitable in principle for residential development within a predominantly residential									
area. It is known that the ground conditions could be problematic within an historic mineworking area. In									
addition, the site does appear to be used for informal amenity uses and this would need to be addressed.							l.		
The site may indeed be id			-						
Employment uses are not considered appropriate in this predominantly residential area.									
The site exceeds the size parameters for gypsy/traveller use.									
Appropriate uses given		Housing			Employmen	t	Gypsy	/Traveller	
constraints and infrastr	ucture	2.93 ha					2.93ha		
requirements									
•									



Site Known as	112: BRICKHOUSE LANE OPEN SPACE 6054 (OS 0334)						
Site Address	Brickhouse	Lane, We	dnesb	ury.			
Ward	Wednesbur	y South		Call for Site Ref			
Site Area (ha)	1.19 ha			Capacity proposed in Call			
				for Sites submission			
Land Type	Greenfield a	amenity s _l	pace	Site Assessment Reference			
Background / Context							
Current uses (list)	The site is	currently a	an attra	ctive amenity area crossed with	n informa	I paths that	
,		-		dential and industrial uses.			
Surrounding land	There are re	esidential	uses t	o the north with industrial uses	on the ot	her sides.	
uses							
Constraints							
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered	
of submitted site)					(ha's	5)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gard			N/A				
Scheduled Ancient Mo	nument		N/A				
HSE Consultation Zone			N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Existing Policy Design	ations (list)		l .	site was allocated in the SAD as		• •	
			Space. It is within an archaeological priority area being part				
				e site of the former Wellington P	it ironwo	rks.	
Green Belt and Landso	ape Sensitiv			nt		T = -	
Criteria		Assessi				Rating	
Green Belt Harm		The site	is not	in the Green Belt			
(B79 (a))							
Landscape Sensitivity		There ar	e no S	SINCs or SLINCs on the site.			
(BL23 / BL24)	aningt envir	on montal	Lacar	omic and social criteria			
Criteria	gamst envir	Assessi	-	oniic and social criteria		Dating	
Environmental		ASSESSI	mem			Rating	
Greenfield / Previously	,	Groonfic	ald but	former heavy industrial site			
Developed Land		Greenine	iu but	ionnei neavy industriai site			
Topography		The site	ic rala	tively flat.			
	ity usins	N/A	io i Gia	aroly nau			
Agricultural Land Qual	•	IN/A					
Magicmap Landscape map	h021-1900						
Tree Preservation Orde	are /	There or	יות ב ם	mber of mature trees on the site	۵		
Mature Trees of Value		i i i i e i e ai	c a nu	missi of mature trees on the Sit	J.		
significantly affecting							
boundaries							
- Juliani 100							

Biodiversity or Geodiversity on	No issues.	
site or significantly affecting	TVO ISSUES.	
boundaries		
	There are no haritage coasts on site though it is the	
Heritage Assets on site or	There are no heritage assets on site though it is the	
significantly affecting	site of a former ironworks.	
boundaries	HER records	
	MBL5413 – Wellington Ironworks	
	MBL5412 – Swan Farm Brickworks	
	MBL3246 – Swan Farm Colliery & Brickworks	
Visual Amenity and Character of	The character of the area is generally residential to	
the Area	the north and industrial to the south.	
Flood risk, drainage and ground	The site is not within Flood Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Not known though the site is within a site of historic	
	heavy industrial activity including ironworks,	
	brickworks and a marl hole.	
Ground stability	None known though an area of heavy industrial	
,	activity.	
Air Quality impact of adjoining	The industrial uses to the south may require any	
uses	development to incorporate air quality amelioration	
uses	measures.	
Naise impact of adjaining uses		
Noise impact of adjoining uses	The industrial uses to the south may require any	
	development to incorporate noise amelioration	
	measures.	
Mineral Extraction and Mineral	Not known though the site is within a site of historic	
Resource Areas	heavy industrial activity including ironworks and	
	brickworks.	
Mineral Infrastructure and	Not known though the site is within a site of historic	
Brickworks	heavy industrial activity including ironworks and	
	brickworks.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site adjoins industrial uses to the south though it	
Opportunities	is considered that an extension of this activity	
	northwards would have a detrimental impact on	
	neighbouring residential uses.	
Employment Land	Not suitable for employment purposes.	
Delivery / Phasing (taken from	Remediation of the ground conditions may delay	
Delivery Study where referenced)	delivery.	
Viability (taken from Viability	N/A	
Study where referenced)		
Availability of utilities –	It is considered that utilities would be available	
electricity, gas, water, sewage	though capacities are unknown.	
treatment	and an	
Infrastructure constraints on /	None known.	
under site (electric cables/sub-	TAGIO KIIOWII.	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		

Highways access and		Acce	Access would be available from Brickhouse Lane.						
transportation (state nar	ne /								
quality of access points)									
Impact on the wider road	d	No is	sues a	ntici	ipated.				
network									
Other Economic (specify	/)	None)						
Social									
Primary School	Within 10	minute	es		Strategic Centre /		Within 20 m	inutes	
, , , , , , , , , , , , , , , , , , , ,					Employment Area				
Secondary School	Within 25				Centre / Foodstore	•	Within 15 m	inutes	
GP / Health Centre /	Within 15	minute	es						
Walk in centre									
Housing Density	Very High			_	Density (min 50		Moderate Density (40-		
Location - Draft Plan	Density (n	nin	C	dph,	max 100 dph)	50 dph)			Х
Policy (x)	100 dph)								
Any character constrain	ts on	The residential development to the north is moderate density low rise							
density		housing.							
Connections to local cyc	cle route		The site is 600 metres to the south of Harvills						
networks					s identified in the SC				
Public Open Space (ha's	and				ated Public Open Sp	ace (1.19 ha		
type)					Greenspace).				
Loss of Playing Field / S	-	There are no playing fields or sports pitches.							
Pitches (ha's / number a	nd type								
of pitches)									
Other Social (specify))						
Any character constraints on					development to the r	orth is	s moderate		
density (list)	densi	ity low i	rise	housing.					
Opportunities									
See conclusion									
Custoinability Approisal									

Sustainability Appraisal

Not SA - scored red for all uses so not available for selection or reasonable alternative

Conclusion

The site is allocated Community Open Space in the SAD. However, it was rated Low Quality Low Value in the 2019 audit and it is considered that it is reasonable to assess alternative redevelopment options.

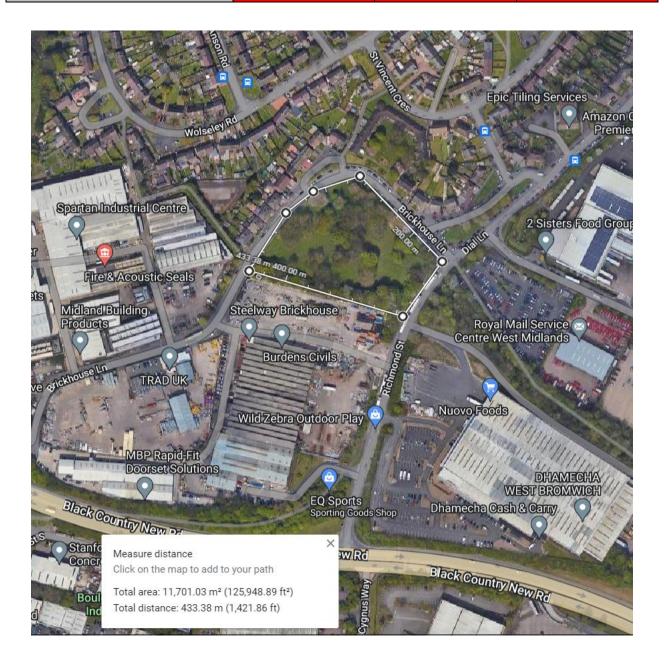
The site is currently an attractive amenity area with several mature trees crossed with informal paths that forms a buffer between industrial and residential uses.

Residential use may be suitable though the open space would be lost, ground conditions are expected to be problematic and it would adjoin industrial estates to the south.

The extension of the employment uses northwards may be suitable though there may be a detrimental impact on the neighbouring residential uses.

The site is large enough for a gypsy/traveller site though is isolated from amenities and would require the loss of open space.

It is considered therefore that given the quality of the amenity space and its function as a buffer that it be retained as Public Open Space.



Site Known as	113: BRICKHOUSE OPEN SPACE 5035 (OS 0181)							
Site Address	Scotwell Close, Rowl	ey Re	gis.					
Ward	Rowley		Call for Site Ref					
Site Area (ha)	4.79 ha		Capacity proposed in Call					
			for Sites submission					
Land Type	Greenfield Open Spa	се	Site Assessment Reference					
	formerly heavy indus	trial						
	uses							
Background / Context								
Current uses (list)	The site is currently u	ised as	s local amenity greenspace.					
Surrounding land	The site is within a pr	edomi	nantly residential area with St Mic	haels I	ligh School to			
uses	the east.							
Constraints								
Gateway Constraints (where affecting part	Nam	e / Details	Amo	unt covered			
of submitted site)				(ha's)			
SSSI / SAC		N/A						
Ancient Woodland / Ve	teran Trees	N/A						
Local Nature Reserve		Shee	pfold Close/Brickhouse Lane					
Site of Importance for	Nature	N/A	•					
Conservation								
Flood Risk Zone 3		N/A						
Registered Park & Gar	den	N/A						
Scheduled Ancient Mo		N/A						
HSE Consultation Zone		N/A						
Operational Burial Gro		N/A						
Common Land	<u></u>	N/A						
Historic Hedgerows		N/A						
Green Belt		N/A						
Strategic Open Space		N/A						
Charagie open opace		1 1,77 1						
Existing Policy Design	ations (list)	The	site is allocated in the SAD as Cor	ı nmunit	v Open			
Exioning Folioy Boolgin	ationic (not)	Space. The site is a local Nature Reserve (Sheepfold						
		Close/Brickhouse lane) and a SLINC (SA069)						
Green Belt and Landso	ape Sensitivity Asse							
Criteria	Assess				Rating			
Green Belt Harm	N/A							
(B79 (a))								
Landscape Sensitivity	N/A							
(BL23 / BL24)								
•	gainst environmenta	l. econ	omic and social criteria					
Criteria	Assess				Rating			
Environmental					<u> </u>			
Greenfield / Previously	Greenfie	eld Ope	en Space though historic coal mini	ing				
Developed Land	area.							
Topography		slopes	s significantly down towards the so	outh.				
Agricultural Land Qual			,					
Magicmap Landscape	•							
map Landscape	p00t 1000							
map								

Tree Dresewickiem Orders /	There are no marries made use trace within the site	
Tree Preservation Orders /	There are numerous mature trees within the site.	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	proposed Local Nature Reserve – Sheepfold Close /	
site or significantly affecting	Brickhouse Lane	
boundaries		
Heritage Assets on site or	There are no heritage assets	
significantly affecting		
boundaries		
Visual Amenity and Character of	The character of the area is generally residential (the	
the Area	Brickhouse Estate)	
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site is within an area of historic coalmining	
	activity, Scotwell Colliery was to the south of the site	
	so potential issues with made ground and stability	
	are anticipated.	
Ground stability	The site is within an area of historic coalmining	
Cround Stability	activity, Scotwell Colliery was to the south of the site	
	so potential issues with made ground and stability	
	are anticipated.	
Air Quality impact of adjoining	No issues anticipated	
uses	140 1330C3 articipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	The site is within an area of historic coalmining	
Resource Areas	activity, Scotwell Colliery was to the south of the site	
Resource Areas	so potential issues with made ground and stability	
Min and Information and	are anticipated.	
Mineral Infrastructure and	The site is within an area of historic coalmining	
Brickworks	activity, Scotwell Colliery was to the south of the site	
	so potential issues with made ground and stability	
Wastalafasa	are anticipated.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is in a predominantly residential area so	
Opportunities	employment uses would not be appropriate.	
Employment Land	Not suitable for employment uses.	
Delivery / Phasing (taken from	The anticipated remediation of the ground conditions	
Delivery Study where referenced)	would delay delivery.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is anticipated that utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	There are foul and surface water sewers crossing the	
under site (electric cables /sub-	site.	
stations, water /sewage pipes,		
• , , ,		

gas pipes, pylons, culverts, rights of way)		
Highways access and	Access to the site could be gained from the north	
transportation (state name /	though from existing cul de sacs.	
quality of access points)		
Impact on the wider road	The site is surrounded by minor roads.	
network		
Other Economic (specify)	None	

Social

Primary School	Within 15 minutes		Strategic Centre / Employment Area		Within 20 minutes			
Secondary School	Within 20	minute	es	Centre / Foodstore	Centre / Foodstore Within		ninutes	
GP / Health Centre /	Within 10	minute	es					
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin	dpl	n, max 100 dph)	50 dph)			X
Policy (x)	100 dph)							
Any character constrain	ts on	The s	The surrounding area is predominantly moderate density low rise					
density		hous	housing.					
Connections to local cyc	cle route	Doulton Road 700 metres to the west of the site is						
networks		ident	identified in the SCWIP.					
Public Open Space (ha's	and	The s	The site is allocated Public Open Space (4.79 ha					
type)		Loca	I Amenity	Greenspace)				
Loss of Playing Field / S	ports	There	There are no playing fields or sports pitches.					
Pitches (ha's / number and type								
of pitches)								
Other Social (specify) None								
Any character constrain	ts on	The surrounding area is predominantly moderate						
density (list)		dens	ity low ris	e housing.				

Opportunities

See conclusion

Sustainability Appraisal

Not a reasonable alternative - not assessed

Conclusion

The site is allocated as Community Open Space. However, it was rated in the 2019 audit as Low Quality Low Value, so it is considered reasonable to assess redevelopment options.

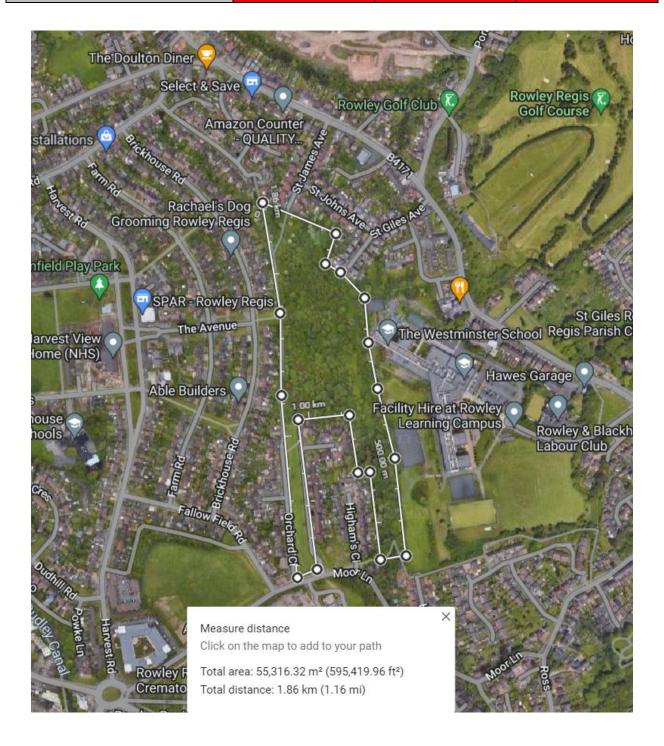
The site is an area of amenity space with numerous mature trees, which is a local nature reserve and a SLINC forming an area of linear open space.

Residential development would be suitable in principle in this residential area. However, the protected open space would be lost, and it is known that there would be poor ground conditions to overcome together with levels and access issues.

Employment use would not be appropriate in this predominantly residential area.

The site could be subdivided to form a gypsy traveller site though access is problematic, and the open space would be lost so this is not recommended.

It is accepted that the site is rated low quality and low value, so improvements should be made, or redevelopment considered. It is suggested however that the nature designations on the site together with the site constraints combine to advise the retention of the Public Open Space.



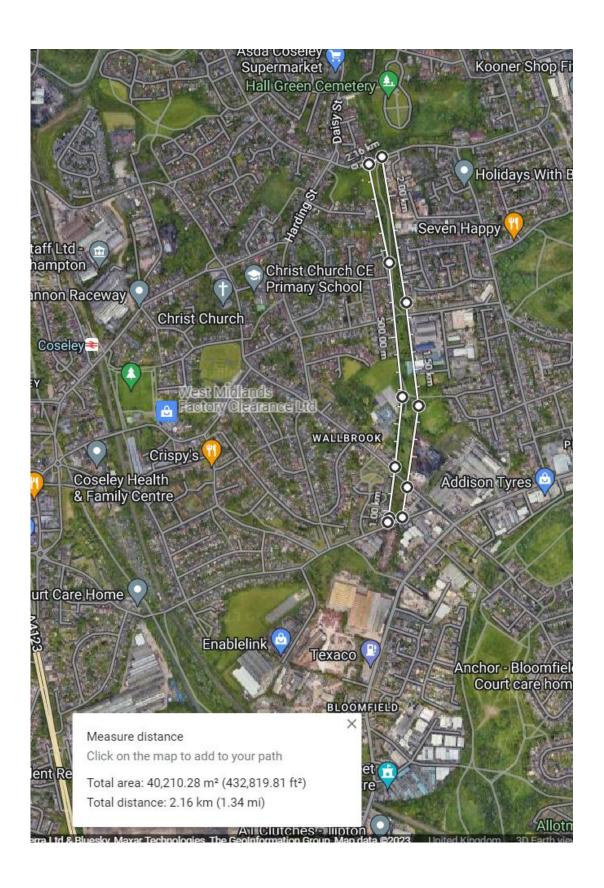
Site Known as	114: BRIERLEY LANE OPEN SPACE/HENN DRIVE OPEN SPACE 1001 (OS							
Cito Address	0249) Brierley Lane / Bradleys Lane, Tipton.							
Site Address	Princes End	ieys La	Call for Site Ref					
Ward								
Site Area (ha)	3.59 ha		Capacity proposed in Call for Sites submission					
Land Type	Brownfield former ra	ilwov	Site Assessment Reference	114				
Land Type	line	iiway	Site Assessment Reference	114				
Background / Context	l IIIIe							
Current uses (list)	The site is currently	a greer	n linear walkway					
Surrounding land	•	•	esidential with industrial uses to t	he sout	h.			
uses		,						
Constraints								
Gateway Constraints (where affecting part	Nam	e / Details	Amo	unt covered			
of submitted site)				(ha's)			
SSSI / SAC		N/A						
Ancient Woodland / Ve	teran Trees	N/A						
Local Nature Reserve		N/A						
Site of Importance for	Nature	N/A						
Conservation								
Flood Risk Zone 3		N/A						
Registered Park & Gar		N/A						
Scheduled Ancient Mo		N/A						
HSE Consultation Zon		N/A						
Operational Burial Gro	und	N/A						
Common Land		N/A						
Historic Hedgerows		N/A						
Green Belt		N/A						
Strategic Open Space		N/A						
Existing Policy Design	ations (list)	Tho	site is allocated in the SAD as Cou	mmunit	v Opon			
Existing Policy Design	ations (list)	The site is allocated in the SAD as Community Open Space. It is a wildlife corridor and a SLINC (Dudley to						
		Priestfield disused railway SA 011).						
Green Belt and Landso	ape Sensitivity Asse							
Criteria	Assess	sment			Rating			
Green Belt Harm	N/A							
(B79 (a))								
Landscape Sensitivity	N/A							
(BL23 / BL24)								
			nomic and social criteria		Rating			
Criteria	Assessment							
Environmental	1							
	enfield / Previously Old railway line, now green walkway.							
Developed Land	The site	. io ==1-	throly flot the over alarge days					
Topography	towards		tively flat, the area slopes down					
Agricultural Land Qual		s ii le 50	oun.					
Magicmap Landscape								
map	P 2 3 1 1 0 0 0							

Tree Preservation Orders /	There are numerous meture trees on the site	
	There are numerous mature trees on the site.	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	The site is a wildlife corridor and a SLINC (Dudley to	
site or significantly affecting	Priestfield Disused Railway)	
boundaries		
Heritage Assets on site or	There are no heritage assets.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The character of the area is predominantly residential	
the Area	'	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees	THE SILE IS HEL III I ISSUE MICK ZONE S.	
where drainage issues, in flood		
zone 2 or over 1 ha)		
•	Not known though this was an area of historia had	
Ground Contamination	Not known though this was an area of historic heavy	
	industrial activity.	
Ground stability	Not known though this was an area of historic heavy	
	industrial activity.	
Air Quality impact of adjoining	No issues anticipated.	
uses		
Noise impact of adjoining uses	No issues anticipated.	
Mineral Extraction and Mineral	Not known though this was an area of historic heavy	
Resource Areas	industrial activity.	
Mineral Infrastructure and	Not known though this was an area of historic heavy	
Brickworks	industrial activity.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic (Specify)	TAOTIC	
	The site is in a prodominantly residential area and its	
Employment Development	The site is in a predominantly residential area and its	
Opportunities	linear shape makes it difficult to develop. It is not	
	considered suitable for employment uses.	
Employment Land	It is not considered suitable for employment uses.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	There are foul and surface water sewers crossing the	
under site (electric cables/sub-	site.	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be gained from Brierley Lane.	
transportation (state name /	Access could be gained from briefley Lane.	
quality of access points)	No icourse outliningted	
Impact on the wider road	No issues anticipated	
network		

Other Economic (specify) None										
Social										
Primary School			Strategic Centre / Employment Area		Within 20 minutes					
Secondary School	Within 25	minute	es		Centre / Foodstore		Within 10 m	inutes		
GP / Health Centre /	Within 10	minute	es							
Walk in centre										
Housing Density Location – Draft Plan Policy (x)	Very High Density (n 100 dph)	nin		dph	h Density (min 50 , max 100 dph)		Moderate De 50 dph)	• `	х	
Any character constrain density	ts on	The a	area i	is cha	aracterised by moder	ate de	nsity low rise	housing.		
Connections to local cyc	cle route				kilometre to the sout	h is id	entified in			
networks			the SCWIP.							
Public Open Space (ha's	and	The site is allocated as Public Open Space (3.59 ha								
type)		Local Green Corridor)								
Loss of Playing Field / S Pitches (ha's / number a of pitches)	-	There	There are no sports pitches or playing fields							
Other Social (specify)		None)							
Any character constrain	ts on		The area is characterised by moderate density low							
density (list)		rise h	nousir	ng.						
Opportunities										
See conclusion										
Sustainability Appraisal										
Not a reasonable alternative – not assessed										
Conclusion										
The site is allocated in the SAD as Community Open Space. However, it was rated in the 2019 audit as Low-Quality Low Value. It is considered appropriate therefore to assess potential redevelopment options. The site is currently in poor condition and is badly managed. However, it does have the potential to provide an attractive walkway linking Brierley Lane and Bradleys Lane. The site is currently designated as a wildlife corridor and a SLINC and the linear nature of the site together with the anticipated poor ground makes any development problematic. It is therefore recommended that the site is retained as Community Open Space to preserve the nature										

Appropriate uses given	Housing	Employment	Gypsy/Travellel
constraints and infrastructure			
requirements			

designations.



Site Known as	115: BROADWELL PARK 2024 (QH6)					
Site Address	Broadwell Road					
Ward	Oldbury		Call for Site Ref			
Site Area (ha)	1.79 ha		Capacity proposed in Call for Sites submission			
Land Type	Greenfield Open Sp	ace	Site Assessment Reference	115		
Background / Context						
Current uses (list)	The site is currently	a local	park with play areas and walkway	s.		
Surrounding land	There are residentia	ıl uses t	o the west and industrial uses to t	he eas	t.	
uses						
Constraints						
Gateway Constraints (where affecting part	Nam	e / Details		unt covered	
of submitted site)				(ha's)	
SSSI / SAC		N/A				
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve	\	N/A				
Site of Importance for I Conservation	Nature	N/A				
Flood Risk Zone 3		N/A				
	don	N/A N/A				
Registered Park & Gard Scheduled Ancient Mo		N/A N/A				
HSE Consultation Zone		N/A				
Operational Burial Gro		N/A				
Common Land	und	N/A				
Historic Hedgerows		N/A				
Green Belt		N/A				
Strategic Open Space		N/A				
- charagie apan apana		. 4,7 .				
Existing Policy Designation		The site is allocated in the SAD as Community Open Space. It is a SLINC (Broadwell Park Tame Valley SA 002:1)				
Green Belt and Landsc	ape Sensitivity Ass	essmer	nt			
Criteria	Assess	sment			Rating	
Green Belt Harm (B79 (a))	N/A					
Landscape Sensitivity (BL23 / BL24)	N/A	N/A				
Detailed assessment against environmental, economic and social criteria						
Criteria	Assess	sment			Rating	
Environmental						
Greenfield / Previously	Greenf	ield Ope	en Space.			
Developed Land						
Topography		e is rela	tively flat			
Agricultural Land Qual						
Magicmap Landscape	post-1988					
map						

T D	The second secon	
Tree Preservation Orders /	There are several mature trees within the site.	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	There is a SLINC on the site (Broadwell Park, Tame	
site or significantly affecting	Valley).	
boundaries		
Heritage Assets on site or	There are no heritage assets	
significantly affecting	-	
boundaries		
Visual Amenity and Character of	The area is characterised by mixed uses.	
the Area	The area to characterious by thinted access	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees	The site is not in Flood Nisk Zone 5.	
where drainage issues, in flood		
zone 2 or over 1 ha)	Nie ieeuse keesse	
Ground Contamination	No issues known	
Ground stability	No issues known	
Air Quality impact of adjoining	The industrial uses opposite the site may require any	
uses	residential development to incorporate air quality	
	amelioration measures.	
Noise impact of adjoining uses	The industrial uses opposite the site may require any	
	residential development to incorporate noise	
	amelioration measures.	
Mineral Extraction and Mineral	None known	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	It is considered that development for employment	
Opportunities	uses would have a detrimental impact on residential	
opportunitios .	uses on Mckean Road. The site is not suitable for	
	employment uses.	
Employment Land	The site is not suitable for employment uses.	
	· · ·	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)	The 1-199 of the 199 o	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be obtained from Broadwell Road.	
transportation (state name /		
quality of access points)		
1. mily of about points,		

Impact on the wider road			No issues anticipated.					
network		11013	TVO ISSUES ATTICIPATEU.					
Other Economic (specify) None			j					
Social	<u> </u>	140110	<u> </u>					
Cociai								
		_				1		
Primary School	Within 10	minute	es	Strategic Centre /		Within 20 m	ninutes	
				Employment Area				
Secondary School	Within 20	minute	es	Centre / Foodstore	<u> </u>	Within 10 m	ninutes	
GP / Health Centre /	Within 10							
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin	dph	, max 100 dph)	dph) 50 dph)			Χ
Policy (x)	100 dph)							
Any character constrain	ts on	The area is characterised by moderate density low rise housing.						
density								
Connections to local cyc	cle route	The site adjoins Broadwell Road that is identified in						
networks		the WMLCWIP.						
Public Open Space (ha's	and	The site is allocated as Community Open Space						
type)		(1.79 ha Local Parks and Gardens)						
Loss of Playing Field / S	-	There are no playing fields or sports pitches.						
Pitches (ha's / number a	nd type							
	of pitches)							
	Other Social (specify) None							
· · · · · · · · · · · · · · · · · · ·			aracterised by modera	ate de	nsity low			
density (list) rise housing.			ousing.					
Opportunities								
See conclusion								
Sustainability Appraisal								
Not a reasonable alternation	ve – not as	sesse	b					

Conclusion

The site is allocated in the SAD as Community Open Space. The site was however rated in the 2019 audit as Low Quality Low Value, so the consideration of alternative redevelopment options is appropriate.

The site is currently a local park with walkways and play areas and is a designated SLINC. It does have potential to provide a useful asset to the local community though is currently neglected. It is suggested that any proposals for redevelopment would be contentious.

Residential redevelopment would be appropriate in principle with noise amelioration to counter any issues with industrial uses on Broadwell Road. The mature trees on the Broadwell Road frontage would need to be preserved where possible to screen the dwellings from the industrial uses.

It is considered that employment uses on the site would not be appropriate given the proximity of dwellings on Mckean Road.

The site is too large for a gypsy/traveller site.

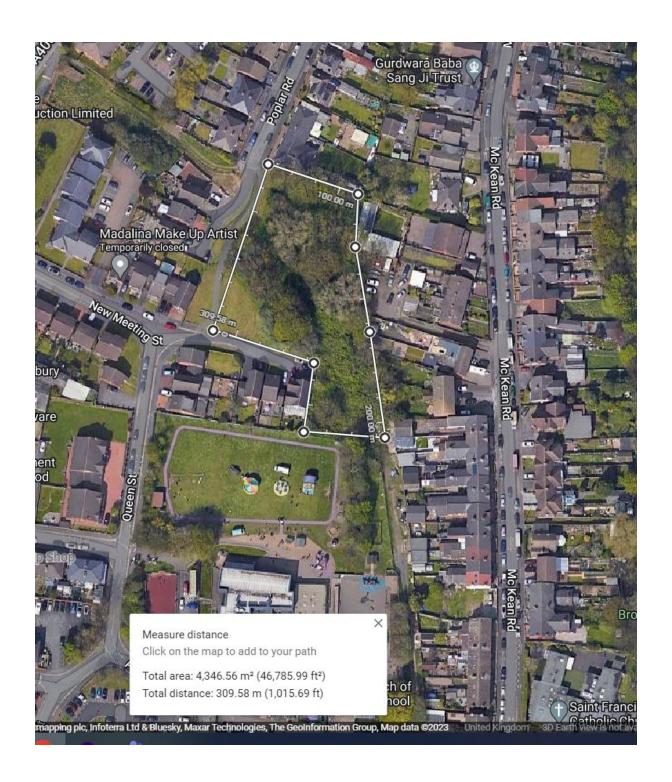
Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	1.79 ha		
requirements			



Site Known as	116: CANA	116: CANAL SIDE OPEN SPACE					
Site Address	New Meetin	g Street,	Oldbur	Ту			
Ward	Oldbury			Call for Site Ref			
Site Area (ha)	0.5 ha			Capacity proposed in Call for Sites submission			
Land Type	Greenfield (Open Spa	се	Site Assessment Reference	116		
Background / Context		<u> </u>					
Current uses (list)	The site is o	currently u	sed as	s local amenity greenspace.			
Surrounding land				ly residential area with commercia	al uses	to the west in	
uses	Oldbury To	vn Centre).				
Constraints							
Gateway Constraints (where affect	ing part	Name	e / Details	Amo	unt covered	
of submitted site)					(ha's)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gard			N/A				
Scheduled Ancient Mo	nument		N/A				
HSE Consultation Zone	e 1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Historic Hedgerows			N/A				
Green Belt			N/A				
Strategic Open Space			N/A				
	Existing Policy Designations (list)		The site was allocated in the SAD as Community Open Space. It is within an Area of Potential Archaeological Importance, the Church Square Conservation Area and is within an Archaeological Priority Area as it an infilled segment of the Old Birmingham Main Line canal.			eological Area and is infilled	
Green Belt and Landso	ape Sensitiv			<u> </u>		-	
Criteria		Assessi	ment			Rating	
Green Belt Harm (B79 (a))		N/A					
Landscape Sensitivity (BL23 / BL24)		N/A					
Detailed assessment against environmental, economic and social criteria							
Criteria	Assessment					Rating	
Environmental							
Greenfield / Previously		Greenfield former canal					
Developed Land							
Topography		The site	is rela	tively flat.			
Agricultural Land Qual	•	N/A					
Magicmap Landscape map	post-1988						
-							

Tree Preservation Orders /	There are several mature trees on the perimeter of	
Mature Trees of Value on site or	•	
	the site including rare Black Poplar trees. There are	
significantly affecting boundaries	no tree preservation orders.	
	No leaves	
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no visual heritage assets on the site.	
significantly affecting	Within a conservation area	
boundaries	T	
Visual Amenity and Character of	The site is surrounded by residential dwellings.	
the Area		
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site is an infilled canal so ground conditions will	
	be challenging. It is thought that there is an historic	
	cholera graveyard within the site that precluded its	
	comprehensive development with adjoining	
	dwellings.	
Ground stability	Not known	
Air Quality impact of adjoining	No issues anticipated – in an AQMA	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	No issues anticipated	
Resource Areas		
Mineral Infrastructure and	No issues anticipated	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is surrounded by residential dwellings, so	
Opportunities	employment uses would be inappropriate.	
Employment Land	The site is surrounded by residential dwellings, so	
	employment uses would be inappropriate.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is anticipated that utilities would be available,	
electricity, gas, water, sewage	though capacities are unknown.	
treatment		
Infrastructure constraints on /	None known.	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be gained from New Meeting Street.	
transportation (state name /		
quality of access points)		
quanty or access points,	<u>L</u>	

Impact on the wider road network	d	None	anticipat	ed					
Other Economic (specify)			None						
Social									
Primary School	Within 10 minutes			Strategic Centre / Employment Area		Within 20 minutes			
Secondary School	Within 25	minute	S	Centre	/ Foodstore		Within 10 r	minutes	
GP / Health Centre /	Within 10	minute	S						
Walk in centre Housing Density	Very High	T	Llie	h Donait	y (min 50		Moderate De	ancity (40	
Location – Draft Plan Policy (x)	Density (n		_	n, max 10	• •		50 dph)	erisity (40-	X
Any character constrain density		The s	ite is with	nin an ar	ea of modera	ite der	nsity low rise	housing.	
Connections to local cycnetworks		WML	CWIP		Road that is				
Public Open Space (ha's type)	The site is allocated Community Open Space (0.5 ha Local Amenity Greenspace)								
Loss of Playing Field / S Pitches (ha's / number a of pitches)	There are no playing fields or sports pitches.								
Other Social (specify)		None							
Any character constrain	ts on	The site is within an area of moderate density low							
density (list)		rise housing.							
Opportunities									
See conclusion									
Sustainability Appraisal Not assessed									
Conclusion The site is allocated in the in the 2019 audit, so it is of the site does currently had Residential use would be neighbouring site was development of an historic graggeen area to provide an adevelopment. Employment uses would be the site is not considered.	considered in the local ampropriate reloped due aveyard and attractive outpeed inappropriate or the local propries.	reasonate in this to advert the extended the extended the extended the extended for the extended	able to as alue with resident rerse gro kistence or new re	ssess alt several ial area. und cond of mature esidents.	ernative rede mature trees However, this litions associ e Black Popla This may the	evelopi s, though s site vertaded we ar trees erefore	ment options gh is current was excluded with the infille s. It was retall preclude its	ly neglected d when the d canal, the ined as a residential	i.
Appropriate uses given constraints and infrastru requirements	ucture	Housi	ing		Employmer	nt	Gypsy	//Traveller	



Site Known as	117: CODSALL COPPICE 5090 (OS 0230)					
Site Address	Codsall Road, Rowley Regis			s		
Ward	Cradley Heat Hill	h and O	ld	Call for Site Ref		
Site Area (ha)	2.68 ha			Capacity proposed in Call for Sites submission		
Land Type	Greenfield Op	pen Spa	се	Site Assessment Reference		
Background / Context						
Current uses (list)	The site is cu	rrently a	n area	of overgrown woodland.		
Surrounding land				esidential dwellings.		
uses			•	· ·		
Constraints	1					
Gateway Constraints (where affectin	ng part	Name	e / Details	Amo	unt covered
of submitted site)					(ha's	5)
SSSI / SAC			N/A			
Ancient Woodland / Ve	teran Trees		Ancie	ent Woodland - Codsall Coppice		
Local Nature Reserve				all Coppice		
Site of Importance for	Nature		SINC	SA 077 Codsall Coppice		
Conservation						
Flood Risk Zone 3			N/A			
Registered Park & Gar	den		N/A			
Scheduled Ancient Mo	nument		N/A			
HSE Consultation Zone	e 1		N/A			
Operational Burial Gro	und		N/A			
Common Land			N/A			
Historic Hedgerows			N/A			
Green Belt			N/A			
Strategic Open Space			N/A			
Existing Policy Design	ations (list)		The s	site is allocated in the SAD for Co	mmuni	ty Open Space
				s within an Area of Potential Arch		
			Importance. In addition, it is a SINC, a Local Nature			
			Rese	rve and an ancient woodland.		
Green Belt and Landso	ape Sensitivit	ty Asses	ssmen	nt		
Criteria		Assessr	ment			Rating
Green Belt Harm (B79 (a))	1	N/A				
Landscape Sensitivity (BL23 / BL24)	1	N/A				
Detailed assessment against environmental, economic and social criteria						
Criteria						Rating
Environmental						
Greenfield / Previously	, (Greenfield Open Space				
Developed Land						
Topography		The site slopes significantly towards the west				
Agricultural Land Qual	ity using	N/A				
Magicmap Landscape	•					
map						

Tree Preservation Orders /	There are numerous mature trace on the site and it is	
Mature Trees of Value on site or	There are numerous mature trees on the site and it is	
	a designated ancient woodland	
significantly affecting		
boundaries	77 77 79 79 79 79 79 79 79 79 79 79 79 7	
Biodiversity or Geodiversity on	The site is a SINC, a Local Nature Reserve and an	
site or significantly affecting	ancient woodland.	
boundaries		
Heritage Assets on site or	There is an ancient woodland on the site and in an	
significantly affecting	area of potential archaeological importance	
boundaries		
Visual Amenity and Character of	The character of the area is predominantly residential	
the Area		
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	None known	
Ground stability	None known	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	None known	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is in the middle of a residential area and is	
Opportunities	not suitable for employment uses.	
Employment Land	The site is in the middle of a residential area and is	
	not suitable for employment uses.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is anticipated that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be obtained from Codsall Road.	
transportation (state name /		
quality of access points)		
Impact on the wider road	No issues anticipated	
network	The located armorphical	
Other Economic (specify)	None	
Social Social		
Oooiai		

, community		Within 15 minutes		Strategic Centre / Employment Area		Within 20 minutes		
	Within 25 minutes			Centre / Foodstore		Within 10 minutes		
GP / Health Centre / Walk in centre	Within 15 minutes							
Location - Draft Plan	' ' '		h Density (min 50 ı, max 100 dph)		Moderate Density (40- 50 dph)		х	
Any character constraints density	s on	The site is within an area of moderate density low rise residential dwellings.						
Connections to local cycl networks		Barrs Road 100 metres to the south of the site is identified in the BCLCWIP						
Public Open Space (ha's type)	and	The site is allocated Community Open Space (2.68 ha Neighbourhood Natural and Semi Natural Woodland)						
Loss of Playing Field / Sp Pitches (ha's / number an of pitches)	There are no playing fields or sports pitches.							
Other Social (specify)	None							
density (list) rise residen				in an area of moderat dwellings.	e den	sity low		
Opportunities See conclusion								

Sustainability Appraisal

Not a reasonable alternative - not assessed

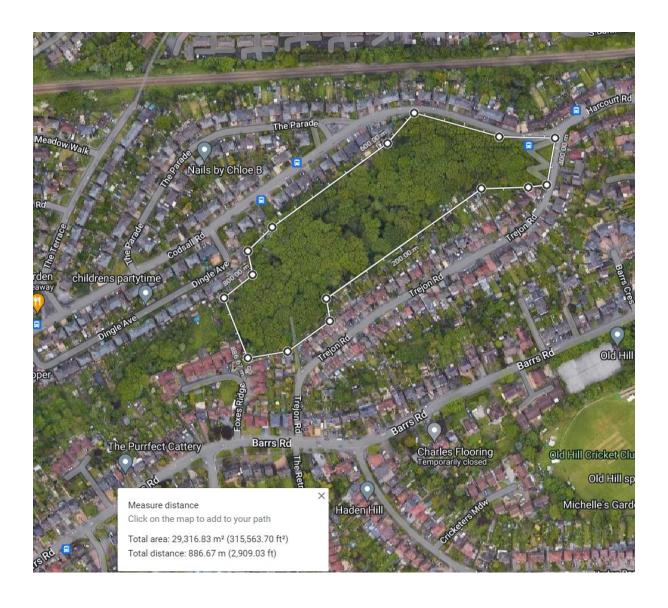
Conclusion

The site is allocated in the SAD for Community Open Space. However, it was rated in the 2019 audit as Low Quality Low Value and it is considered appropriate therefore to assess its potential for alternative development options.

The site appears currently neglected and poorly managed (natural and semi natural?) but it does have several nature designations that protect it from development. These include a SINC, a local nature reserve and an ancient woodland.

In principle the site would be suitable for residential development in accordance with the surrounding area. However, it is considered that the nature designations that highlight the importance of the site would preclude any potential for redevelopment.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	118: CONSTANCE AVENUE OPEN SPACE 3112 (OS 0369)						
Site Address	Constance Ave	nue, West E	Bromwich				
Ward	West Bromwich	n Central	Call for Site Ref				
Site Area (ha)	1.55 ha		Capacity proposed in Call				
			for Sites submission				
Land Type	Greenfield Oper	n Space	Site Assessment Reference	118			
Background / Context							
Current uses (list)	The site is curre	ently overgr	overgrown neglected land.				
Surrounding land	The site has res	sidential use	es to the west and south, commun	ity uses	to the north		
uses	and allotments	to the east.					
Constraints							
Gateway Constraints (where affecting	part Nam	e / Details	Amo	unt covered		
of submitted site)				(ha's)		
SSSI / SAC		N/A					
Ancient Woodland / Veteran Trees		N/A					
Local Nature Reserve		N/A					
Site of Importance for Nature		N/A					
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Garden		N/A					
Scheduled Ancient Mo	Scheduled Ancient Monument						
HSE Consultation Zone 1		N/A	N/A				
Operational Burial Ground		N/A					
Common Land		N/A					
Historic Hedgerows		N/A					
Green Belt		N/A					
Strategic Open Space		N/A					
Existing Policy Design	ations (list)	The	site is allocated in the SAD for Co	mmunit	y Open Space		
			is a gateway site (gate 2).				
Green Belt and Landso	ape Sensitivity	Assessme	nt				
Criteria		ssessment			Rating		
Green Belt Harm	N/A	Ά					
(B79 (a))							
Landscape Sensitivity	N/A	Ά					
(BL23 / BL24)							
		•	nomic and social criteria				
Criteria	As	ssessment			Rating		
Environmental							
Greenfield / Previously	Gr	reenfield Op	en Space				
Developed Land							
Topography	Th	ere are ban					
Agricultural Land Qual	_	Ά					
Magicmap Landscape	post-1988						
map							
Tree Preservation Orde		nere are a nu	umber of mature trees on the site.				
Mature Trees of Value	on site or						
significantly affecting							
boundaries							

Biodiversity or Geodiversity on	The site adjoins the Metro line to the north.	
site or significantly affecting	SLINC SA017 Snow Hill to Wolverhampton Railway	
	1	
boundaries	Wildlife corridor to east	
Heritage Assets on site or	There are no heritage assets on the site.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The character of the site is generally residential to	
the Area	the south of the Metro line.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Not known though the mounds are a potential sign of	
	previous heavy industrial activity.	
Ground stability	Not known	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	The adjoining Metro line may require a development	
	to incorporate minor noise amelioration measures.	
Mineral Extraction and Mineral	None known	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic	1.10.10	
Employment Development	The site could be considered feasible for office/light	
Opportunities	industrial /storage uses though this is not ideal as	
opportunitios .	access is through a residential estate and neighbours	
	residential dwellings.	
Employment Land	The site is not ideal for employment uses given the	
Employment Land	predominantly residential area.	
Delivery / Phasing (taken from	Remediation works to the ground may delay delivery.	
Delivery Study where referenced)	Themediation works to the ground may dolay delivery.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment	and though capacities are not known.	
Infrastructure constraints on /	None known.	
under site (electric cables/sub-	INOTIC KITOWIT.	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access would be available from Constance Avenue.	
	Access would be available Hoff Constance Avenue.	
transportation (state name /		
quality of access points)	No issues entisinated	
Impact on the wider road	No issues anticipated.	
network	Name	
Other Economic (specify)	None	
Social		

Primary School	Within 10	minutes			Strategic Centre /		Within 20 minutes		
					Employment Area				
Secondary School	Within 20	minute	es		Centre / Foodstore With		Within 10 m	ninutes	
GP / Health Centre /	Within 10 minutes								
Walk in centre									
Housing Density	Very High High		h Density (min 50		Moderate De	nsity (40-			
Location - Draft Plan	Density (min dp		dph	n, max 100 dph)		50 dph)		Х	
Policy (x)	100 dph)								
Any character constraints on		The site is within an area of moderate density low rise housing.							
density									
Connections to local cyc	cle route	Constance Avenue is identified in the SCWIP							
networks									
Public Open Space (ha's	and	The site is allocated Community Open Space (1.55							
type)		ha Local Amenity Greenspace).							
Loss of Playing Field / Sports		There are no playing fields or sports pitches.							
Pitches (ha's / number and type									
of pitches)									
Other Social (specify)		None							
Any character constrain	ts on	The site is within an area of moderate density low							
density (list)		rise h	nousin	g					

Opportunities

See conclusion

Sustainability Appraisal

Three negligible scores – cultural heritage, climate change mitigation, waste

One uncertain score - landscape

Six minor negative scores – biodiversity, climate change adaptation, natural resources, pollution, transport and equality

One minor positive score - housing

Three major positive scores – health, education and economy

Conclusion

The site is allocated in the SAD as Community Open Space. However, it was rated in the 2019 audit as Low Quality Low Value, so it is considered that it is reasonable to assess alternative development options.

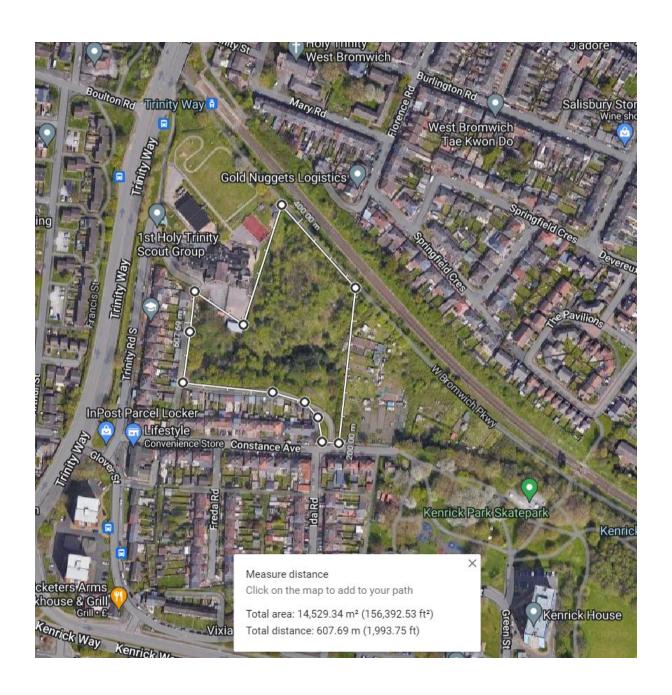
The site is currently overgrown and neglected and should be brought back into beneficial use. There have been previous requests to acquire small parcels which have been refused pending a review of the SAD and the options for comprehensive development.

Residential development would be the appropriate use in this residential area. The ground conditions are unknown however and would require investigation. The mounds are a concerning sign and the reason why the site has not previously been developed.

Employment uses are not considered suitable adjoining residential dwellings and with access required through a residential estate.

The site is too large for a gypsy/traveller site.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	1.55 ha		1.55 ha
requirements			



Site Known as	119: CORNGREAVE	S WA	LK EMBANKMENT 5078 (HAS 0	017)			
Site Address			ree Crescent, Cradley Heath	• • • • • • • • • • • • • • • • • • • 			
Ward	Cradley Heath and O		Call for Site Ref				
	Hill						
Site Area (ha)	0.39 ha		Capacity proposed in Call				
			for Sites submission				
Land Type	Greenfield Open Spa	се	Site Assessment Reference	119			
Background / Context							
Current uses (list)	The site is currently a	grass	ed embankment between residen	tial dwe	ellings with		
	several mature trees.	•					
Surrounding land	The site is in a predo	minan	tly residential area with the River S	Stour to	the west.		
uses							
Constraints							
Gateway Constraints (where affecting part	Nam	e / Details		unt covered		
of submitted site)				(ha's)		
SSSI / SAC		N/A					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A N/A					
-	Site of Importance for Nature						
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Garden		N/A					
Scheduled Ancient Monument		N/A					
HSE Consultation Zone 1		N/A					
Operational Burial Ground		N/A					
Common Land		N/A					
Historic Hedgerows		N/A					
Green Belt		N/A					
Strategic Open Space		N/A					
Existing Policy Design	ations (list)	The site is allocated in the SAD as Community Open Space					
		and is within an Area of Potential Archaeological					
		<u> </u>	rtance.				
Green Belt and Landso	-		<u>nt</u>				
Criteria	Assess	sment			Rating		
Green Belt Harm	N/A						
(B79 (a))	2.12						
Landscape Sensitivity	N/A						
(BL23 / BL24)							
Detailed assessment against environmental, economic and social criteria Criteria Assessment Rating							
Criteria		Rating					
	Environmental Control of the Control						
Greenfield / Previously	Greentie	Greenfield Open Space					
Developed Land	Thosito	The site is an embankment between two rows of					
Topography	houses.	andankineni between two fows of					
Agricultural Land Qual							
Magicmap Landscape	•						
map Lanuscape	p03t-1300						
шар							

Troo Proportion Orders	There are according to the cite	
Tree Preservation Orders /	There are several mature trees on the site.	
Mature Trees of Value on site or		
significantly affecting		
boundaries	No inques	
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets on the site. Area of	
significantly affecting	potential archaeological interest	
boundaries		
Visual Amenity and Character of	The site is in a predominantly residential area to the	
the Area	east of the River Stour.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No issues known	
Ground stability	No issues known	
Air Quality impact of adjoining	No issues known	
uses		
Noise impact of adjoining uses	No issues known	
Mineral Extraction and Mineral	Not known	
Resource Areas		
Mineral Infrastructure and	Not known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is not suitable for employment uses between	
Opportunities	residential uses.	
Employment Land	The site is not suitable for employment uses between	
	residential uses.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
gas pipes, pylons, culverts, rights of way)		
	Access could be gained from Corngreaves Walk.	
rights of way)	Access could be gained from Corngreaves Walk.	
rights of way) Highways access and	Access could be gained from Corngreaves Walk.	
rights of way) Highways access and transportation (state name /	Access could be gained from Corngreaves Walk. No issues anticipated	
rights of way) Highways access and transportation (state name / quality of access points)		
rights of way) Highways access and transportation (state name / quality of access points) Impact on the wider road		
rights of way) Highways access and transportation (state name / quality of access points) Impact on the wider road network	No issues anticipated	

	_							
Primary School	Within 10	minute	es	Strategic Centre /		Within 20 minutes		
				Employment Area	1			
Secondary School	Within 25	minute	es	Centre / Foodstor	Centre / Foodstore Within 1		ninutes	
GP / Health Centre /	Within 10 minutes							
Walk in centre								
Housing Density	Very High		Н	igh Density (min 50	I	Moderate De	nsity (40-	
Location - Draft Plan	Density (min					50 dph)	• ,	Х
Policy (x)	100 dph)							
Any character constraints on		The site is in an area of moderate density low rise housing.					sing.	•
density								
Connections to local cyc	cle route	Barrs Road 300 metres to the north of the site is						
networks		identified in the BCLCWIP.						
Public Open Space (ha's	and	The site is allocated Community Open Space (0.39						
type)		ha Local Natural and Semi Natural)						
Loss of Playing Field / Sports		There are no playing fields or sports pitches						
Pitches (ha's / number and type								
of pitches)								
Other Social (specify) Nor			None					
Any character constrain	ts on	The site is in an area of moderate density low rise						
density (list)		hous	ing					
Opportunities								

Opportunities

See conclusion

Sustainability Appraisal

Not a reasonable alternative – not assessed

Conclusion

The site is allocated Community Open Space in the SAD. However, the site was rated as Low-Quality Low value in the 2019 audit, so it is considered that it is appropriate for alternative development options to be assessed.

The site is currently a grassed embankment site between two rows of houses with several mature trees. It currently forms an area of linear open space with the site at Barn Close (5079).

The site is currently neglected and overgrown but its size and shape together with the changes in levels make it unsuitable for development.

The site is not large enough for a gypsy/traveller site.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	120: DARB	120: DARBYS HILL OPEN SPACE 5013 (OS 0142)					
Site Address	Darbys Hill Road, Tividale.						
Ward	Tividale			Call for Site Ref			
Site Area (ha)	3.81 ha			Capacity proposed in Call for Sites submission			
Land Type	Brownfield open space		е	Site Assessment Reference	120		
Background / Context							
Current uses (list)	The site is o	currently lo	ocal an	nenity greenspace			
Surrounding land				esidential dwellings.			
uses	, , , , , , , , , , , , , , , , , , ,						
Constraints							
Gateway Constraints (where affect	ing part	Name	e / Details	Amo	unt covered	
of submitted site)					(ha's	5)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for I	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gard	den		N/A				
Scheduled Ancient Mo	nument		N/A				
HSE Consultation Zone	2 1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Historic Hedgerows			N/A				
Green Belt			N/A				
Strategic Open Space			N/A				
Existing Policy Designation	ations (list)		The site is allocated in the SAD for Community Open Space. There is a SLINC on the site (Darbys Hill Road (SA				
			058))				
Green Belt and Landsc	-	-		t			
Criteria		Assessi	ment			Rating	
Green Belt Harm (B79 (a))		N/A					
Landscape Sensitivity (BL23 / BL24)		N/A					
Detailed assessment a	gainst envir	onmental	, econ	omic and social criteria			
Criteria Assessi					Rating		
Environmental							
Greenfield / Previously Developed Land		green space					
Topography	opography The site		has significant changes in levels with the				
				te being the peak of a plateau om both sides.			
Agricultural Land Qual	ity using	N/A					
Magicmap Landscape	post-1988						
map							

Tree Preservation Orders /	There are a number of mature trees on the site in	
Mature Trees of Value on site or		
	copses.	
significantly affecting boundaries		
Biodiversity or Geodiversity on	There is a SLINC on the site (Darbus Hill Bood (CA	
	There is a SLINC on the site (Darbys Hill Road (SA	
site or significantly affecting	058))	
boundaries	The second of th	
Heritage Assets on site or	There are no heritage issues.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The area is predominantly residential in character.	
the Area		
Flood risk, drainage and ground	The site is not in Flood Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	None known though the site is within an area of	
	historic heavy industrial activity.	
Ground stability	None known though the site is within an area of	
	historic heavy industrial activity.	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	No issues anticipated.	
Mineral Extraction and Mineral	None known though the site is within an area of	
Resource Areas	historic heavy industrial activity.	
Mineral Infrastructure and	None known though the site is within an area of	
Brickworks	historic heavy industrial activity.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is surrounded by residential uses and is not	
Opportunities	considered suitable for employment uses.	
Employment Land	The site is surrounded by residential uses and is not	
	considered suitable for employment uses.	
Delivery / Phasing (taken from	Land remediation may delay delivery of the site.	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	There is an electricity substation within the site and a	
under site (electric cables/sub-	foul sewer in the eastern corner.	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be gained from Darbys Hill Road.	
transportation (state name /		
quality of access points)		
Impact on the wider road	No issues anticipated	
network	'	

Other Economic (specify	y)	None	,					
Social		•						
Primary School	Within 10	minute	es	Strategic Centre /		Within 30 m	inutes	
				Employment Area				
Secondary School	Within 25	minute	es	Centre / Foodstore)	Within 15 m	ninutes	
GP / Health Centre /	Within 10	minute	es					
Walk in centre								
Housing Density	Very High			gh Density (min 50	* 1		nsity (40-	
Location - Draft Plan	Density (n	nin	dp	n, max 100 dph) 5		50 dph) X		X
Policy (x)	100 dph)							
Any character constrain	ts on	The site is within an area of moderate density low rise housing.						
density								
Connections to local cyc	cle route	New Birmingham Road (the A4123) a kilometre to						
networks		the north of the site is identified in the WMLCWIP.						
Public Open Space (ha's	and	The site is allocated Community Open Space (3.81						
type)		ha Local Amenity Greenspace)						
Loss of Playing Field / S	-	There are no playing fields or sports pitches on the				es on the		
Pitches (ha's / number a	nd type	site.						
of pitches)								
Other Social (specify)		None						
Any character constraints on		The site is within an area of moderate density low						
density (list)		rise h	ousing.					
Opportunities								

Sustainability Appraisal

See conclusion

Four negligible scores – cultural heritage, climate change mitigation, waste, equality

One uncertain score – landscape

Three minor negative scores – biodiversity, natural resources and transport

One major negative score - pollution

One minor positive score - climate change adaptation

Four major positive scores - housing, health, education and economy

Conclusion

The site is allocated in the SAD for Community Open Space. It was rated however Low-Quality Low Value in the 2019 audit, so it is considered that an assessment of alternative development options is appropriate. The site is considered appropriate for residential use subject to the loss of open space being addressed and the SLINC, mature trees and the levels and mounds taken into account. The site is within an area of historic heavy industrial activity so it is anticipated that site investigations and remediation would be required to enable the development of the site.

Employment uses are not considered appropriate in this predominantly residential area.

The site is too large for a gypsy/traveller site.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	3.81 ha		
requirements			



Site Known as	121: FAIRWAY AVENUE AMENITY GREENSPACE 5003 (OS 0332)						
Site Address	Fairway Avenue / '	Wheatsh	eaf Road, Tividale				
Ward	Tividale		Call for Site Ref				
Site Area (ha)	0.79 ha		Capacity proposed in Call for Sites submission				
Land Type	Greenfield Open Space		Site Assessment Reference	121			
Background / Context							
Current uses (list)	The site is currentl number of mature		sed amenity area between two rov	vs of ho	ouses with a		
Surrounding land	The site is within a	residen	tial area.				
uses							
Constraints							
Gateway Constraints (where affecting pa	rt Nam	ne / Details	Amo	unt covered		
of submitted site)				(ha's	5)		
SSSI / SAC		N/A					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for	Nature	N/A					
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Gar	den	N/A					
Scheduled Ancient Mo	nument	N/A					
HSE Consultation Zone	9 1	N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Historic Hedgerows		N/A					
Green Belt		N/A					
Strategic Open Space		N/A					
Existing Policy Design Green Belt and Landso	, ,	Spa	The site is allocated in the SAD for Community Open Space.				
			iit		Dating		
Criteria Green Belt Harm		ssment			Rating		
(B79 (a))	N/A						
Landscape Sensitivity (BL23 / BL24)	N/A						
Detailed assessment a	gainst environmen	tal, eco	nomic and social criteria				
Criteria	Asse	ssment			Rating		
Environmental							
Greenfield / Previously	Green	nfield Op					
Developed Land							
Topography	The s	ite slope	s significantly down towards the s	outh			
Agricultural Land Qual	ity using N/A						
Magicmap Landscape map	post-1988						
•							

Tree Breezewert's a Oral /	There are a number of our Control of 19	
Tree Preservation Orders /	There are a number of mature trees on the site	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets on the site.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The site is within a predominantly residential area	
the Area		
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No issues known	
Ground stability	No issues known	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	None known	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is not suitable for employment uses being	
Opportunities	situated between residential dwellings	
Employment Land	The site is not suitable for employment uses being	
	situated between residential dwellings	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	The access points from Beech Road and Wheatsheaf	
transportation (state name /	Road are sub-standard for development.	
quality of access points)		
Impact on the wider road	No issues anticipated	
network		
Other Economic (specify)	None	
Social Social		
Colui		

Primary School			Strategic Centre / Employment Area		Within 30 minutes			
Secondary School	Within 25	minute	S	Centre / Foodstore)	Within 15 m	ninutes	
GP / Health Centre /	Within 10	minute	s					
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin	dpł	n, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)							
Any character constrain	ts on	The s	The site is in an area of low-rise moderate density residential uses					
density								
Connections to local cyc	cle route	New Birmingham Road (the A4123) 600 metres to						
networks		the n	the north of the site is identified in the WMLCWIP					
Public Open Space (ha's	and	The site is allocated Community Open Space (0.79						
type)		ha Local Amenity Greenspace)						
Loss of Playing Field / S	-	There are no playing fields or sports pitches on the						
Pitches (ha's / number a	ind type	site.						
of pitches)								
Other Social (specify)		None	!					
Any character constraints on The site is in a			n area of low-rise mo	derate	edensity			
density (list) residential uses			S					
Opportunities								
See conclusion								

Sustainability Appraisal

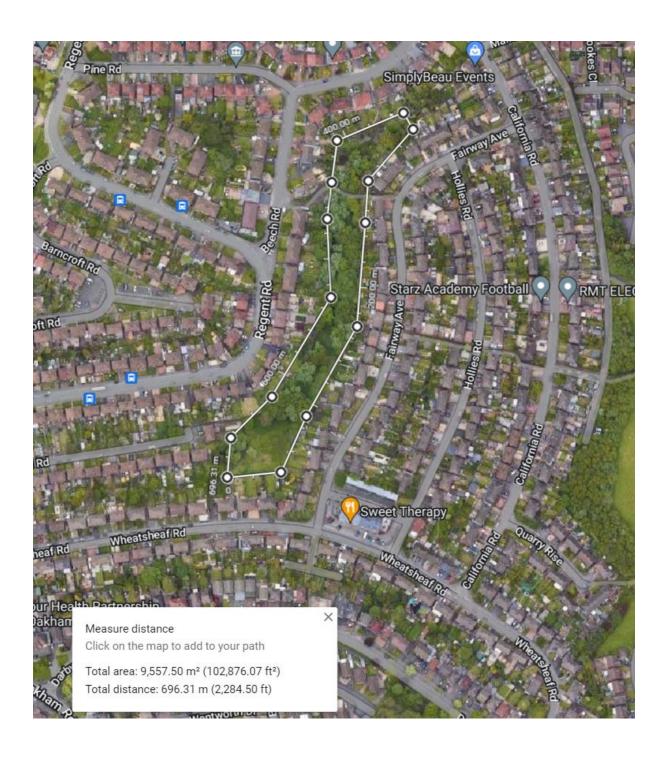
Not a reasonable alternative – not assessed

Conclusion

The site is allocated in the SAD as Community Open Space. However, the site was rated in the 2019 audit as Low-Quality Low Value. It is considered appropriate therefore to assess alternative development options. The site is currently a landlocked area with limited accessibility and amenity value for the local community although there are a number of mature trees on the site.

Residential redevelopment would be the only appropriate use in this location. The site however has very limited potential for redevelopment due to its size and shape with limited width and substandard access. Moreover, the site is surrounded and overlooked by existing residential dwellings.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	122: FRIAR PARK P	FRIAR PARK PLAYING FIELDS 6025 (QU9)				
Site Address	Friar Park Road, We	dnesbu	ıry			
Ward	Friar Park		Call for Site Ref			
Site Area (ha)	3.95 ha		Capacity proposed in Call			
			for Sites submission			
Land Type	Greenfield Open Space		Site Assessment Reference	122		
				SH18	3 (part)	
Background / Context						
Current uses (list)	The site is currently a	a grass	ed amenity area.			
Surrounding land	The site has commun	nity use	es to the south and west with resid	dential	uses to the	
uses	east and the disused	forme	r Severn Trent sewage works to th	ne nortl	h.	
Constraints						
Gateway Constraints (where affecting part	Nam	e / Details	Amo	unt covered	
of submitted site)				(ha's)	
SSSI / SAC		N/A				
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve		N/A				
Site of Importance for	Nature	N/A				
Conservation						
Flood Risk Zone 3		N/A				
	Registered Park & Garden					
Scheduled Ancient Mo		N/A				
HSE Consultation Zone	e 1	N/A				
Operational Burial Ground		N/A				
Common Land		N/A				
Historic Hedgerows		N/A				
Green Belt		N/A				
Strategic Open Space		N/A				
Existing Policy Design	ations (list)	The site is not allocated in the SAD. It is part of a larger				
		proposed development (Friar Park) 2895 (SAH 089) with				
		the capacity for 630 houses. A Masterplan for this site wa				
		approved in March 2023. The majority of this larger site was				
One on Bolt and London	ana Canaltinitu Aaaa	allocated in the SAD for residential use.				
Green Belt and Landso	•		11		Гр. <i>(</i>)	
Criteria	Assess	ment			Rating	
Green Belt Harm	N/A					
(B79 (a)) Landscape Sensitivity	N/A					
(BL23 / BL24)	IN/A					
Detailed assessment against environmenta		Lacor	nomic and social criteria			
Criteria	Assess		omo ana oodal ontena		Rating	
Environmental	73553	Mont			rading	
Greenfield / Previously	Greenfie	eld One	en Space.			
Developed Land	Greening	J.G Opt				
Topography	The site	is reas	sonably flat.			
Agricultural Land Qual		.5 7000				
Magicmap Landscape	, ,					
map Lanuscape	post 1000					
up						

Tree Preservation Orders /	There are covered made as two as are undithe marine star	
Tree Preservation Orders /	There are several mature trees around the perimeter	
Mature Trees of Value on site or	of the site.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues There is a SLINC to the north of the site	
site or significantly affecting	(Friar Park SA 004).	
boundaries		
Heritage Assets on site or	There are no heritage assets	
significantly affecting	, and the second	
boundaries		
Visual Amenity and Character of	The site is in a predominantly residential area with	
the Area	Bescot sidings to the north of the site.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees	THE SILE IS HELLIT ISSUE THEN ZONE S.	
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Not known though the former sources works adjains	
Ground Containmation	Not known though the former sewage works adjoins the site to the east.	
One and stability		
Ground stability	Not known though the former sewage works adjoins	
	the site to the east.	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	None known	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is part of a larger site earmarked for	
Opportunities	residential development and a Masterplan has been	
орронишиес	approved. The site is not considered suitable	
	therefore for employment uses.	
Employment Land	The site is part of a larger site earmarked for	
Employment Land	residential development and a Masterplan has been	
	approved. The site is not considered suitable	
	therefore for employment uses.	
Dolivory / Phooing /token from		
Delivery Study where referenced	N/A	
Delivery Study where referenced)	The violation of individual attached to the indi	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	There is a foul sewer crossing the site.	
under site (electric cables/sub-		
stations, water/sewage pipes,		
	•	
gas pipes, pylons, culverts,		

Highways access and	No issues anticipated	
transportation (state name /		
quality of access points)		
Impact on the wider road	No issues anticipated	
network		
Other Economic (specify)	None	
Social		

Primary School	Within 10 minutes		Strategic Centre / Employment Area		Within 20 minutes			
Secondary School	Within 25	minute	es	Centre / Foodstore		Within 15 m	ninutes	
GP / Health Centre /	Within 15	minute	es					
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin	dph	n, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)							
Any character constrain	Any character constraints on		The site is within an area of low-rise moderate density housing.					
density								
Connections to local cyc	cle route	High Bullen two kilometres to the west of the site is						
networks		identified in the WMLCWIP						
Public Open Space (ha's	s and	The site is not allocated Public Open Space.						
type)								
Loss of Playing Field / S	ports	The site was previously used as sports pitch though						
Pitches (ha's / number and type		this use has been discontinued. The Masterplan does						
of pitches) however include			de the replacement of	f this p	itch.			
Other Social (specify) None			None					
Any character constrain	ts on	The site is within an area of low-rise moderate						
density (list)		density housing.						

Opportunities

The redevelopment of the site in combination with neighbouring sites provides the opportunity for the development of a scheme estimated to have a capacity in the region of 630 houses. A Masterplan has been approved which provides clarity and identifies the location of 10 ha of replacement open space and a replacement sports pitch.

Sustainability Appraisal

SH18 (part)

Two negligible scores - cultural heritage, equality

One uncertain score - landscape

Seven minor negative scores – biodiversity, climate change mitigation, natural resources, waste, transport, health and education

Two major negative scores – climate change adaptation, pollution

Two major positive scores - housing and economy

Conclusion

The site was rated Low Quality Low Value in the 2019 audit, so it is considered appropriate to assess alternative redevelopment options.

The site has been identified as part of a larger site (Friar Park 2895) for residential redevelopment with a significant capacity of 630 dwellings. A Masterplan has been approved and this is therefore the appropriate

use for the site. The Masterplan identifies areas of replacement open space comprising 10 ha and includes the provision of a replacement sports pitch.

Employment uses are not considered appropriate within the overall residential scheme.

The site is too large for a gypsy/traveller site.

Appropriate uses given
constraints and infrastructure
requirements

Housing
3.95 ha

Employment

Gypsy/Traveller



Site Known as	123: GOLDICROFT PLAYING FIELDS, GOLDICROFT PARK 6011 (QM 6)					I (QM 6)
Site Address	Goldicroft Roa	Goldicroft Road. Wednesbury				
Ward	Wednesbury I	North		Call for Site Ref		
Site Area (ha)	0.9 ha			Capacity proposed in Call		
Land Toma	Danier field On	0	-	for Sites submission	_	
Land Type	Brownfield Op	pen Space		Site Assessment Reference		
Background / Context	<u> </u>					
Current uses (list)				an informal amenity area.		
Surrounding land	The site is sur	rrounded by	re	sidential dwellings.		
uses						
Constraints					1 -	
Gateway Constraints (of submitted site)	where affecting	g part Na	me	e / Details	Amo (ha's	unt covered)
SSSI / SAC		N/A	4		1	<u>′</u>
Ancient Woodland / Ve	teran Trees	N/A	4			
Local Nature Reserve		N//	4			
Site of Importance for	Nature	N/A	4			
Conservation						
Flood Risk Zone 3		N/A	Α			
Registered Park & Garden		N/A	4			
Scheduled Ancient Monument		N/A	4			
HSE Consultation Zone 1		N/A	4			
Operational Burial Ground		N/A	4			
Common Land		N/A	4			
Historic Hedgerows		N/A	4			
Green Belt		N/A	4			
Strategic Open Space		N/A	4			
Existing Policy Design	ations (list)			ite is allocated in the SAD as Co		
				within an Area of Archaeologica	I Impor	tance.
Green Belt and Landso	ape Sensitivit	y Assessm	en	1		
Criteria		Assessmen	t			Rating
Green Belt Harm		N/A				
(B79 (a))						
Landscape Sensitivity	N	N/A				
(BL23 / BL24)						
	<u> </u>			omic and social criteria		Datin
	Criteria Assessment					Rating
Environmental	, l e	o rm o r!!		roo now informal and and		
Greenfield / Previously Developed Land	TO	ormer minin	ıy a	rea now informal open space		
Topography	Т	The site is reasonably flat				
		·				
Agricultural Land Qual	•	N/A				
Magicmap Landscape	post-1988					
map Tree Preservation Orde	are /	There are a number of mature trees on the perimeter				
Mature Trees of Value						
significantly affecting		or the site the Forestry initi		•	11	
boundaries		OIGSHY HILL	allV	ъ.		
Doundaries						

Biodiversity or Geodiversity on	No issues	
site or significantly affecting	TVO ISSUES	
boundaries		
	There are no heritage assets on the site. Area of	
Heritage Assets on site or	,	
significantly affecting boundaries	potential archaeological interest	
	The description of the constraint of the constra	
Visual Amenity and Character of	The character of the area is generally low density	
the Area	residential.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site historically adjoined Vicarage Colliery to the	
	south and the site was subject to spoil material and	
	tipping associated with this heavy industrial use. It is	
	likely that the site will be subject to made ground	
	unsuitable for foundations.	
Ground stability	The site historically adjoined Vicarage Colliery to the	
	south and the site was subject to spoil material and	
	tipping associated with this heavy industrial use. It is	
	likely that the site will be subject to made ground	
	unsuitable for foundations.	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	The site historically adjoined Vicarage Colliery to the	
Resource Areas	south and the site was subject to spoil material and	
	tipping associated with this heavy industrial use. It is	
	likely that the site will be subject to made ground	
	unsuitable for foundations.	
Mineral Infrastructure and	The site historically adjoined Vicarage Colliery to the	
Brickworks	south and the site was subject to spoil material and	
	tipping associated with this heavy industrial use. It is	
	likely that the site will be subject to made ground	
	unsuitable for foundations.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is in the centre of a residential area and is	
Opportunities	not considered suitable for employment uses.	
Employment Land	The site is in the centre of a residential area and is	
	not considered suitable for employment uses.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is anticipated that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
•		
stations, water/sewage pipes,		

gas pipes, pylons, culverts, rights of way)		
Highways access and	The access to the site from Goldicroft Road is	
transportation (state name /	currently substandard to permit development and	
quality of access points)	solutions to this problem such as acquiring additional	
	land will need to be explored.	
Impact on the wider road	No issues anticipated	
network		
Other Economic (specify)	None	

Social

Primary School	Within 15	minute	es		Strategic Centre / Employment Area		Within 20 m	inutes	
Secondary School	Within 20	minute	es		Centre / Foodstore	•	Within 10 m	inutes	
GP / Health Centre / Walk in centre	Within 10	minute	es						
Housing Density	Very High			High Density (min 50			Moderate Density (40-		
Location - Draft Plan	Density (min		dph, max 100 dph)		50 dph)		Χ		
Policy (x)	100 dph)								
Any character constrain	ts on	The character of the area is low density residential housing.							
density									
Connections to local cyc	cle route	High	High Bullen 700 metres to the south of the site is						
networks		ident	identified in both the WMLCWIP and the SCWIP						
Public Open Space (ha's and		The s	site is a	alloc	cated Public Open Sp	ace (0).9 ha		
type)	Local Outdoor			or (Sports Facility)				
Loss of Playing Field / Sports There			e are n	o pl	laying fields or sports	pitche	es on the		
Pitches (ha's / number and type sit		site.							

density (list) Opportunities

of pitches)

See conclusion

Sustainability Appraisal

Other Social (specify)

Any character constraints on

Not a reasonable alternative - not assessed

Conclusion

The site is allocated in the SAD for Community Open Space. However, it was rated Low Quality Low Value in the 2019 audit. It is considered appropriate therefore to assess potential alternative redevelopment options.

The character of the area is low density residential

Residential redevelopment would be the appropriate option. However, the site has previously been suggested to the local community for residential development and given the anticipated poor ground conditions it was intended to undertake site investigations to determine development constraints. This provoked significant local opposition, petitions and a Friends of the Park group was established. The proposed site investigation was therefore abandoned, and this option is no longer being pursued. Employment uses are not appropriate in this residential area.

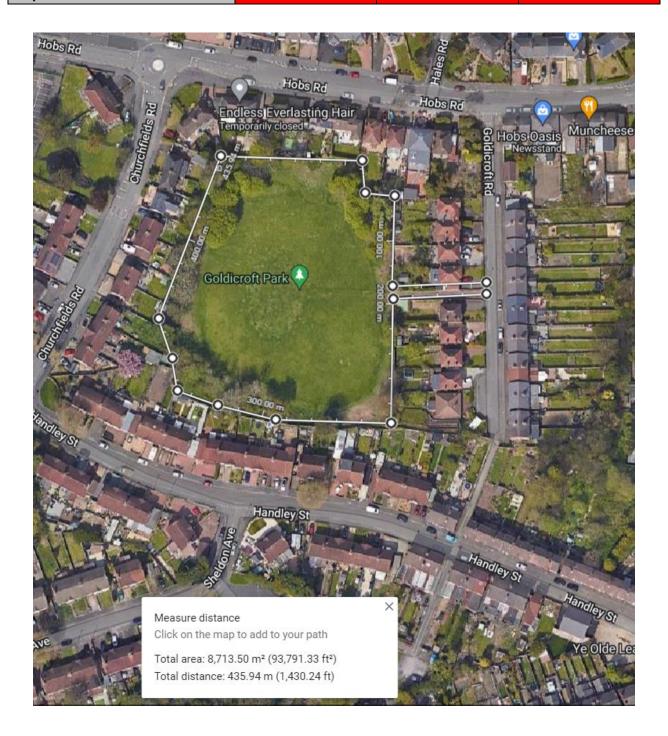
The use of the site as a gypsy/traveller site would be too contentious on this site.

None

housing.

The local residents were calling for improvements to the site to raise its rating in the Quality/Value audit.

It is recommended therefore that the site be retained as Public Open Space.						
Appropriate uses given Housing Employment Gypsy/Traveller						
constraints and infrastructure						
requirements						



Site Known as	124: GRACE MARY OPEN SPACE 5006 (OS 0144)					
Site Address	East Avenue / Lo	East Avenue / Longbank Road, Tividale				
Ward	Tividale		Call for Site Ref			
Site Area (ha)	5.54 ha		Capacity proposed in Call for Sites submission			
Land Type	Brownfield Green	n Space	Site Assessment Reference	124		
Background / Context						
Current uses (list)	The site is currer	ntly negle	cted natural amenity greenspace	 ∋.		
Surrounding land	The site is in a pi	redomina	ntly residential area.			
uses						
Constraints						
Gateway Constraints (where affecting p	art Na	ne / Details	Amo	unt covered	
of submitted site)				(ha's	5)	
SSSI / SAC		N/A				
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve		N/A				
Site of Importance for	Nature	N/A				
Conservation		N/A				
Flood Risk Zone 3						
Registered Park & Garden						
Scheduled Ancient Monument						
	HSE Consultation Zone 1					
Operational Burial Gro	und	N/A				
Common Land		N/A				
Historic Hedgerows		N/A				
Green Belt		N/A				
Strategic Open Space		N/A				
Existing Policy Design	, ,	Spa Rov	The site is allocated in the SAD for Community Open Space. There is a SLINC on the site (Masseys Bank Rowley Hills Millennium Beacon Open Space (SA 109).			
Green Belt and Landso						
Criteria		essment			Rating	
Green Belt Harm (B79 (a))	N/A					
Landscape Sensitivity (BL23 / BL24)	N/A					
Detailed assessment against environmental, economic and social criteria						
Criteria	Assessment			Rating		
Environmental						
Greenfield / Previously	ope	open space, formerly mineral workings?				
Developed Land						
Topography	The	The site is subject to significant changes in levels.				
Agricultural Land Qual	ity using N/A					
Magicmap Landscape	post-1988					
map						

Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries Visual Amenity and Character of the Area natural and semi-natural amenity space. Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha) Ground Contamination None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected Air Quality impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Pirickworks Waste Infrastructure and Pirickworks Waste Infrastructure Other Environmental (specify) Poportunities Mineral Land Nore known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected None Conditions are expected Mone Other Environmental (specify) None Employment Land Not considered suitable for employment uses. Employment Land Nore known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected None Opportunities The site is in a predominantly residential area with poor access and challenging ground conditions expected so is not considered suitable for employment uses. Employment Land Not considered suitable for employment uses. Employment Electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts, rights of way, or and the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected The site is in a predominantly residential area with poor access and challenging ground conditions expected so is not considered suitable for employment uses. T	Tree Preservation Orders /	There are a number of mature trees on the site,	
significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries Visual Amenity and Character of the Area Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha) Ground Contamination None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected No issues anticipated Nois exported and Mineral Resource Areas Nois exported and Mineral Resource Areas None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected. None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected Nois sues anticipated None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected Mineral Infrastructure and Brickworks None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected The site is in a predominantly residen			
Biodiversity or Geodiversity on site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries There is a SLINC on the site (Masseys Bank Rowley Hills Millennium Beacon Open Space (SA 109). Heritage Assets on site or significantly affecting boundaries There are no heritage assets The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zo		Haturai and Semi-naturai.	
There is a SLINC on the site (Masseys Bank Rowley Hills Millennium Beacon Open Space (SA 109).			
site or significantly affecting boundaries Hills Millennium Beacon Open Space (SA 109). There are no heritage assets The site is predominantly residential with areas of historic heavy industrial uses with mineral workings so challenging ground conditions are expected There are no heritage assets The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. There are no heritage assets The site is not in Flood Risk Zone 3. The site is not in Flood Risk Zone 3. The site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected There are no heritage assets The site is not in Flood Risk Zone 3. There are no heritage assets The site is not in Flood Risk Zone 3. There are no heritage assets The site is not in Flood Risk Zone 3. There are no heritage assets There are no heritage		There is a SLINC on the site (Masseys Bank Rowley	
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gas pipes, pylons, culverts,	under site (electric cables/sub-		
gas pipes, pylons, culverts,	stations, water/sewage pipes,		
	rights of way)		

Highways access and		Not io	deal from	existing cul-de-sacs				
transportation (state nar	ne /			J				
quality of access points								
Impact on the wider road	A sig	nificant de	evelopment would have	ve an	impact on			
network	conge	estion on	local roads.		·			
Other Economic (specify	None	;						
Social		l						
Primary School	Within 10	minute	es	Strategic Centre /		Within 20 m	ninutes	
•				Employment Area				
Secondary School	Within 20 minutes			Centre / Foodstore W		Within 10 minutes		
GP / Health Centre /	Within 15			Centre / Foodstore	•	vvitilii 10 ii	iiiules	
Walk in centre	VVIIIIIII 13	minute	;5					
Housing Density	Very High		Hio	h Density (min 50		Moderate De	ncity (40-	ı
Location – Draft Plan	Density (n			n, max 100 dph)		Moderate Density (40- 50 dph)		x
Policy (x)	100 dph)	11111	Парі	i, max 100 upm		30 apri)		^
Any character constrain		The	ite is with	nin an area of low-der	sity re	sidential dwe	llings	
density)	iii an area er iew aer	ionly 10	oldontial dive	iii igo.	
Connections to local cyc	cle route	New Birmingham Road (the A4123) 500 metres to						
networks		the east of the site is identified in the WMLCWIP						
Public Open Space (ha's	and	The s	site is allo	cated Community Op	en Sp	ace (5.54		
type)			cal Amer	nity Greenspace)				
Loss of Playing Field / Sports			are no p	laying fields or sports	pitche	es on the		
Pitches (ha's / number and type		site.						
of pitches)								
Other Social (specify)		None	;					
Any character constrain	ts on	The s	ite is with	in an area of low-den	sity re	sidential		

density (list) Opportunities

See conclusion

Sustainability Appraisal

Not a reasonable alternative - not assessed

Conclusion

The site is allocated in the SAD as Community Open Space. However, the site was rated in the 2019 audit as Low -Quality Low Value. It is considered appropriate therefore to assess alternative redevelopment options.

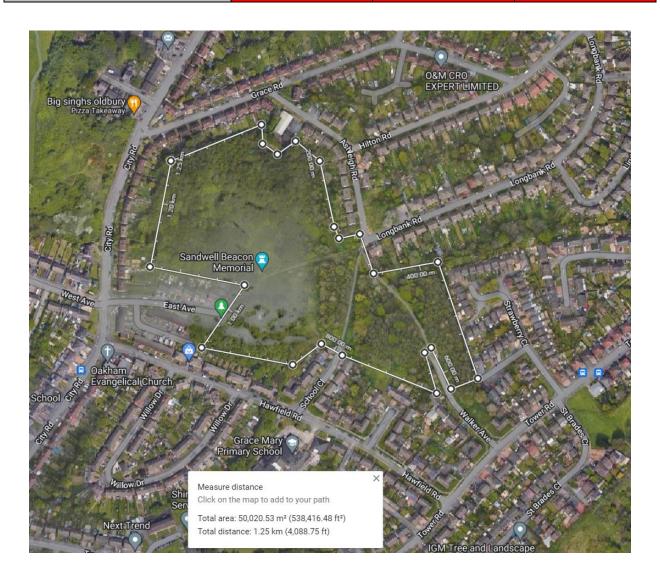
dwellings.

The site is currently neglected local amenity space and is overgrown. However, there is a SLINC on the site and the site is the location of the Beacon memorial.

Residential redevelopment would be the appropriate use in this area. This use is constrained however by the anticipated ground conditions associated with historic mineral workings, the changes in levels and the poor access.

Employment uses would not be appropriate in this residential area and the site is not considered suitable for a gypsy/traveller site given the number of constraints.

It is recommended that the site be retained as Community Open Space and the potential for improvements is explored.



Site Known as	125: GRAFTON ROAD PLAYING FIELDS / CAKEMORE PLAYING FIELDS 2068 (QU6)						
Site Address	Grafton Road, Oldbury						
Ward	Langley			Call for Site Ref			
Site Area (ha)	5.71 ha			Capacity proposed in Call for Sites submission			
Land Type	Brownfield o	pen spac	е	Site Assessment Reference	125		
Background / Context							
Current uses (list)	The site is cu	urrently u	sed fo	or sports pitches with changing pro	ovision	and there may	
,	be a lease to	-				•	
Surrounding land	The site is in	a predo	minan	tly residential area to the east of the	he M5.		
uses							
Constraints							
Gateway Constraints (where affecti	ng part	Nam	e / Details	Amo	unt covered	
of submitted site)					(ha's	s)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Garden		N/A					
Scheduled Ancient Mo	nument		N/A				
HSE Consultation Zone	e 1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Historic Hedgerows			N/A				
Green Belt			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		The	site is not allocated in the SAD the	ough th	ere is a	
			wildli	fe corridor alongside the site.			
Green Belt and Landso	ape Sensitiv	ity Asses	ssmer	nt			
Criteria		Assessi	ment			Rating	
Green Belt Harm		N/A					
(B79 (a))							
Landscape Sensitivity		N/A					
(BL23 / BL24)							
Detailed assessment a	gainst enviro	nmental	, ecor	nomic and social criteria			
Criteria		Assessi	ment			Rating	
Environmental							
Greenfield / Previously		open space					
Developed Land							
Topography		The site is reasonably flat					
Agricultural Land Qual	lity using	N/A					
Magicmap Landscape	post-1988						
map							

Tree Preservation Orders /	There are a number of mature trees around the	
Mature Trees of Value on site or	perimeter of the site.	
significantly affecting	perimeter of the site.	
boundaries		
Biodiversity or Geodiversity on	The site adjoins the M5 motorway to the west.	
site or significantly affecting	Wildlife corridor	
boundaries	Whalife cornact	
Heritage Assets on site or	There are no heritage assets	
significantly affecting	There are no nontage access	
boundaries		
Visual Amenity and Character of	The character of the area is generally residential	
the Area	The character of and area to generally rectaential	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site was historically a claypit which was filled	
	with landfill (Woodnorton Road Landfill LF 0076). The	
	site was therefore filled with material of indeterminate	
	origin and subject to potential contamination. Ground	
	conditions for development would therefore be	
	challenging.	
Ground stability	The site was historically a claypit which was filled	
	with landfill (Woodnorton Road Landfill LF 0076). The	
	site was therefore filled with material of indeterminate	
	origin and subject to potential contamination. Ground	
	conditions for development would therefore be	
	challenging.	
Air Quality impact of adjoining	No issues anticipated.	
uses		
Noise impact of adjoining uses	The site adjoins the M5 so a noise survey may be	
	required.	
Mineral Extraction and Mineral	The site was historically a claypit which was filled	
Resource Areas	with landfill (Woodnorton Road Landfill LF 0076). The	
	site was therefore filled with material of indeterminate	
	origin and subject to potential contamination. Ground	
	conditions for development would therefore be	
	challenging.	
Mineral Infrastructure and	The site was historically a claypit which was filled	
Brickworks	with landfill (Woodnorton Road Landfill LF 0076). The	
	site was therefore filled with material of indeterminate	
	origin and subject to potential contamination. Ground	
	conditions for development would therefore be	
	challenging.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic	I =	
Employment Development	The site is in a predominantly residential area so use	
Opportunities	for employment purposes would not be appropriate.	
Employment Land	The site is in a predominantly residential area so use	
	for employment purposes would not be appropriate.	

Delivery / Phasing (taker		N/A					
Delivery Study where referenced)							
			The viability of individual sites will be identified as				
Study where referenced)				work on the SLP			
Availability of utilities -				that utilities would be			
electricity, gas, water, se	ewage	site the	ough cap	pacities are not known	1.		
treatment							
Infrastructure constraint				ectricity pylon within th			
under site (electric cable		trench	around	the former landfill site			
stations, water/sewage p	•						
gas pipes, pylons, culve	rts,						
rights of way)							
Highways access and		Access	s would	be available from Gra	fton Road.		
transportation (state nar							
quality of access points							
Impact on the wider road	d	No issu	ues anti	cipated			
network							
Other Economic (specify	/)	None					
Social							
Primary School	Within 15	minutes	i	Strategic Centre /	Within 20 ı	minutes	
,				Employment Area			
				, , , , , , , , ,			
Secondary School	Within 20	minutes		Centre / Foodstore	Within 15 ı	minutes	
GP / Health Centre /	Within 10	minutes					
Walk in centre							
Housing Density	Very High		Hig	h Density (min 50	Moderate D	ensity (40-	
Location - Draft Plan	Density (n	nin	dph	n, max 100 dph)	50 dph)		Х
Policy (x)	100 dph)						
Any character constrain	ts on	The sit	e is in a	n area of moderate de	ensity low rise hou	ısing.	•
density		, c					
Connections to local cyc	cle route	Penncricket Lane 400 metres to the north is identified					
networks		in the WMLCWIP.					
Public Open Space (ha's	and	The site is not allocated as Community Open Space					
type)					-		
Loss of Playing Field / S	ports	The site is used for sports pitches and may be					
Pitches (ha's / number a	nd type	subject to a lease to Oldbury United for their use.					
of pitches)							
Other Social (specify)		None					
Any character constrain	The site is in an area of moderate density low rise						
density (list)	housing						
Opportunities							
See conclusion							
Sustainability Appraisal							
Not a reasonable alternative – not assessed							
Conclusion							
The site is not allocated in				•	the 2019 audit, so	it is	
considered appropriate to	assess not	ential re	develop	ment options.			
considered appropriate to	accocc por						

The site is still in use for sports provision, may be leased to a local club for their use and any loss of pitches would need to be replaced which could preclude any redevelopment. In addition, the site is known to be affected by challenging ground conditions as a former landfill site.

Residential redevelopment would be appropriate in principle in this area though it is considered that the use is precluded by the existing sports use and the challenging ground conditions.

The site is not considered appropriate for employment uses or use as a gypsy/traveller site.

Appropriate uses given constraints and infrastructure requirements

Housing Employment

Gypsy/Traveller



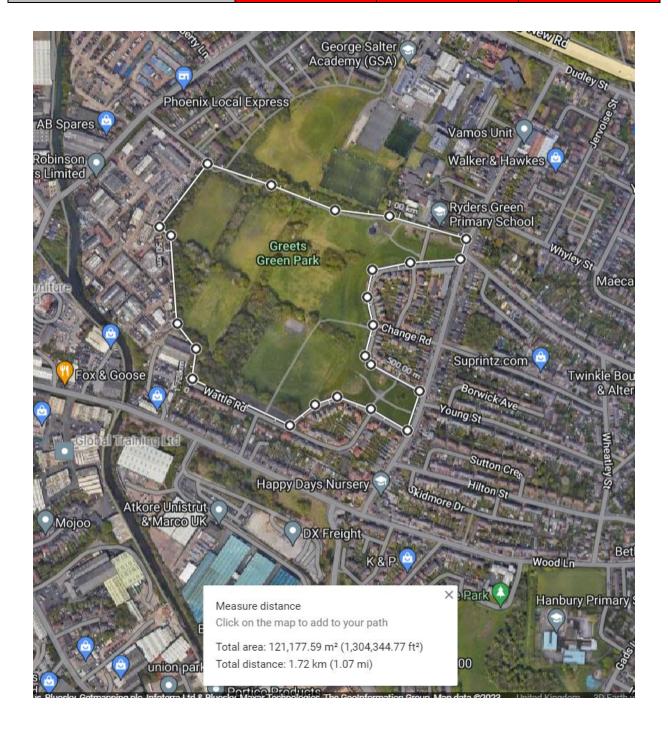
Site Known as	126: GREETS GREEN PLAYING FIELDS 3096 (QX1)						
Site Address	Wattle Road, West Bromwich						
Ward	Greets Green and Lyng		ng	Call for Site Ref	N/A		
Site Area (ha)	11.31 ha			Capacity proposed in Call	N/A		
				for Sites submission			
Land Type	Greenfield of			Site Assessment Reference	126		
	(restored br	ownfield I	and)				
Background / Context							
Current uses (list)				or playing fields and informal open			
Surrounding land				to the west and residential uses t	to the s	outh and east.	
uses	George Sal	ter Schoo	l is to t	the north of the site.			
Constraints					T -		
Gateway Constraints (where affect	ing part	Nam	e / Details		unt covered	
of submitted site)			NI/A		(ha's	5)	
SSSI / SAC	T		N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Site of Importance for	Noturo		N/A N/A				
Conservation	Nature		IN/A				
Flood Risk Zone 3			N/A				
Registered Park & Gar	den		N/A				
Scheduled Ancient Mo			N/A				
HSE Consultation Zone				ants (Inner Zone)	Approximately 7ha		
Operational Burial Gro			N/A	unto (milei Zerie)			
Common Land	unu		N/A				
Green Belt			N/A				
Ancient Hedgerows			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		The site is allocated in the SAD as Community			ty Open	
	` ,		Spac	e.			
Green Belt and Landso	ape Sensitiv	ity Asse	ssmer	nt			
Criteria		Assessi	ment			Rating	
Green Belt Harm		The site	is not	in the Green Belt			
(B79 (a))							
Landscape Sensitivity		There ar	e no S	SINCs or SLINCs on the site.			
(BL23 / BL24)							
	gainst envir			nomic and social criteria		T = -	
Criteria	Assessment					Rating	
Environmental							
Greenfield / Previously		Greenfield open space (restored brownfield land with					
Developed Land		known ground condition constraints from historic					
Tonography	industry) The site is reasonably flat though the area slopes						
Topography	The site is reasonably flat th towards the south.				:5		
Agricultural Land Qual	ity using	N/A	u 1 0 50	uui.			
Magicmap Landscape	•	111/7					
map Lanuscape	P001-1000						
шар							

Tree Preservation Orders /	There are a number of mature trees within the site.	
Mature Trees of Value on site or		
significantly affecting boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting	110 100000	
boundaries		
Heritage Assets on site or	There are no heritage assets	
significantly affecting		
boundaries	T	
Visual Amenity and Character of	The character of the area is mixed uses.	
the Area Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees	The site is not in Flood Kisk Zone 3.	
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site is known to be within an area of historic	
	heavy industrial activity so ground conditions are	
	likely to be challenging with fill material of	
O	indeterminate origin.	
Ground stability	The site is known to be within an area of historic	
	heavy industrial activity so ground conditions are likely to be challenging with fill material of	
	indeterminate origin.	
Air Quality impact of adjoining	The industrial uses to the west may require	
uses	development to incorporate air quality amelioration	
	measures.	
Noise impact of adjoining uses	The industrial uses to the west may require	
	development to incorporate noise amelioration	
	measures.	
Mineral Extraction and Mineral	The site is known to be within an area of historic	
Resource Areas	heavy industrial activity so ground conditions are likely to be challenging with fill material of	
	indeterminate origin.	
Mineral Infrastructure and	The site is known to be within an area of historic	
Brickworks	heavy industrial activity so ground conditions are	
	likely to be challenging with fill material of	
	indeterminate origin.	
Waste Infrastructure	None	
Other Environmental (specify)	The site is within the HSE Inner Zone around the	
	Tennants works and the HSE middle zone around	
Economic	the Rhodia works.	
Employment Development	There is the potential in principle to expand the	
Opportunities	industrial uses to the west though this would require	
	the loss of sports pitches which would not be	
	recommended.	
Employment Land	There is the potential in principle to expand the	
	industrial uses to the west though this would require	
	the loss of sports pitches which would not be	
	recommended.	

Dalissams / Discourse / City	. f	NI/A					
Delivery / Phasing (taker		N/A					
Delivery Study where referenced) Viability (taken from Viability		Morkia					
Study where referenced		Work is still being undertaken to establish the likely viability of residential and other sites in the SLP					
Availability of utilities –)			that utilities would be			
•	244000						
electricity, gas, water, se treatment	ewaye	Site thou	ugn cap	pacities are not known			
Infrastructure constraint	to on I	Thorogo	ro CLIC	S drainage works thro	aughout the cite		
		There a	ile SUL	os dramage works tilio	oughout the site.		
under site (electric cable stations, water/sewage p							
gas pipes, pylons, culve	•						
rights of way)	115,						
Highways access and		Accord	to the	site could be gained fr	om Clavnit Land		
transportation (state nar	ma /	Access	to the s	site could be gained if	om Claypit Lane.		
quality of access points							
		No issu	oo onti	singted			
Impact on the wider road	ı	No issu	es antic	працец			
network	()	None					
Other Economic (specify Social	()	None					
Social							
Primary School	Within 15	minutes		Strategic Centre /	Within 20	minutes	
				Employment Area			
				_			
Secondary School	Within 20	minutes	utes Centre / Foodstore		Within 15	minutes	
GP / Health Centre /	Within 15				vvitilii 13 i	IIIIutes	
Walk in centre	VVIIIIIIIII	minutes					
Housing Density	Very High		Hia	h Density (min 50	Moderate D	ensity (40-	T
Location – Draft Plan	Density (n		_	, max 100 dph)	50 dph)	Crisity (40	X
Policy (x)	100 dph)		арі	i, max 100 apm	oo aprii)		^
Any character constrain		The cha	aracter	of the area to the east	is low density res	sidential	
density	13 011	The character of the area to the east is low density residential.					
Connections to local cyc	cle route	Wattle Road adjoining the site is identified in the					
networks	J.O . Outo	SCWIP.					
Public Open Space (ha's	and			cated as Public Open	Space (11.31 ha		
type)				d Outdoor Sports Faci			
Loss of Playing Field / S	ports	There a					
Pitches (ha's / number a	-	would n					
of pitches)	71.						
Other Social (specify)		None					
Any character constraints on		The cha					
density (list)		resident					
Opportunities							
See conclusion							
Sustainability Appraisal							
N/A – not assessed by Su	stainahility	Annraisa	l ae det	termined not suitable	for development		
	Stairiability	Appraisa	ı as uel	termineu not suitable l	or development.		
Conclusion							
	045(ommunit	(Onon	Space It was rated b	owover in the 201	9 audit as I	ow-
The site is allocated in the		-	•	•			
The site is allocated in the Quality Low Value so it is		-	•	•			

The site is however in use as sports pitches which would need to be replaced should the site be developed and the site is known to be constrained by historic ground conditions associated with heavy industrial activity. In addition, the site is within two HSE zones which would limit development capacity. It is recommended therefore that the existing use of the site be retained and the redevelopment options are not pursued.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	127: HALL LANE OPEN SPACE 1017 (OS 0059)						
Site Address	Hall Lane, Tipton						
Ward	Princes End	•		Call for Site Ref			
Site Area (ha)	2.05 ha			Capacity proposed in Call			
Oite Area (iia)	2.05 11a			for Sites submission			
Land Type	Brownfield C	Doen Spa	nce	Site Assessment Reference	e		
Background / Context	Diominora C	эрон оро					
Current uses (list)	The site is c	urrently	isad as	an informal amenity area.			
Surrounding land				nantly residential area.			
uses	THE SIC IS W	νιατιίτα ρι	Cuomi	nantiy residential area.			
Constraints							
Gateway Constraints (where affecti	ing part	Nam	e / Details	Amo	unt covered	
of submitted site)		37			(ha's	5)	
SSSI / SAC			N/A		,	·	
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gare	den		N/A				
Scheduled Ancient Mo	nument		N/A				
HSE Consultation Zone			N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Existing Policy Design	ations (list)			site is allocated in the SAD for			
				s within an Area of Potential A	•		
			Importance around the predicted site of Walker Hall Moat Farm.				
Cross Bolt and Lands	ana Canaitiu	ity Acce					
Green Belt and Landso	ape Sensitiv			ıt		B - ('	
Criteria		Assessi	is not in the Green Belt			Rating	
Green Belt Harm (B79 (a))		The site	is not	in the Green Belt			
Landscape Sensitivity		There ar	ro no S	INCs or SLINCs on the site			
(BL23 / BL24)		THEIE al	e no c	Sincs of Scincs of the site			
•	gainst enviro	onmental	l. econ	omic and social criteria			
Criteria		Assessi	•			Rating	
Environmental		7.00000				11449	
Greenfield / Previously		Brownfie	eld forn	ner colliery now open space			
Developed Land			old former demoty flow open space				
Topography		The site drops three metres within the site towards			wards		
		the north.					
Agricultural Land Qual	ity using	N/A					
Magicmap Landscape	post-1988						
map							
Tree Preservation Orde		There ar	re few	mature trees on site.			
Mature Trees of Value	on site or						
significantly affecting							
boundaries							

Biodiversity or Geodiversity on	No issues	
-	140 155005	
site or significantly affecting		
boundaries		
Heritage Assets on site or	The site is within an Area of Potential Archaeological	
significantly affecting	Importance around the predicted former location of	
boundaries	Walker Hall.	
	HER record	
	MBL2697 - Discovery spot of Romano-British coin;	
	Moat Farm Estate	
Visual Amenity and Character of	The character of the area is predominantly	
the Area	moderate/high density residential.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site is within an area historically mined for coal	
	from the Moat Colliery. There are at least three	
	mineshafts on the site and over five metres of made	
	ground and spoil. The ground conditions for	
Ground stability	redevelopment are therefore very challenging. The site is within an area historically mined for coal	
Ground Stability	ļ	
	from the Moat Colliery. There are at least three	
	mineshafts on the site and over five metres of made	
	ground and spoil. The ground conditions for	
	redevelopment are therefore very challenging	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	The site is within an area historically mined for coal	
Resource Areas	from the Moat Colliery. There are at least three	
	mineshafts on the site and over five metres of made	
	ground and spoil. The ground conditions for	
	redevelopment are therefore very challenging	
Mineral Infrastructure and	The site is within an area historically mined for coal	
Brickworks	from the Moat Colliery. There are at least three	
	mineshafts on the site and over five metres of made	
	ground and spoil. The ground conditions for	
	redevelopment are therefore very challenging	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is within a predominantly residential area	
Opportunities	and is not considered suitable for employment uses.	
Employment Land	The site is within a predominantly residential area	
	and is not considered suitable for employment uses.	
Delivery / Phasing (taken from	The remediation of the challenging ground conditions	
Delivery Study where referenced)	will delay delivery of any redevelopment.	
Viability (taken from Viability	N/A	
Study where referenced)		
	It is anticipated that utilities would be available	
Availability of utilities –	It is anticipated that utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment		

Infrastructure constraints on /	There is a surface water sewer crossing the site and	
under site (electric cables/sub-	an electricity sub-station.t	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be obtained from Hall Lane.	
transportation (state name /		
quality of access points)		
Impact on the wider road	No issues anticipated	
network		
Other Economic (specify)	None	
Social		

Primary School	Within 10 minutes		Strategic Centre / Employment Area		Within 20 n	Within 20 minutes			
Secondary School	Within 25	minute	es		Centre / Foodstore	;	Within 10 n	ninutes	
GP / Health Centre /	Within 10	minute	es						
Walk in centre									
Housing Density	Very High			ligl	h Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin	d	lph	, max 100 dph)	Х	50 dph)		
Policy (x)	100 dph)								
Any character constrain	ts on	The s	The site is within an area of moderate/high density hou					sing.	
density									
Connections to local cyc	cle route	Ocker Hill Road 400 metres to the east of the site is							
networks		identified in the SCWIP.							
Public Open Space (ha's	and	The site is allocated Public Open Space (2.05 ha							
type)		Local Amenity Greenspace)							
Loss of Playing Field / Sports			There are no playing fields or sports pitches.						
Pitches (ha's / number and type									
of pitches)									
Other Social (specify) None)						
Any character constraints on			The site is within an area of moderate/high density						
density (list)		hous	ing						

Opportunities

See conclusion

Sustainability Appraisal

Not SA - scored red for all uses so not available for selection or reasonable alternative

Conclusion

The site is allocated as Community Open Space in the SAD. However, it was rated Low Quality Low Value in the 2019 audit, so it is considered appropriate to assess alternative development options.

The site is currently neglected grassland though is used by the local community for horse tethering and for access to rear gardens. These issues would need to be resolved to enable any redevelopment.

Residential redevelopment would be the appropriate use, ideally in combination with the redevelopment of Greenlawns to the south.

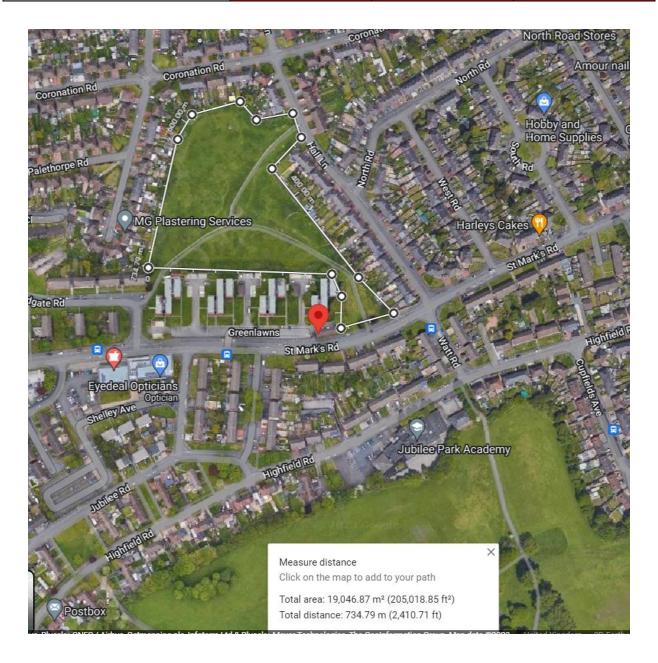
However, the site is known to be subject to significant ground constraints and these were proved by a site investigation. The constraints include substantial made ground, ground water and untreated mineshafts. A bid was made to the LEP for funding for the remediation works but this was unsuccessful. Any redevelopment will not proceed without a source of remediation funding.

Moreover, there was significant local opposition to the proposed loss of the Open Space when the site investigation works were carried out.

Employment uses would not be appropriate in a residential area and use for a gypsy/traveller site would be contentious on an area of valued open space.

It is recommended therefore that the site is retained as Public Open Space.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	128: HAWK	8: HAWKES LANE OPEN SPACE 6058 (OS 0077)						
Site Address	Hawkes Lane, Hill Top, V			ednesbury				
Ward	Wednesbur	y South	-	Call for Site Ref				
Site Area (ha)	0.63	0.63		Capacity proposed in Call for Sites submission	N/A			
Land Type	Greenfield of (restored br			Site Assessment Reference	128			
Background / Context								
Current uses (list)	The site is o	currently u	ised as	s local amenity greenspace with	a disuse	ed play area		
Surrounding land				ly residential area on the edge o				
uses	Centre.	·		,		•		
Constraints	•							
Gateway Constraints (of submitted site)	where affect	ing part	Nam	e / Details	Amo (ha's	ount covered s)		
SSSI / SAC			N/A					
Ancient Woodland / Ve	teran Trees		N/A					
Local Nature Reserve			N/A					
Site of Importance for	Nature		N/A					
Conservation								
Flood Risk Zone 3			N/A					
Registered Park & Gar			N/A					
Scheduled Ancient Mo			N/A					
HSE Consultation Zon	e 1		N/A					
Operational Burial Gro	und		N/A					
Common Land			N/A					
Green Belt			N/A					
Ancient Hedgerows			N/A					
Strategic Open Space			N/A					
Existing Policy Design	ations (list)		The site is allocated in the SAD as Community Open Space.					
Green Belt and Landso	cape Sensitiv	ity Asse	ssmer	nt				
Criteria		Assessi	ment			Rating		
Green Belt Harm		The site	is not	in the Green Belt				
(B79 (a))								
Landscape Sensitivity (BL23 / BL24)		There ar	re no S	SINCs or SLINCs on the site.				
Detailed assessment a	gainst envir	onmental	l, econ	omic and social criteria				
Criteria		Assessi	ment			Rating		
Environmental								
Greenfield / Previously Developed Land		Greenfie	eld ope	n space (restored brownfield lan	d)			
Topography		The site is reasonably flat with a banked area to the east.			the .			
Agricultural Land Qual	lity using	N/A						
Magicmap Landscape map	post-1988							
Tree Preservation Orde Mature Trees of Value		There ar site.	re a nu	mber of attractive mature trees o	on the			

cianificantly offecting		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting	140 100000	
boundaries		
Heritage Assets on site or	There are no heritage assets	
significantly affecting	There are no hemage assets	
boundaries		
	The site is in a prodominantly residential area	
Visual Amenity and Character of the Area	The site is in a predominantly residential area	
	adjoining the commercial Hill Top centre. The site is not in Flood Risk Zone 3.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)	l .	
Ground Contamination	None known	
Ground stability	None known	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	None known	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is within a predominantly residential area	
Opportunities	and is not suitable for employment uses.	
Employment Land	The site is within a predominantly residential area	
	and is not suitable for employment uses	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities -	It is anticipated that utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be gained from Hawkes Lane	
transportation (state name /		
quality of access points)		
Impact on the wider road	No issues anticipated.	
network		
Other Economic (specify)	None	
Social		

Primary School Within 10		minutes		Strategic Centre / Employment Area		Within 20 minutes		
Secondary School	Within 20 minutes			Centre / Foodstore		Within 10 minutes		
GP / Health Centre /	Within 10 minutes							
Walk in centre								
Housing Density	Very High		Hig	High Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (min		dp	dph, max 100 dph)		50 dph) X		Х
Policy (x)	100 dph)							
Any character constraints on		The site is within an area of moderate density.						
density								
Connections to local cycle route		Hawkes Lane is identified in the WMLCWIP and the						
networks		SCWIP.						
Public Open Space (ha's and		The site is allocated Public Open Space (0.63 ha						
type)		Local Amenity Greenspace)						
Loss of Playing Field / Sports		There are no sports pitches or playing fields on the						
Pitches (ha's / number and type		site.						
of pitches)								
Other Social (specify)		None						
Any character constraints on		The site is within an area of moderate density.						
density (list)		,						

Opportunities

See conclusion

Sustainability Appraisal

N/A – not assessed by Sustainability Appraisal as determined not available for development.

Conclusion

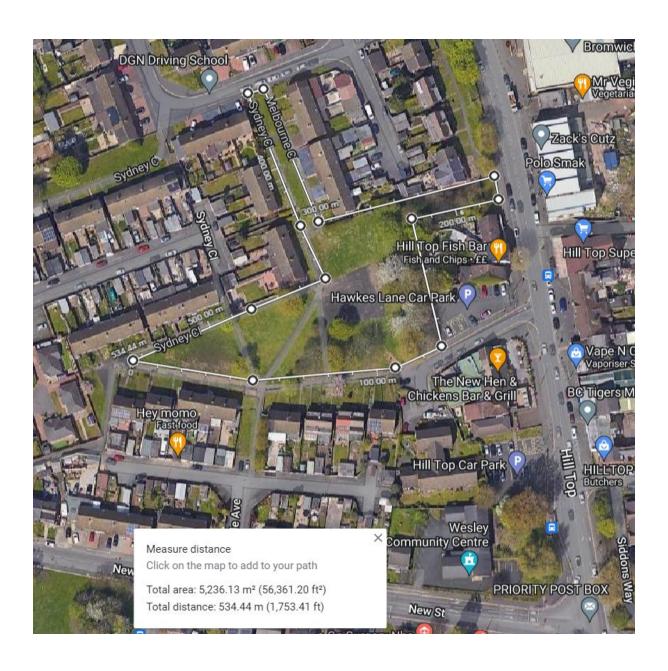
The site is allocated in the SAD for Community Open Space. It was rated however in the 2019 audit as Low Quality Low Value. It is considered therefore appropriate to assess alternative development options. The site is currently underused though is reasonably attractive with several mature trees.

It is considered that residential redevelopment would be the appropriate use. The adjoining Radburn layouts overlooking the site make it awkward to produce a satisfactory design and there would be a requirement to retain the mature trees where possible. These constraints would reduce the developable area, but it is considered that a limited residential development would be feasible. This may not be popular in the surrounding area where residents currently overlook open space.

The site is not considered suitable for employment uses or a gypsy/traveller site overlooked by residential uses.

Notwithstanding the above, the site is in an area deficient of open space. Therefore, the recommendation for the SLP is that the site is not allocated for development.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	129: HAYPI	TTS WO	ODS 3	049			
Site Address	Forge Lane,	West Br	omwic	n			
Ward	Newton			Call for Site Ref	N/A		
Site Area (ha)	0.31 ha			Capacity proposed in Call	N/A		
				for Sites submission			
Land Type	Greenfield C	Open Spa	ice	Site Assessment Reference	e 129		
Background / Context							
Current uses (list)	The site is c	urrently a	an unm	anaged natural woodland.			
Surrounding land	The site is s	urrounde	d by o	pen fields with Sandwell Valley	/ Cremato	rium to the	
uses	north.			•			
Constraints							
Gateway Constraints (where affecti	ing part	Nam	e / Details	Amo	unt covered	
of submitted site)					(ha's	s)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar	den		N/A				
Scheduled Ancient Mo	nument		N/A				
HSE Consultation Zone	e 1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			Yes		0.311	na (entire site)	
Ancient Hedgerows			N/A			,	
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		The site is allocated in the SAD as Green Belt and is with				
			an Area of Potential Archaeological Importance.				
Green Belt and Landso	ape Sensitiv	ity Asse	ssmer	nt			
Criteria		Assessi	ment			Rating	
Green Belt Harm		The site	is with	in the Green Belt and it is cons	sidered		
(B79 (a))		•		opment would be detrimental to	the the		
		-		the Green Belt.			
Landscape Sensitivity				SINCs or SLINCs on the site the	ough it		
(BL23 / BL24)				atural woodland.			
	gainst enviro		·	omic and social criteria			
Criteria		Assessi	ment			Rating	
Environmental	1						
Greenfield / Previously		Greenfie	eld woo	odland			
Developed Land							
Topography			is rela	tively flat though the area slope	es to the		
Agricultural Land Cual	ity using	east. N/A					
Agricultural Land Qual Magicmap Landscape		IN/A					
map Landscape	h021-1900						
Tree Preservation Orde	ers /	There ar	re a lar	ge number of mature trees wit	hin the		
Mature Trees of Value				gh no tree preservation orders			
				,			

significantly offseting		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	The site has no specific biodiversity designation,	
-	, , , , , , , , , , , , , , , , , , , ,	
site or significantly affecting	however there is likely to be biodiversity associated	
boundaries	with the mature trees on site.	
Heritage Assets on site or	There are no heritage assets on the site.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The wider area is generally open grassland with the	
the Area	crematorium to the north. It is within the Green Belt	
	and development would be harmful to the Green Belt.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees	The site is not in ricou that 2016 of	
where drainage issues, in flood		
zone 2 or over 1 ha)	Naga linguin	
Ground Contamination	None known	
Ground stability	None known	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	None known	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is not considered suitable for employment	
Opportunities	uses within the Green Belt.	
Employment Land	The site is not considered suitable for employment	
Linployment Land	uses within the Green Belt.	
Delivery / Discipar / talear frame		
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)	NAC 1 COURT OF THE	
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities -	The availability of services may not be guaranteed.	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access from Forge Lane may be restricted.	
transportation (state name /	200000000000000000000000000000000000000	
quality of access points)		
Impact on the wider road	No issues anticipated	
network	110 100000 artifolipateu	
	None	
Other Economic (specify)	None	
Social		

Primary School	hool Within 15		minutes		Strategic Centre / Employment Area		Within 30 minutes		
Secondary School	Within 20	minute	es		Centre / Foodstore	9	Within 15 m	ninutes	
GP / Health Centre /	Within 10	minute	es						
Walk in centre									
Housing Density	Very High			Hig	h Density (min 50		Moderate De	ensity (40-	
Location - Draft Plan	Density (n	nin		dph	n, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)								
Any character constraints on			The site is not within a residential area.						
density									
Connections to local cyc	cle route	Not known							
networks									
Public Open Space (ha's	and	The site is not allocated Public Open Space though it							
type)		is allocated in the Green Belt (Local Natural and							
		Semi	-Natur	ral).					
Loss of Playing Field / S	ports	There are no playing fields or sports pitches on the							
Pitches (ha's / number a	nd type	site.							
of pitches)									
Other Social (specify)		None)						
Any character constrain	ts on	The site is not within a residential area.							
density (list)									
Opportunities									

See conclusion

Sustainability Appraisal

N/A – not assessed by Sustainability Appraisal as determined not suitable for development due to Green Belt hard constraint.

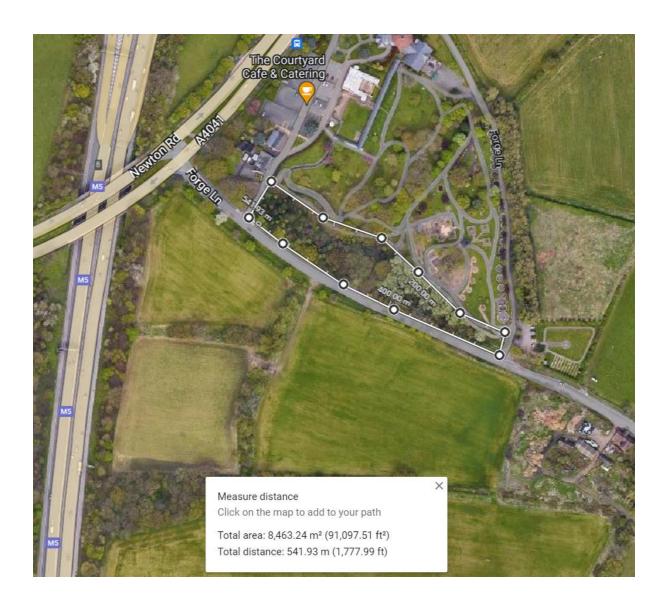
Conclusion

The site is not allocated Community Open Space in the SAD. It was however rated Low Quality Low Value in the 2019 audit. It is considered appropriate therefore to assess alternative development options.

The site is currently unmanaged natural and semi natural woodland which provides an attractive screen to the crematorium from Forge Lane. It is considered that any development would be detrimental to the open nature of the surrounding area.

As the site is allocated within the Green Belt any development considered harmful to the designation should be resisted. It is recommended that the site is not allocated for development within the SLP.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	130: KENT ROAD P	130: KENT ROAD PLAYING FIELDS 6070 (OS 0006)					
Site Address	Kent Road, Wednesl	oury	,				
Ward	Friar Park		Call for Site Ref	N/A			
Site Area (ha)	2.16 ha		Capacity proposed in Call	N/A			
			for Sites submission				
Land Type	Greenfield Open Spa	ace	Site Assessment Reference	SH18	3 / 130		
Background / Context							
Current uses (list)	The site is currently a	a grass	ed amenity area. There was a pla	ıy area	on the site		
	that appears to be di						
Surrounding land			s to the west, Bescot railway sidir	ngs to t	he east and		
uses	the disused former S	evern	Trent sewage works to the south.				
Constraints				T -			
Gateway Constraints (where affecting part	Nam	e / Details		unt covered		
of submitted site)				(ha's	5)		
SSSI / SAC		N/A					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for Conservation	Nature	N/A					
Flood Risk Zone 3		N/A					
Registered Park & Gar	den	N/A					
Scheduled Ancient Mo	nument	N/A					
HSE Consultation Zone	e 1	N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Green Belt		N/A					
Ancient Hedgerows		N/A					
Strategic Open Space		N/A					
Existing Policy Design	ations (list)	The site is allocated in the SAD for Community Open					
			e. It is part of a larger proposed d	•	•		
		Park) 2895 (SAH 089) with the capacity for 630 houses. A					
		Masterplan for this site has been approved and identifies					
		areas of replacement open space provision comprising					
		10ha. The south east corner of the site is a SLINC.					
Croon Polt and Lands	ana Canaitivity A			LINC.			
Green Belt and Landso			ıı		Detim		
Criteria	Assess		in the Orean Dalt		Rating		
Green Belt Harm	i ne site	is not	in the Green Belt				
(B79 (a)) Landscape Sensitivity	Thoraca	ra na C	SINCs on the site. The south east				
(BL23 / BL24)			ite is designated as a SLINC. The				
(5227 5227)			ation continues to the south of the				
	(Friar Pa	_		50			
Detailed assessment a	,		nomic and social criteria				
Criteria	Assess				Rating		
Environmental							
Greenfield / Previously	Greenfie	eld Ope	en Space.				
Developed Land			•				
Topography	The site	is rea	sonably flat.				
			•				

A aminostromat Land Oscalito scales	NI/A	
Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	There are several mature trees around the perimeter	
Mature Trees of Value on site or	of the site.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets	
significantly affecting	Ŭ	
boundaries		
Visual Amenity and Character of	The site is in a predominantly residential area with	
the Area	Bescot sidings to the north of the site.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees	THE SHO IS NOT IN FROM THEIR ZONG G.	
where drainage issues, in flood		
zone 2 or over 1 ha)		
•	Not known though the former severe works salising	
Ground Contamination	Not known though the former sewage works adjoins	
	the site to the south.	
Ground stability	Not known though the former sewage works adjoins	
	the site to the south.	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	The proximity of the Bescot railway sidings may	
	require the provision of noise amelioration measures.	
Mineral Extraction and Mineral	None known	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is part of a larger site earmarked for	
Opportunities	residential development and a Masterplan has been	
	approved. The site is not considered suitable	
	therefore for employment uses.	
Employment Land	The site is part of a larger site earmarked for	
	residential development and a Masterplan has been	
	approved. The site is not considered suitable	
	therefore for employment uses.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)	· · · ·	
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment	Site though capacities are not known.	
Infrastructure constraints on /	None known	
under site (electric cables/sub-	I NOTIC KITOWIT	
	1	

stations, water/sewage	· ·							
gas pipes, pylons, culve	erts,							
rights of way)								
Highways access and		No is	sues antid	cipated				
transportation (state nai								
quality of access points	-							
Impact on the wider road	d	No is	sues antid	cipated				
network								
Other Economic (specify	y)	None	9					
Social								
Primary School	Within 10	minute	es	Strategic Centre /		Within 20 m	ninutes	
				Employment Area				
Secondary School	Within 25	minute	20	Centre / Foodstore	`	Within 10 m	ninutes	
GP / Health Centre /	Within 10				•	vvidili 10 II	iii lutos	
Walk in centre	vvidili 10	minute	53					
Housing Density	Very High		Hia	h Density (min 50		Moderate De	nsity (40-	l
Location – Draft Plan	Density (n		1 1 -	, , , , , , , , , , , , , , , , , , ,		Moderate Density (40- 50 dph)		X
Policy (x)	100 dph)		GPI	i, max 100 aprij		oo apii)		
Any character constrain		The s	site is with	nin an area of low-rise	mode	rate density l	housina.	1
density								
Connections to local cyc	cle route	High	High Bullen two kilometres to the west of the site is					
networks		identified in the WMLCWIP						
Public Open Space (ha's and			The site is allocated Public Open Space (2.16 ha					
			l Outdoor	Sports Facilities). An	y loss	can be		
			ated throu	igh provision of new p	oublic o	open space		
		as pa	art of the F	e Friar Park Urban Village proposals.				
Loss of Playing Field / S	ports	There	e are no s	ports pitches or playi	ng field	ds.		
Pitches (ha's / number a	nd type							
		I						

density (list) Opportunities

of pitches)

The redevelopment of the site in combination with neighbouring sites provides the opportunity for the development of a scheme estimated to have a capacity in the region of 630 houses. A Masterplan was approved in March 2023 which provides clarity and identifies the location of replacement open space comprising 10ha.

The site is within an area of low-rise moderate

None

density housing.

Sustainability Appraisal

Other Social (specify)

Any character constraints on

The site forms part of a wider allocation.

The wider allocation has neutral impacts for objectives 1 and 11; minor negative impacts for objectives 3,4,6,8,9,12 and 14; major negative impacts for objectives 5 and 7; and uncertain impacts for objective 2; major positive impacts for objectives 10 and 13.

Conclusion

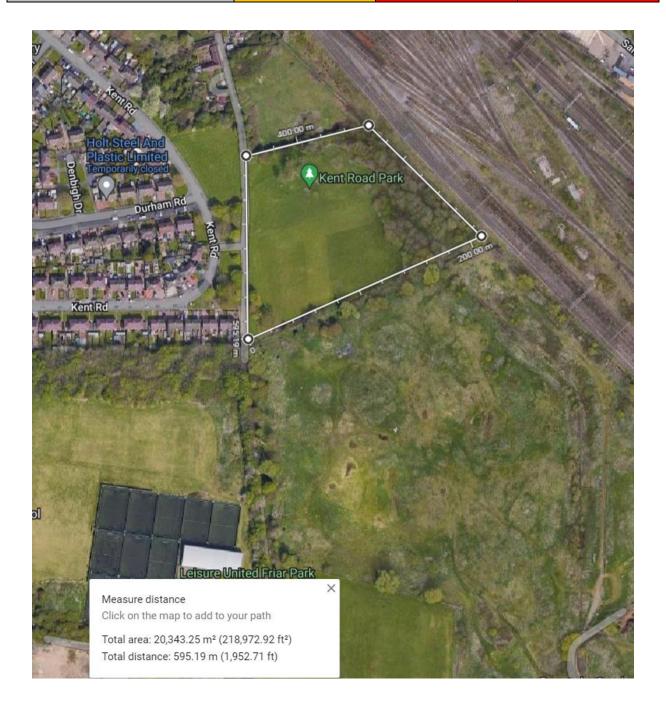
The site was allocated as Community Open Space in the SAD. However, the site was rated Low Quality Low Value in the 2019 audit so it is considered appropriate to assess alternative redevelopment options.

The site has been identified as part of a larger site (Friar Park 2895) for residential redevelopment with a significant capacity of 630 dwellings. A Masterplan was approved in March 2023 and this is therefore the appropriate use for the site. The Masterplan identifies areas of replacement open space comprising 10ha and including the replacement of a sports pitch.

Employment uses are not considered appropriate within the overall residential scheme.

The potential use of part of the site for a gypsy/traveller site may question the viability of this complicated redevelopment scheme. The site is too large in totality for a gypsy/traveller site.

-			
Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	131: LAYBOURNE PARK, TIPTON						
Site Address	Open space	between	Union	Street, and Richards Road, Tipt	on		
Ward	Princes End	l		Call for Site Ref	N/A		
Site Area (ha)	0.93	93		Capacity proposed in Call for Sites submission	N/A		
Land Type	Local park (greenfield	d)	Site Assessment Reference	131		
Background / Context							
Current uses (list)	_	al park co	mprisii	ng walkways benches a play area	a and a	small football	
	pitch						
Surrounding land	Residential,	open spa	ace				
uses							
Constraints			Niama	- / Dataila	A		
Gateway Constraints (wnere arrect	ing part	Name	e / Details		unt covered	
of submitted site)			NI/A		(ha's	5)	
SSSI / SAC	tanan Turi		N/A		1		
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve	M = 4		N/A		-		
Site of Importance for	nature		N/A				
Conservation			N1/A				
Flood Risk Zone 3			N/A				
Registered Park & Gard			N/A				
Scheduled Ancient Mo			N/A				
HSE Consultation Zone			N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			N/A				
Ancient Hedgerows			N/A				
Strategic Open Space			N/A				
Existing Policy Design			Community Open Space in SAD				
Green Belt and Landso	ape Sensitiv	ity Asse	ssmen	it			
Criteria		Assessi	ment			Rating	
Green Belt Harm (B79 (a))		The site	is not	in the Green Belt			
Landscape Sensitivity		N/A as r	ot with	in the Green Belt. No relevant			
(BL23 / BL24)		landscap	oe desi	ignations			
Detailed assessment a	gainst envir	onmental	l, econ	omic and social criteria			
Criteria		Assessi	ment			Rating	
Environmental							
Greenfield / Previously		Greenfie	eld land	1			
Developed Land							
Topography		Uniform	site le	vels			
Agricultural Land Qual	ity using	N/A					
Magicmap Landscape	post-1988						
map							
Tree Preservation Orde	ers /	Several	mature	trees along the site boundary a	nd at		
Mature Trees of Value	on site or	the main	pedes	strian access to the park which a	ppear		
significantly affecting		to be of	high va	alue. The trees are not protected.	•		
boundaries							
boundaries							

Diadivaraity or Condivaraity on	No CINIC or CLINIC decimation	
Biodiversity or Geodiversity on	No SINC or SLINC designation	
site or significantly affecting		
boundaries		
Heritage Assets on site or	None	
significantly affecting		
boundaries		
Visual Amenity and Character of	The park is an attractive feature in a low density	
the Area	residential neighbourhood. It is within 10 minutes'	
	walk of Princes End Disused Railway (SLINC) and	
	Wednesbury Oak Play Area.	
Flood risk, drainage and ground	N/A	
	IVA	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Not confirmed but the site is within an area of historic	
	industrial uses which may have adversely affected	
	ground conditions	
Ground stability	AS ABOVE	
Air Quality impact of adjoining	Predominance of housing but proximity of A4037	
uses	may adversely affect air quality	
Noise impact of adjoining uses	No employment uses adjoining the site but proximity	
3	of heavily trafficked A4037 may result in noise	
	nuisance.	
Mineral Extraction and Mineral	N/A	
Resource Areas	IVA	
110000001000	NI/A	
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development	The site is not considered appropriate for	
Opportunities	employment use given the predominantly residential	
	environment	
Employment Land	Parks and greenspace	
Delivery / Phasing (taken from	The park was Low Quality Low Value in the 2019	
Delivery Study where referenced)	audit so alternative development could be	
,	considered. Employment use in this area is not	
	considered to be appropriate.	
Viability (taken from Viability	The site could be viable for residential development	
Study where referenced)	within the plan period subject to no adverse ground	
Study where referenced)	, , ,	
	conditions – site investigations may be required.	
	Need to acknowledge presence of mature trees	
	around and within the site. A full arboricultural survey	
	would be recommended.	
Availability of utilities –	Existing in Richards Road and Union Street	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		

Highways access and	Access to new residential should be possible from	
transportation (state name /	Princes End and Richards Road	
quality of access points)		
Impact on the wider road	Around 20 units could be accommodated on the	
network	developable part of this site – potential increase of 20	
	vehicle movements. This would need to be assessed	
	against existing car borne visits to the park.	
Other Economic (specify)	None	

NB the prospective development of some of the park land along with land in private ownership could be considered. However, this part of the park is overgrown and less appreciated by residents. Loss of the whole park – particularly part of the site subject to this assessment- is more attractive and well used, and therefore more contentious if it were lost.

Primary School	15 ped access 10 public transport			Strategic Centre / Employment Area	20 minutes				
Secondary School	20 minute	S			Centre / Foodstore)	10 minutes		
GP / Health Centre /	10 minute	S							
Walk in centre									
Housing Density	Very High			Hig	h Density (min 50		Moderate De	nsity (40-	Χ
Location - Draft Plan	Density (n	nin	ո dph		, max 100 dph)	50 dph)			
Policy (x)	100 dph)								
Any character constraints on			Medium density of surrounding residential area						
density									
Connections to local cyc	cle route	Close	Closest cycle route is along Princes End Disused						
networks		Railway (The Railer), 250m to the south							
Public Open Space (ha's	and	0.9 ha of community open space (parks and gardens)							
type)		would be lost if developed							
Loss of Playing Field / S	ports	Loss	of ope	n s	pace including childre	en's p	lay facilities		
Pitches (ha's / number a	nd type	and junior/ 5 a side pitch							
of pitches)									
Other Social (specify)		None)						
Any character constrain	ts on	Medium density 2 storey local housing character					aracter		
density (list)		Need to retain mature trees							
		Loca	tion of	opt	imal vehicular access	ses			

Opportunities

There is an opportunity to introduce ca 20 homes on this site if the park in not considered to be of sufficient quality or value to retain it. In this instance the site could be considered alongside the prospective development of an adjoining site within the park.

The capacity of development would be constrained by local character, the need to retain several mature trees and the location of optimal access points. The site is well connected to public transport and is within 10 minutes walking distance from health facilities and a major foodstore. However local residents' opposition to the loss of the park was expressed by a petition being submitted to the Local Authority. The area of the site, its good connectivity to local services, and as it within an existing residential neighbourhood, meets many of the important criteria for Gypsy and Travellers. However, this would be contentious and highly resisted given the previous opposition to the loss of the park.

Sustainability Appraisal

The site has not been assessed in the Sustainability Appraisal as it is unavailable for development.

Conclusion

The site is suitable for residential development, however improvements have recently been made to the play area and the park is a valuable asset to local people. It is recommended that the site is not allocated for development in the SLP and is retained as Community Open Space. It is not suitable for gypsy / traveller site due to its residential setting.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	20 dwellings		
requirements			



Site Known as	132: LILY STREET OPEN SPACE 3088 (OS 0259)							
Site Address	Lily Street /	Lily Street / Haig Street, West Bromwich						
Ward	Hateley Hea	ath		Call for Site Ref	N/A			
Site Area (ha)	3.76 ha			Capacity proposed in Call for Sites submission	N/A			
Land Type	Greenfield (Site Assessment Reference	132			
	(restored brownfield land		and)					
Background / Context								
Current uses (list)	The site is o	currently a	ın area	of open space with informal pat	hs provi	ding		
	pedestrian a							
Surrounding land		n a predo	minant	ly residential area with a primary	/ school	to the north-		
uses	west.							
Constraints			ı					
Gateway Constraints (where affect	ing part	Name	e / Details		unt covered		
of submitted site)					(ha's	5)		
SSSI / SAC			N/A					
Ancient Woodland / Ve	teran Trees		N/A					
Local Nature Reserve			N/A					
Site of Importance for	Nature		N/A					
Conservation								
Flood Risk Zone 3			N/A					
Registered Park & Gar			N/A					
Scheduled Ancient Mo			N/A					
HSE Consultation Zone 1		N/A						
Operational Burial Gro	und		N/A					
Common Land			N/A					
Green Belt			N/A					
Ancient Hedgerows			N/A					
Strategic Open Space			N/A					
Existing Policy Design	ations (list)		SAD.	site is allocated as Community C	pen Spa	ace in the		
Green Belt and Landso	ape Sensitiv	ity Asse						
Criteria	-	Assessi				Rating		
Green Belt Harm				in the Green Belt				
(B79 (a))								
Landscape Sensitivity		There ar	e no S	INCs or SLINCs on the site.				
(BL23 / BL24)	——————————————————————————————————————							
Detailed assessment a	gainst envir	onmental	l, econ	omic and social criteria				
Criteria Assess			sment			Rating		
Environmental								
Greenfield / Previously	The site was formerly used for heavy industrial uses							
Developed Land		including brickworks, a colliery, claypits and a landfill						
				as then grassed and landscape				
				nal open space. Site is considered to				
		_		and as it is restored and does no	t meet			
				sly developed land definition.				
Topography				sonably flat though there are sev	eral			
		mounds within the site.						

A suriousitional Land Ovalitionsing	NI/A	
Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	There are a number of mature trees on the site.	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets	
significantly affecting		
boundaries		
Visual Amenity and Character of	The area is predominantly low density residential in	
the Area	character.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site was formerly used for heavy industrial uses	
	including brickworks, a colliery, claypits and a landfill	
	site. Site investigations and remediation will be	
	required.	
Ground stability	The site was formerly used for heavy industrial uses	
	including brickworks, a colliery, claypits and a landfill	
	site. Site investigations and remediation will be	
	required.	
Air Quality impact of adjoining	No issues anticipated.	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	The site was formerly used for heavy industrial uses	
Resource Areas	including brickworks, a colliery, claypits and a landfill	
	site. Site investigations and remediation will be	
	required. There are two treated mineshafts indicated	
	within the site.	
Mineral Infrastructure and	The site was formerly used for heavy industrial uses	
Brickworks	including brickworks, a colliery, claypits and a landfill	
	site. Site investigations and remediation will be	
	required.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is in a predominantly residential area with	
Opportunities	access through residential estates. Employment uses	
	would therefore not be appropriate.	
Employment Land	The site is in a predominantly residential area with	
	access through residential estates. Employment uses	
	would therefore not be appropriate.	
Delivery / Phasing (taken from	The site investigations and remediation may delay	
Delivery Study where referenced)	delivery.	
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
	•	

Availability of utilities -	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment	-	
Infrastructure constraints on /	There are foul and surface water sewers crossing the	
under site (electric cables/sub-	site and informal paths.	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be obtained from Lily Street though	
transportation (state name /	Haig Street is more problematic with cul de sacs and	
quality of access points)	unadopted roads.	
Impact on the wider road	There may be additional congestion in the area which	
network	is characterised by narrow streets.	
Other Economic (specify)	None	
Casial		

Primary School	Within 10 minutes		Strategic Centre / Employment Area		Within 20 minutes				
Secondary School	Within 20	minute	es		Centre / Foodstore	•	Within 10 m	ninutes	
GP / Health Centre /	Within 10	minute	es						
Walk in centre									
Housing Density	Very High			Hig	h Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin		dph	, max 100 dph)	50 dph)			Х
Policy (x)	100 dph))0 dph)							
Any character constraints on			The area is characterised by low-density low-rise housing.						
density									
Connections to local cyc	cle route		All Saints Way to the east of the site is identified in						
networks		the B	the BCLCWIP.						
Public Open Space (ha's	and	The s	site is	allo	cated Community Op	en Sp	ace (3.76		
type)		ha Lo	ocal A	men	ity Greenspace).				
Loss of Playing Field / S	ports	There	e are	no p	laying fields or sports	s pitch	es on the		
Pitches (ha's / number and type site.									
of pitches)									
Other Social (specify)	Other Social (specify) None								
Any character constraints on The area is cha			aracterised by low-de	nsity I	ow-rise				
density (list)		hous	ing.						

Opportunities

The site was previously considered for residential redevelopment in combination with the neighbouring site (6947) which was vacant at the time though now appears converted for flats.

Sustainability Appraisal

The site has neutral impacts for objectives 1, 4, 8; major positive impacts for objectives 9, 10, 12, 13 and 14; minor negative impacts for objectives 6 and 11, major negative impacts for objectives 5 and 7; and uncertain impacts for objectives 2 and 3.

Conclusion

The site was allocated as Community Open Space in the SAD. However, it was rated in the 2019 audit as Low -Quality Low Value and it is considered appropriate to consider alternative development options. Residential redevelopment would be the appropriate use in this predominantly residential area. However, there would be issues to address including the loss of the open space and the linear walkways, resolution of

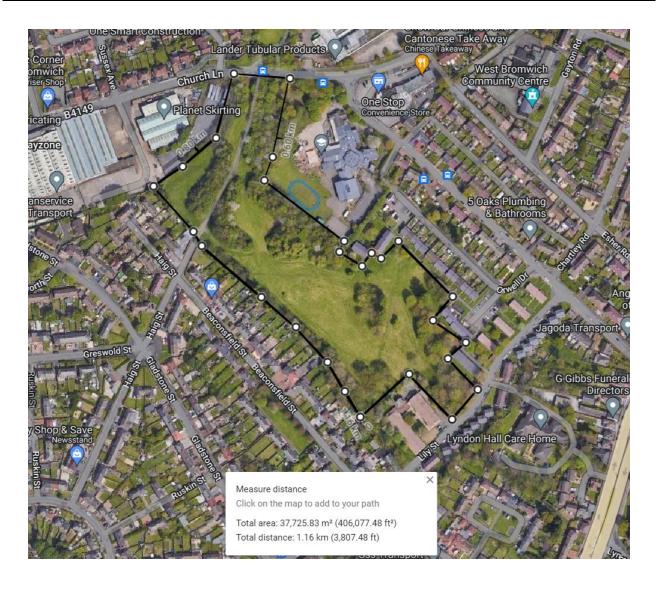
the ground conditions associated with historic heavy industrial uses and identification of suitable access points.

Employment uses would not be appropriate surrounded by residential uses.

The site is too large to provide a gypsy/traveller site and there would be issues around access and viability and this would be controversial within an established residential area.

The site is suitable for residential development. Notwithstanding this the loss of open space would not accord with the spatial strategy, therefore the site is unavailable and the recommendation for the SLP is that site is not allocated for development.

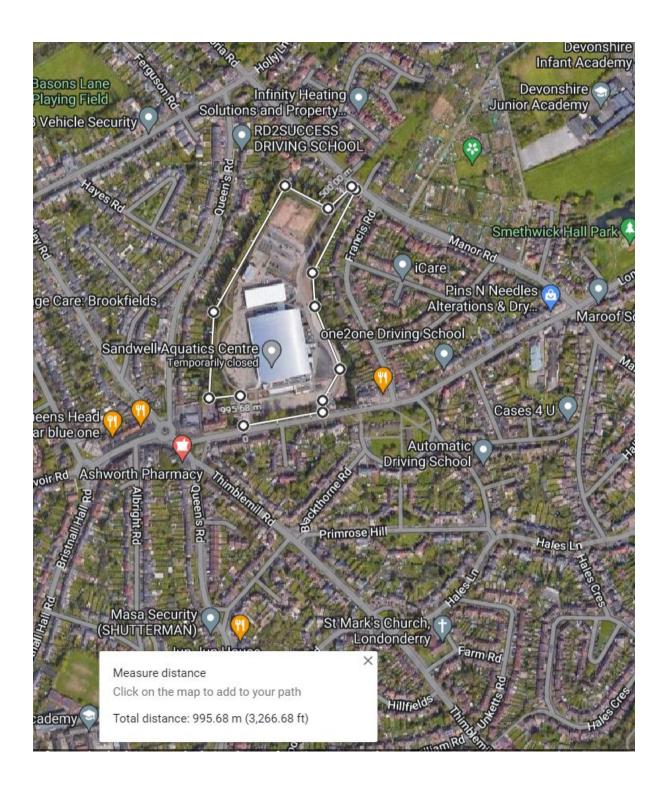
Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	3.76 ha		
requirements			



Site Address Londonderry Lane / Manor Road, Smethwick	
Ward Smethwick Call for Site Ref N/A	
Site Area (ha) 5.4 ha Capacity proposed in Call for Sites submission	
Land Type Brownfield Open Space Site Assessment Reference 134	
Background / Context	
Current uses (list) The site has been developed as the new Aquatics Centre.	
Surrounding land	Head
uses local retail centre.	
Constraints	
Gateway Constraints (where affecting part Name / Details Amount c	overed
of submitted site) (ha's)	
SSSI / SAC N/A	
Ancient Woodland / Veteran Trees N/A	
Local Nature Reserve N/A	
Site of Importance for Nature N/A	
Conservation	
Flood Risk Zone 3 N/A	
Registered Park & Garden N/A	
Scheduled Ancient Monument N/A	
HSE Consultation Zone 1 N/A	
Operational Burial Ground N/A	
Common Land N/A	
Green Belt N/A	
Ancient Hedgerows N/A	
Strategic Open Space N/A	
Existing Policy Designations (list) The site is currently allocated in the SAD as Communication in the SAD as Com	nunity
Open Space.	
Green Belt and Landscape Sensitivity Assessment	
Criteria Assessment Rati	ing
Green Belt Harm The site is not in the Green Belt. (B79 (a))	
Landscape Sensitivity There are no SINCs or SLINCs on the site.	
(BL23 / BL24)	
Detailed assessment against environmental, economic and social criteria	
Criteria Assessment Rati	ing
Environmental Day Call Historical desired	
Greenfield / Previously Brownfield. Historically the site was a claypit though	
Developed Land used as recreational purposes since 1938.	
Topography The site is reasonably flat though slopes to the north.	
Agricultural Land Quality using N/A Magicmap Landscape post-1988	
map	
Tree Preservation Orders / There are a number of mature trees around the	
Mature Trees of Value on site or perimeter of the site.	
significantly affecting	
boundaries	

Biodiversity or Geodiversity on	No issues	
	INO ISSUES	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The site is within an area of low-density housing.	
the Area		
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site is in an area of historic heavy industrial	
	activity so this may have left a legacy of ground	
	issues.	
Ground stability	The site is in an area of historic heavy industrial	
	activity so this may have left a legacy of ground	
	issues.	
Air Quality impact of adjoining	No issues anticipated	
, , , , , ,	i ivo issues artiicipateu	
Noise impact of adjoining uses	No issues anticipated.	
Mineral Extraction and Mineral	·	
	The site is in an area of historic heavy industrial	
Resource Areas	activity so this may have left a legacy of ground	
	issues. The site is a former claypit.	
Mineral Infrastructure and	The site is in an area of historic heavy industrial	
Brickworks	activity so this may have left a legacy of ground	
	issues.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is in a predominantly residential area and	
Opportunities	has now been developed as an Aquatic Centre.	
	Employment uses are not therefore appropriate.	
Employment Land	The site is in a predominantly residential area and	
	has now been developed as an Aquatic Centre.	
	Employment uses are not therefore appropriate	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities –	The utilities are available to the site.	
electricity, gas, water, sewage	stantos are aranapio to trio oito.	
treatment		
Infrastructure constraints on /	There was a foul water sewer crossing the site	
under site (electric cables/sub-	though this will have been considered on	
•		
stations, water/sewage pipes,	redevelopment.	
gas pipes, pylons, culverts,		
rights of way)	Ain from Lander Lander	
Highways access and	Access is from Londonderry Lane.	
transportation (state name)	/I	
transportation (state name / quality of access points)		

Impact on the wider road No issues											
network											
Other Economic (specify	/)	None									
Social											
Primary School	Within 15 minutes		Strategic Centre / Employment Area		Within 20 minutes						
Secondary School	Within 20	minute	es		Centre	/ Foodstore)	Withir	า 10 m	inutes	
GP / Health Centre /	Within 10	minute	es								
Walk in centre											
Housing Density	Very High			Higl	h Density	/ (min 50		Modera	ate Dei	nsity (40-	
Location - Draft Plan	Density (n	nin		dph	, max 10	0 dph)		50 dph))		Χ
Policy (x)	100 dph)										
Any character constrain density	ts on	N/A									
Connections to local cyc	cle route	The site is on Londonderry Lane that is identified in									
networks		the SCWIP.									
Public Open Space (ha's	and	The site was allocated in the SAD for Community									
type)		Open Space (5.4 ha Neighbourhood Outdoor Sports Facility)									
Loss of Playing Field / S	ports	There were two sports pitches on the site though									
Pitches (ha's / number a	nd type	they will be replaced by a higher quality pitch to the									
of pitches)		north.									
Other Social (specify)		None									
Any character constrain	ts on	N/A									
density (list)											
Opportunities											
See conclusion											
Sustainability Appraisal											
The site has not been assessed as part of the Sustainability Appraisal as it has been developed as the Sandwell Aquatics Centre and is unavailable.											
Conclusion											
The site was allocated in the SAD for Community Open Space. However, it has now been developed as an											
Aquatics Centre with outdoor facilities											
It is questioned whether the		-								s a	
permanent built structure	though ther			utdoo	r facilitie						
Appropriate uses given		Hous	ing			Employmen)t		Jypsy/	Traveller	
constraints and infrastru	ucture										
requirements											



Site Known as	135: MENZIES OPEN SPACE 3075					
Site Address	Rydding La	ne, Wedn	esbury	1		
Ward	Hateley Hea	ath		Call for Site Ref	N/A	
Site Area (ha)	17.83 ha			Capacity proposed in Call	N/A	
				for Sites submission		
Land Type	Greenfield (Open Spa	се	Site Assessment Reference	135	
	(restored br	ownfield I	and)			
Background / Context						
Current uses (list)	The site is o	currently u	sed fo	r informal open space with severa	al paths	crossing the
,	site.	·		·	•	J
Surrounding land	The site is i	n a predo	minant	ly residential area with educational	al uses	to the south
uses	including th	e Phoenix	(Acad	emy (former Menzies School).		
Constraints						
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered
of submitted site)					(ha's	5)
SSSI / SAC			N/A			
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for	Nature		N/A			
Conservation						
Flood Risk Zone 3			Millfie	eld's Pool is Flood Risk Zone 3	2.5ha	 a
Registered Park & Gar	den		N/A			
Scheduled Ancient Mo			N/A			
HSE Consultation Zone	e 1		N/A			
Operational Burial Gro			N/A			
Common Land			N/A			
Green Belt			N/A			
Ancient Hedgerows			N/A			
Strategic Open Space			N/A			
Existing Policy Design	ations (list)			site is allocated in the SAD for Co	mmuni	ty Open
	u (Spac			., opon
Green Belt and Landso	ape Sensitiv	itv Asse				
Criteria	-	Assessi				Rating
Green Belt Harm				in the Green Belt.		rtating
(B79 (a))		1110 0110	10 1101	uid Green Bein		
Landscape Sensitivity		There is	a SLIN	NC on the site (the former Millpoo	1	
(BL23 / BL24)		Colliery		,	•	
	gainst envir	•	,	omic and social criteria		
Criteria	<u></u>	Assessi	<u> </u>			Rating
Environmental						· · · · · · · · · · · · · · · ·
Greenfield / Previously	1	Brownfie	eld forn	ner colliery and quarry then landfil	11	
Developed Land				ce. Site is considered to be greenf		
			•	stored and does not meet NPPF		
				eloped land definition.		
Topography			-	eral banks and mounds within the	site.	
Agricultural Land Qual	ity usina	N/A		1 11 20 1111111 110		
Magicmap Landscape		14/73				
map Landscape	P001-1000					
παρ		<u> </u>				

Mature Trees of Value on site or significantly affecting boundaries	Tree Preservation Orders /	There are a number of mature trees in semi-natural	
Significantly affecting boundaries Biodiversity or Geodiversity on Site or significantly affecting boundaries There is a SLINC on part of the site (the former Millpool Colliery Pool (SA 047) No Issues There are no heritage assets on the site. Part of the Area Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha) Ground Contamination The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. There are known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Waste Infrastructure and The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Waste Infrastructure None None None None None The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landf			
Biodiversity or Geodiversity on site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries There are no heritage assets on the site. The site is in an area of predominantly residential uses. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. There are known to be very challenging. There are known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefo			
There is a SLINC on part of the site (the former site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries Visual Amenity and Character of the Area			
Site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries There are no heritage assets on the site. The site is in an area of predominantly residential uses. The site is at Millfields Pool is Flood Zone 3, approximately 2.5ha. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be several mineshafts within the site. Air Quality impact of adjoining uses No issues anticipated. No issues anticipated. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, as and and gravel quar		There is a SLINC on part of the site (the former	
Heritage Assets on site or significantly affecting boundaries Visual Amenity and Character of the Area Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha) Ground Contamination The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. There are known to be several mineshafts within the site. Air Quality impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks Mineral Infrastructure and Brickworks Mineral Infrastructure (Specify) Waste Infrastructure (Specify) Waste Infrastructure (Specify) The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. There are known to be several mineshafts within the site. No issues anticipated. No issues anticipated. No issues anticipated. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore kno		· · · · · · · · · · · · · · · · · · ·	
Heritage Assets on site or significantly affecting boundaries Visual Amenity and Character of the Area Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha) Ground Contamination Ground Stability The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. There are known to be very challenging. There are known to be several mineshafts within the site. Air Quality impact of adjoining uses Noise pact of adjoining uses Noise anticipated. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy ind		1 ' '	
Significantly affecting boundaries Visual Amenity and Character of the Area Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha) Ground Contamination Ground Stability The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. There are known to be several mineshafts within the site. Air Quality impact of adjoining uses Noise impact of adjoining uses Noise impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. There are known to be several mineshafts within the site. No issues anticipated. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Waste Infrastructure and Brickworks The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. None Other Environmental (specify) None The site is within a predominantly residential area so employment uses would not be appropriate. Employment Development Opportunities Employment Land The site is within a predominantly residential area so employment uses would not be appropriate. The requisite site investigations and remediation may delay delivery. Work is still being undertaken to establish the likely viabili			
Visual Amenity and Character of the Area Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha) Ground Contamination Ground Stability The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. There are known to be several mineshafts within the site. Air Quality impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Mineral Infrastructure and Brickworks The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Waste Infrastructure None Other Environmental (specify) None The site is within a predominantly residential area so employment uses would not be appropriate. Employment Land The site is within a predominantly residential area so employment uses would not be appropriate. The requisite site investigations and remediation may delay delivery. Work is sill being undertaken to establish the likely viability of residential and other site		There are no nontage access on the cite.	
The Air Quality impact of adjoining uses No issues anticipated. No issues anticipated. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. There are known to be several mineshafts within the site. Air Quality impact of adjoining uses No issues anticipated. No issues anticipated. Mineral Extraction and Mineral Resource Areas The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Mineral Infrastructure and Brickworks The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Waste Infrastructure None None None None None Poportunities None Poportunities The site within a predominantly residential area so employment Development The site is within a predominantly residential area so employment uses would not be appropriate. Poportunities P			
The Air Quality impact of adjoining uses No issues anticipated. No issues anticipated. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. There are known to be several mineshafts within the site. Air Quality impact of adjoining uses No issues anticipated. No issues anticipated. Mineral Extraction and Mineral Resource Areas The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Mineral Infrastructure and Brickworks The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Waste Infrastructure None None None None None Poportunities None Poportunities The site within a predominantly residential area so employment Development The site is within a predominantly residential area so employment uses would not be appropriate. Poportunities P	Visual Amenity and Character of	The site is in an area of predominantly residential	
water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha) Ground Contamination The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Ground stability The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. There are known to be several mineshafts within the site. Air Quality impact of adjoining uses No issues anticipated. No issues anticipated. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Waste Infrastructure None None None Other Environmental (specify) The site is within a predominantly residential area so employment uses would not be appropriate. Employment Development Opportunities Employment Land The site is within a predominantly residential area so employment uses would not be appropriate. Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Viability of residential and other sites in the SLP Availability of utilities — It is considered that utilities would be available	•		
water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha) Ground Contamination The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Ground stability The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. There are known to be several mineshafts within the site. Air Quality impact of adjoining uses No issues anticipated. No issues anticipated. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Waste Infrastructure None None None Other Environmental (specify) The site is within a predominantly residential area so employment uses would not be appropriate. Employment Development Opportunities Employment Land The site is within a predominantly residential area so employment uses would not be appropriate. Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Viability of residential and other sites in the SLP Availability of utilities — It is considered that utilities would be available	Flood risk, drainage and ground	Part of the site at Millfields Pool is Flood Zone 3,	
Ground Contamination The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Ground stability The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. There are known to be several mineshafts within the site. Air Quality impact of adjoining uses No issues anticipated. No issues anticipated. The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. Maste Infrastructure None Other Environmental (specify) None Employment Development Opportunities Employment Development Opportunities Employment Land The site is within a predominantly residential area so employment uses would not be appropriate. The site is within a predominantly residential area so employment uses would not be appropriate. The site is within a predominantly residential area so employment uses would not be appropriate. The site is within a predominantly residential area so employment uses would not be appropriate. The site is within a predominantly residential area so employment uses would not be appropriate. The requisite site investigations and remediation may delay delivery. Viability (taken from Viability wiability of residential and other sites in the SLP Availability of utilities —		approximately 2.5ha.	
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Study where referenced) viability of residential and other sites in the SLP Availability of utilities – It is considered that utilities would be available	Viability (taken from Viability	Work is still being undertaken to establish the likely	
		viability of residential and other sites in the SLP	
	Availability of utilities -	It is considered that utilities would be available	
electricity, gas, water, sewage though capacities are not known.	electricity, gas, water, sewage	though capacities are not known.	
treatment	treatment		

Infrastructure constraints on /	There are several foul and surface water sewers	
under site (electric cables/sub-	crossing the site including the Hobnail Brook.	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be obtained from Beverley Road.	
transportation (state name /		
quality of access points)		
Impact on the wider road	No issues anticipated for a limited development.	
network		
Other Economic (specify)	None	

Primary School	Within 10 minutes			Strategic Centre / Employment Area		Within 20 minutes			
Secondary School	Within 20	minute	es		Centre / Foodstore)	Within 15 m	ninutes	
GP / Health Centre /	Within 15	minute	es						
Walk in centre									
Housing Density	Very High			Higl	n Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin		dph	, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)								
Any character constraints on		The s	The site is in an area of low-density housing.						
density									
Connections to local cyc	cle route	Walsall Road a kilometre to the east of the site is							
networks		identified in the BCLCWIP.							
Public Open Space (ha's	and	The site is allocated Community Open Space (17.83							
type)		ha Neighbourhood Natural and Semi-Natural							
		Greenspace)							
Loss of Playing Field / Sports		There are no playing fields or sports pitches on the							
Pitches (ha's / number and type		site.							
of pitches)									
Other Social (specify) None)							
Any character constraints on		The site is in an area of low-density housing.							
density (list)									

Opportunities

See conclusion

Sustainability Appraisal

The site was not included in the Sustainability Appraisal as it is unavailable.

Conclusion

The site is allocated in the SAD for Community Open Space. However, it was rated in the 2019 audit as Low Quality Low Value. It is considered appropriate therefore that alternative development uses be considered.

Residential redevelopment would be appropriate in principle. However, it is known that ground conditions would be very challenging with mineworkings and mineral quarries which were then filled with indeterminate material. Extensive investigation and remediation would be required.

In addition, development would necessitate the loss of public open space which would require compensatory measures. There is a SLINC within the site (the Millpool Colliery Pool) which would in all probability need to be retained.

These issues combine to question the viability of development.

Employment uses would not be appropriate in the middle of this residential area.

The site is not suitable for Gypsy and Traveller use due to its size.

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.

Appropriate uses given constraints and infrastructure requirements

Housing Employment

Gypsy/Traveller



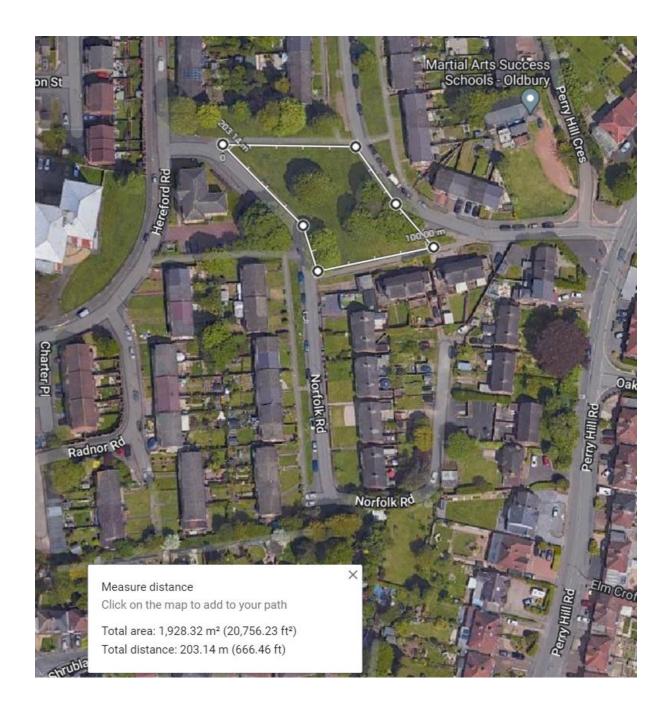
Site Known as	136: Norfolk Road Open Space 2087 (HAS 0006)							
Site Address	Norfolk Roa	id/ Cumbe	erland	land Road, Oldbury				
Ward	Old Warley			Call for Site Ref	N/A			
Site Area (ha)	0.19			Capacity proposed in Call for Sites submission				
Land Type	Greenfield Open Space		ice	Site Assessment Reference	136			
Background / Context								
Current uses (list)	The site is o	currently a	an attra	active area of open space between	en dwel	lings on a		
. ,	steep bank.					_		
Surrounding land	The site is i	n a predo	minant	ly residential area.				
uses								
Constraints								
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered		
of submitted site)					(ha's	s)		
SSSI / SAC			N/A					
Ancient Woodland / Ve	teran Trees		N/A					
Local Nature Reserve			N/A					
Site of Importance for	Nature		N/A					
Conservation								
Flood Risk Zone 3		N/A						
Registered Park & Garden		N/A						
Scheduled Ancient Monument		N/A						
HSE Consultation Zone 1		N/A						
Operational Burial Ground			N/A					
Common Land		N/A						
Green Belt			N/A					
Ancient Hedgerows			N/A					
Strategic Open Space			N/A					
Existing Policy Design	ations (list)		The site is allocated as Community Open Space in the SAD.					
Green Belt and Landso	ape Sensitiv	ity Asse	ssmer	nt				
Criteria		Assessi	sment			Rating		
Green Belt Harm		The site	is not	in the Green Belt.				
(B79 (a))								
Landscape Sensitivity (BL23 / BL24)		There ar	re no SINCs or SLINCs on the site.					
•	gainst envir	onmental	l acon	omic and social criteria				
Criteria	ganist envir	Assessi	·			Rating		
Environmental	l l		HIGHT			Rating		
		eld One	en Space					
Developed Land	-		na Ope	on opaco				
Topography		The site is a vo		s a very steep bank sloping down towa				
Agricultural Land Quality using N/A								
Magicmap Landscape map	-	_						
Tree Preservation Orde Mature Trees of Value		There ar	re a nu	mber of mature trees on the sit	e.			

cianificantly affecting		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues.	
site or significantly affecting		
boundaries	1	
	Thoro are no horitage coasts on the after	
Heritage Assets on site or	There are no heritage assets on the site.	
significantly affecting		
boundaries	The character of the arrest to the second to	
Visual Amenity and Character of	The character of the area is generally moderate	
the Area	density residential.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	None known	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is in a predominantly residential area and is	
Opportunities	surrounded by residential dwellings. It is not suitable	
	therefore for employment uses.	
Employment Land	The site is in a predominantly residential area and is	
, , , , , , , , , , , , , , , , , , , ,	surrounded by residential dwellings. It is not suitable	
	therefore for employment uses.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment	2 Sag Sapasinos are not known.	
Infrastructure constraints on /	None known	
	THORE MICHAEL	
under site (electric cables/sub- stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)	Access would be feesible subject to the level-	
Highways access and	Access would be feasible subject to the levels.	
transportation (state name /		
quality of access points)	No issues anticipated	
Impact on the wider road	No issues anticipated	
network	None	
Other Economic (specify)	None	

Social								
Primary School				Strategic Centre / Employment Area		Within 30 minutes		
Secondary School	Within 20	minute	25	Centre / Foodsto	re	Within 10 m	ninutes	
GP / Health Centre /	Within 10				. •			
Walk in centre	Within 10	minate	,0					
Housing Density	Very High		Hi	gh Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin	dp	oh, max 100 dph)		50 dph)	•	Х
Policy (x)	100 dph)							
Any character constraints on density			site is in	an area of moderate	density	housing.		
Connections to local cy	cle route	Wolv	Wolverhampton Road (the A4123) is 700 metres to					
networks		the north east of the site.						
Public Open Space (ha's	s and	The site is allocated Community Open Space (0.29						
type)		ha Local Amenity Greenspace)						
Loss of Playing Field / S		There are no sports pitches or playing fields on the						
Pitches (ha's / number a	and type	site.						
of pitches)								
Other Social (specify)		None						
Any character constraints on density (list)			The site is in an area of moderate density housing.					
Opportunities								
See conclusion								
Sustainability Appraisal								
Not assessed by Sustaina	ability Appra	isal as	not ava	ilable.				
Conclusion								
The site is allocated as C	ommunity C	pen S	pace in t	he SAD. However, it	was ra	ted as Low-Q	uality Low	
Value in the 2019 audit. It			•			•	•	
Residential use would be								ent
would be constrained by t	the very stee	ep leve	els and tl	ne overlooking by nei	ighboui	ing dwellings.	It is	
suggested therefore that					nity sp	ace with seve	ral mature	
trees the site be retained	as Commur	nity Op	en Spac					
F	•		41.1			4.1		

gypsy/traveller site.			0 0
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller

Employment uses would be inappropriate in this residential area and the site is not large enough for a



Site Known as	137: POPP	137: POPPY DRIVE OPEN SPACE 3009					
Site Address	Poppy Drive	e, Yew Tre	ее				
Ward	Great Barr	with Yew	Tree	Call for Site Ref	N/A		
Site Area (ha)	0.77 ha			Capacity proposed in Call for Sites submission	N/A		
Land Type	Greenfield Open Space (restored brownfield land)			Site Assessment Reference	137		
Background / Context	•						
Current uses (list)	The site is o	currently a	n area	of amenity greenspace alongs	ide the V	/alsall Road	
` '	(the A4031)	•		, , , ,			
Surrounding land	The site is v	within the	predor	ninantly residential Tamebridge	estate to	the east of	
uses	the Walsall	Road. The	ere are	e industrial uses to the west and	the M6	motorway to	
	the south.						
Constraints							
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered	
of submitted site)					(ha's	5)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for Nature			N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar			N/A				
Scheduled Ancient Monument		N/A					
HSE Consultation Zone	e 1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			Yes 0.3			a	
Ancient Hedgerows			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		The s	site is not allocated in the SAD.	It is a ga	teway site	
			(gate2).				
Green Belt and Landson	cape Sensitiv	ity Asses	ssmer	t			
Criteria		Assessi	ment			Rating	
Green Belt Harm		The sout	thern p	part of the site is in the Green B	elt		
(B79 (a))		`	imately 0.3ha). The site adjoins the allocated				
		ell Valley Green Belt to the south so impact of					
7		velopment on the Green Belt will need to be					
assesse							
Landscape Sensitivity There are		e no S					
(BL23 / BL24)							
Detailed assessment against environmental				omic and social criteria			
Criteria		Assessi	ment			Rating	
Environmental			and the least of t				
Greenfield / Previously				nerly industrial land now ameni	-		
Developed Land				e is considered to be greenfield			
				red and does not meet the NPI	7 F		
		aetinition	ı tor pr	eviously developed land.			

Topography	The site is generally flat though there are mounds	
Topography	and banks to the south to protect dwellings from the	
	noise from the motorway.	
Agricultural Land Quality using	N/A	
	IN/A	
Magicmap Landscape post-1988		
map	There are a considerations to be a consideration	
Tree Preservation Orders /	There are several mature trees around the perimeter	
Mature Trees of Value on site or	of the site.	
significantly affecting		
boundaries	No. Sec. 11	
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries	There are the Management	
Heritage Assets on site or	There are no heritage assets	
significantly affecting		
boundaries	T	
Visual Amenity and Character of	The site is within the predominantly low-density	
the Area	estate to the east of the Walsall Road.	
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No issues known	
Ground stability	No issues known	
Air Quality impact of adjoining	The site is in proximity to the M6 motorway and this	
uses	may require any development to incorporate air	
	quality amelioration measures.	
Noise impact of adjoining uses	The site is in proximity to the M6 motorway and this	
	may require any development to incorporate noise	
	amelioration measures.	
Mineral Extraction and Mineral	None known	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is within a predominantly residential area to	
Opportunities	the east of the Walsall Road so employment uses	
	would be inappropriate.	
Employment Land	The site is within a predominantly residential area to	
	the east of the Walsall Road so employment uses	
	would be inappropriate.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
treatment		

Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and	Access could be obtained from Poppy Drive.	
transportation (state name /		
quality of access points)		
Impact on the wider road	No issues	
network		
Other Economic (specify)	None	
Social		

Primary School			Strategic Centre / Employment Area		Within 20 minutes				
Secondary School	Within 20	minute	es		Centre / Foodstore	•	Within 15 m	ninutes	
GP / Health Centre /	Within 15	minute	es						
Walk in centre									
Housing Density	Very High			Hig	h Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin		dph	, max 100 dph)	50 dph)			Х
Policy (x)	100 dph)								
Any character constraints on		The s	The site adjoins a low-density residential estate.						
density									
Connections to local cyc	cle route	Walsall Road (the A4031) to the west of the site is							
networks		identified within the SCWIP.							
Public Open Space (ha's	and	The site is not allocated as Public Open Space.							
type)									
Loss of Playing Field / Sports		There are no sports pitches or playing fields on the							
Pitches (ha's / number and type		site.							
of pitches)									
Other Social (specify)		None							
Any character constrain density (list)	ts on	The site adjoins a low-density residential estate.							

Opportunities

See conclusion

Sustainability Appraisal

The site is considered to have neutral impact for objectives: 1, 2, 4, 8, 11; minor negative impacts for objectives: 6 and 7; minor positive impacts for objectives 5 and 10; major positive impacts for objectives 9, 12, 13 and 14; and uncertain impacts for objective: 3

Conclusion

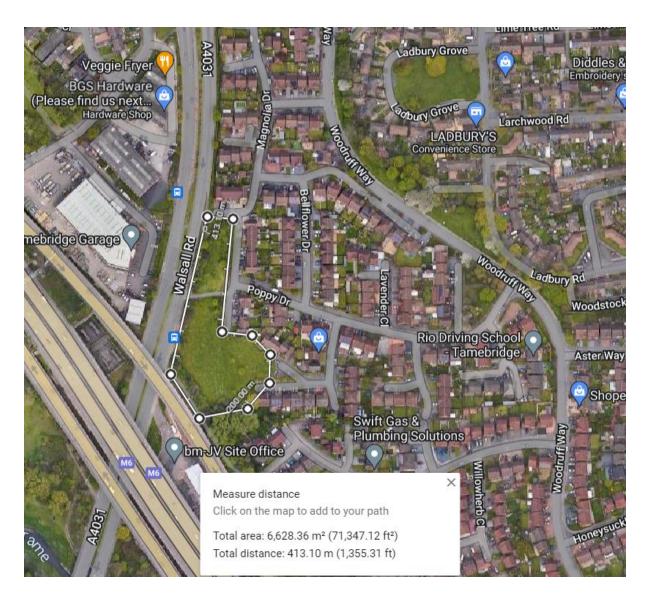
The site is not allocated in the SAD for Community Open Space. It was rated Low Quality Low Value in the 2019 audit so it is considered appropriate to assess alternative development options.

It is likely that this site was retained as an open buffer to protect new dwellings on the Tamebridge development from traffic noise from the neighbouring roads and part of the site to the south was banked to assist in this aim. This purpose is still valid though the site could be considered underused and neglected. It is likely however that it is valued by neighbouring occupiers for their open green outlook. It is considered

that subject to an assessment to determine that noise levels are acceptable and the impact on the green belt is not detrimental a limited residential development of part of the north of the site may be appropriate. Employment uses would be inappropriate in this residential area and the complicated access arrangements through the adjoining Estate would preclude use for a gypsy/traveller site despite it being an appropriate size.

Notwithstanding the above, the loss of the open space would not accord with the spatial strategy. Therefore, the recommendation for the SLP is that the site is not allocated for development.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.25 ha		
requirements			



Site Known as	138: ROWL 0173)	EY HALL OPEN SPACE / MAER CLOSE OPEN SPACE 5028 (OS				
Site Address	Maer Close	/ Crown (Close,	Rowley Regis		
Ward	Blackheath			Call for Site Ref	N/A	
Site Area (ha)	1.6 ha	1.6 ha		Capacity proposed in Call for Sites submission	N/A	
Land Type	Greenfield (Site Assessment Reference	138	
Background / Context	(<u></u>			
Current uses (list)	The site is c	rurrently a	n ame	enity area subject to extensive Mil	llenniun	n Forestry tree
Current acco (not)		•		ed with a palisade fence and is no		•
Surrounding land		• •		ne residential Rowley Hall Estate.		
uses			,			
Constraints						
Gateway Constraints (where affecti	ing part	Nam	e / Details		unt covered
of submitted site)			N1/A		(ha's	5)
SSSI / SAC			N/A			
Ancient Woodland / Ve	eteran Trees		N/A			
Local Nature Reserve	NI=4		N/A			
Site of Importance for Nature Conservation		N/A				
Flood Risk Zone 3		N/A				
Registered Park & Garden		N/A				
	Scheduled Ancient Monument		N/A			
HSE Consultation Zone 1			N/A			
Operational Burial Ground		N/A				
Common Land	<u> </u>		N/A			
Green Belt			N/A			
Ancient Hedgerows			N/A			
Strategic Open Space			N/A			
Existing Policy Design	ations (list)		The site is allocated in the SAD for Commur			ty Open
			Space.			
Green Belt and Landso	ape Sensitiv	ity Asse	ssmer	nt		
Criteria		Assessi	ment			Rating
Green Belt Harm (B79 (a))		The site	is not	in the Green Belt		
Landscape Sensitivity (BL23 / BL24)		There are no S		no SINCs or SLINCs on the site.		
Detailed assessment a	gainst enviro	onmental	l, econ	omic and social criteria		
Criteria		Assessi				Rating
Environmental						
Greenfield / Previously				nerly colliery now open space.		
Developed Land		Considered to be greenfield as it has been restored and does not meet NPPF definition of previously developed land.				
Topography		-		tively flat.		
Agricultural Land Qua	lity usina	N/A		•		
Magicmap Landscape map						

Tree Preservation Orders /	There are a number of mature trees on the site that	
Mature Trees of Value on site or	were planted under the Millennium Forestry initiative.	
significantly affecting	The trees are not subject to a TPO.	
boundaries	The frees are not subject to a TPO.	
Biodiversity or Geodiversity on	No issues	
	INO ISSUES	
site or significantly affecting boundaries		
	There are no haritage access on the cita	
Heritage Assets on site or significantly affecting	There are no heritage assets on the site.	
boundaries		
	The site is in a moderate density residential area	
Visual Amenity and Character of the Area	The site is in a moderate density residential area.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees	The site is not in Flood Risk Zone 3.	
•		
where drainage issues, in flood zone 2 or over 1 ha)		
Ground Contamination	The site was formerly part of the Rowley Hall Colliery	
Ground Contamination	and there were several mineshafts in the vicinity	
	together with mounds and banks of made ground.	
	Ground conditions are known to be challenging in the area.	
Ground stability	The site was formerly part of the Rowley Hall Colliery	
Ground Stability	and there were several mineshafts in the vicinity	
	together with mounds and banks of made ground.	
	Ground conditions are known to be challenging in the	
	area.	
Air Quality impact of adjoining	No issues anticipated.	
uses	The located anticorpation.	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	The site was formerly part of the Rowley Hall Colliery	
Resource Areas	and there were several mineshafts in the vicinity	
	together with mounds and banks of made ground.	
	Ground conditions are known to be challenging in the	
	area.	
Mineral Infrastructure and	The site was formerly part of the Rowley Hall Colliery	
Brickworks	and there were several mineshafts in the vicinity	
	together with mounds and banks of made ground.	
	Ground conditions are known to be challenging in the	
	area.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is in the middle of a residential Estate so	
Opportunities	employment uses are not appropriate.	
Employment Land	The site is in the middle of a residential Estate so	
	employment uses are not appropriate.	
Delivery / Phasing (taken from	N/A	
	IN/A	
Delivery Study where referenced)		
Delivery Study where referenced) Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	

Availability of utilities –	It is considered that utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	There are sewers within the site.	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be gained from several neighbouring	
transportation (state name /	cul de sacs.	
quality of access points)		
Impact on the wider road	No issues anticipated	
network		
Other Economic (specify)	None	
Social		

Primary School	Within 10 minutes		Strategic Centre / Employment Area		Within 20 minutes				
Secondary School	Within 20 minutes		Centre / Foodstore		Within 15 minutes				
GP / Health Centre /	Within 15 minutes								
Walk in centre									
Housing Density	Very High		H	lig	h Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (min		d	lph	, max 100 dph)	ax 100 dph)		50 dph)	
Policy (x)	100 dph)								
Any character constraints on		The site is in an area of moderate density housing.							
density									
Connections to local cycle route		Oldbury Road (the A4034) 500 metres to the east of							
networks		the site is identified in the SCWIP.							
Public Open Space (ha's and		The site is allocated in the SAD as Community Open							
type)		Space (1.86 ha Local Amenity Greenspace)							
Loss of Playing Field / Sports		There are no sports pitches or playing fields on the							
Pitches (ha's / number and type		site.							
of pitches)									
Other Social (specify) None									
Any character constraints on density (list)		The site is in an area of moderate density housing							

Opportunities

See conclusion

Sustainability Appraisal

Not assessed as not suitable for development.

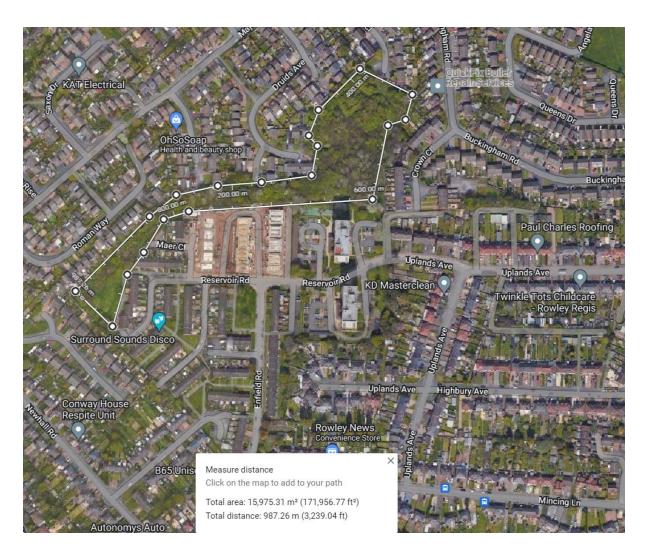
Conclusion

The site was allocated as Community Open Space in the SAD. However, it was rated in the 2019 audit as Low -Quality Low Value. It is considered appropriate therefore to assess alternative development options. Residential development would be the appropriate use in this area. However, it is known that the site is affected by challenging ground conditions associated with its former use as a colliery and the site was subject to extensive Millennium Forestry planting to improve its amenity value. This planting has matured to provide a green backdrop to surrounding housing and it is therefore suggested it is retained. It is questioned

however whether the Community Open Space designation should be retained due to the inaccessibility of the site.

Employment uses would be inappropriate in this residential area and its inaccessible nature would make it unsuitable for a gypsy/traveller site. It is also too large for a gypsy/traveller site.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			

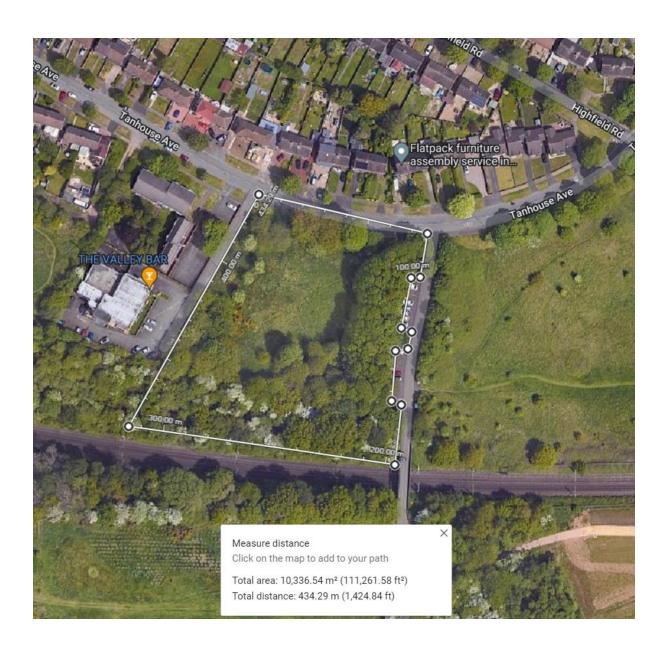


Site Known as	139: TANHOUSE AVENUE AMENITY SPACE 3040						
Site Address	Tanhouse Avenue, Great B			arr			
Ward	Newton			Call for Site Ref			
Site Area (ha)	0.77 ha			Capacity proposed in Call			
				for Sites submission			
Land Type	Greenfield (Open Spa	ce	Site Assessment Referenc	е		
Background / Context							
Current uses (list)				greenspace.			
Surrounding land				s to the north and west, amen	•	the east and	
uses	the environr	nentally p	rotecte	ed Sandwell Valley to the sout	:h.		
Constraints	-1	•	N	- / B - (- !! -	A		
Gateway Constraints (where affect	ing part	Name	e / Details		ount covered	
of submitted site) SSSI / SAC			N/A		(ha's	5)	
Ancient Woodland / Ve	toran Troos		N/A				
Local Nature Reserve	terair rices		N/A				
Site of Importance for	Nature		N/A				
Conservation	.a.a.o		1,77				
Flood Risk Zone 3			N/A				
Registered Park & Gard	den		N/A				
Scheduled Ancient Mo			N/A				
HSE Consultation Zone	1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			Yes			e site (0.77ha)	
Ancient Hedgerows			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)			site is allocated in the SAD as		• •	
			Space, an Area of Potential Archaeological Importance,				
0 0 1	0 '41	•. •		n Belt and is a SLINC (Tanhou	use Avenu	ie SA045:20).	
Green Belt and Landso	ape Sensitiv			<u> </u>			
Criteria		Assessi			14 1 24	Rating	
Green Belt Harm				cated in the SAD as Green Be			
(B79 (a))				hat any development would be he open nature of the Sandwe			
		in this lo		•	on valley		
Landscape Sensitivity				NC on the site (Tanhouse Ave	nue		
(BL23 / BL24)		SA045:2		to on the one (ranneage / tro			
• •	gainst envir			omic and social criteria			
Criteria		Assessi				Rating	
Environmental							
Greenfield / Previously		Greenfie	ld Ope	en Space			
Developed Land							
Topography		The site	slopes	gently towards the south.			
Agricultural Land Qual	ity using	N/A					
Magicmap Landscape	post-1988						
map							

Tree Preservation Orders /	There are several mature trees around the perimeter	
Mature Trees of Value on site or	of the site which provide an attractive frontage to	
significantly affecting	Tanhouse Avenue.	
boundaries	Talliouse Avenue.	
Biodiversity or Geodiversity on	No issues	
	Noissues	
site or significantly affecting boundaries		
Heritage Assets on site or	There are no heritage assets on the site though the	
significantly affecting	site is within an Area of Potential Archaeological	
boundaries	Importance.	
\(\text{\tinc{\text{\tin}\text{\tet	No HER records	
Visual Amenity and Character of	The character of the area is residential to the north	
the Area	and open land to the south.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)	N. d	
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining	Not known.	
uses		
Noise impact of adjoining uses	The site adjoins the railway line to the south and any	
	development may be required to incorporate noise	
	amelioration measures.	
Mineral Extraction and Mineral	None known	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is in a predominantly residential area and	
Opportunities	employment uses are not considered appropriate.	
Employment Land	The site is in a predominantly residential area and	
	employment uses are not considered appropriate.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	N/A	
Study where referenced)		
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access would be available from Tanhouse Avenue.	
transportation (state name /		
quality of access points)		

Impact on the wider road No issues anti-				ticipated					
network									
Other Economic (specify	y)	None)						
Social									
Primary School	Within 10	minute	es	Strate	gic Centre /	W	ithin 30 n	ninutes	
				Emplo	yment Area				
Secondary School	Within 25	minute	\C	Contro	/ Foodstore	\\\\	ithin 10 n	ninutos	
GP / Health Centre /	Within 15			Centre	: / FoodStore	VV	10111	illiutes	
Walk in centre	VVIIIIIII 13	mmute	75						
Housing Density	Very High		Hio	ıh Dansit	y (min 50	Mod	larata De	ensity (40-	l
Location – Draft Plan	Density (n			n, max 10	• '	50 0		ansity (40-	Х
Policy (x)	100 dph)		"	i, max ii	oo aprij		''')		^
Any character constrain		The s	site is in a	low-der	sity residenti	al area			I
density					.,				
Connections to local cyc	cle route	Newt	on Road	(the A40	41) a kilomet	re to the r	orth of		
networks				entified in the SCWIP.					
Public Open Space (ha's	and	The s	he site is allocated as Community Open Space						
type)		(0.77 ha Local Amenity Greenspace)							
Loss of Playing Field / S	ports	There are no sports pitches or playing fields on the							
Pitches (ha's / number a	nd type	site.							
of pitches)									
Other Social (specify)			None						
Any character constrain	ts on	The site is in a low-density residential area							
density (list)									
Opportunities									
It has been suggested that			•			-	-	•	
0001-SAN) which is not al			•		•	•		wever, the	
Green Belt designation an		C on tr	nis site (3	040) wol	ild recommer	nd its retei	ntion.		
Sustainability Appraisal Not SA - scored red for all		t 01/0:1	abla far a	alaatias	or roocanable	o oltomosti:	10		
Not SA - scored red for all	uses so no	n avaii	able for s	election	or reasonable	e allemati	ve		
Conclusion									
The site is allocated in the				•					
Low- Quality Low Value a		•			•			•	
Residential development			-						
allocation together with the	_						-		
considered that developm		nature	would be	detrimei	ntal to the ope	en nature	of the Gr	een Belt in	เทเร
Location within the Sandw Green Belt is a gateway c	•	nd than	ofore the	cita ia na	nt cuitable for	develope	ont		
Appropriate uses given	UIISII AII II AI			SILE IS 110		•		Travallar	
constraints and infrastru	icturo	Hous	ing		Employmen		Gypsy	/Traveller	
Constraints and mindStrt	Joluie								

requirements



Site Known as	140: TIMBERTREE CRESCENT OPEN SPACE 5082						
Site Address	Timbertree	Crescent,	Cradle	ey Heath			
Ward	Cradley Hea	ath and O	ld	Call for Site Ref	N/A		
Site Area (ha)	0.54 ha			Capacity proposed in Call for Sites submission			
Land Type	Greenfield of (restored br			Site Assessment Reference	140		
Background / Context	(,				
Current uses (list)		-	-	y greenspace with a number of managed and inaccessible.	ature tr	ees that	
Surrounding land uses				nantly residential area.			
Constraints							
Gateway Constraints (of submitted site)	where affect	ing part	Name	e / Details	Amo (ha's	unt covered	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3	_		N/A				
Registered Park & Gard			N/A				
Scheduled Ancient Mo HSE Consultation Zone			N/A N/A				
Operational Burial Gro			N/A				
Common Land	una		N/A				
Green Belt			N/A				
Ancient Hedgerows			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		The site is allocated as Community Open Space in the SAD.				
Green Belt and Landso	ape Sensitiv	ity Asses	ssmen	nt			
Criteria		Assessi	ment			Rating	
Green Belt Harm (B79 (a))		The site	is not	in the Green Belt.			
Landscape Sensitivity		There ar	e no S	SINCs or SLINCs on the site. It wa	ıs		
(BL23 / BL24)				potential linear walkway. There is eastern boundary of the site.	a		
Detailed assessment a	gainst envir			omic and social criteria			
Criteria		Assessi	·			Rating	
Environmental							
Greenfield / Previously		The site	was p	reviously brownfield but is conside	ered		
Developed Land		meet the		d as it has been restored and doe definition for previously develop			
Topography		land.	ie read	sonably flat though slightly banked	4		
тородгариз		THE SILE	is reas	bonabiy nat though Silghtly banket	J.		

A surjectify med I am al Oscalify surjects	N1/A	
Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	There are a number of trees on the site that are	
Mature Trees of Value on site or	attractive in the street scene.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets on the site.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The site is in a predominantly residential area.	
the Area		
Flood risk, drainage and ground	The site is not in Flood Risk Zone 2 or 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	None known	
Ground stability	None known	
Air Quality impact of adjoining	No issues anticipated.	
uses		
Noise impact of adjoining uses	There are industrial estates to the north west that	
	may require any development to incorporate noise	
	amelioration measures.	
Mineral Extraction and Mineral	None known though this is an historic coal mining	
Resource Areas	area and there are mineshafts shown to the north	
	east.	
Mineral Infrastructure and	None known though this is an historic coal mining	
Brickworks	area and there are mineshafts shown to the north	
	east.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is in a predominantly residential area and	
Opportunities	employment uses are considered inappropriate.	
Employment Land	The site is in a predominantly residential area and	
	employment uses are considered inappropriate.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities –	It is considered that utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment	5,	
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		

Highways access and transportation (state name / quality of access points)		Acce							
Impact on the wider road network			No issues anticipated.						
Other Economic (specify	y)	None)						
Social									
Primary School			Strategic Centre / Employment Area	Within 20 r	Within 20 minutes				
Secondary School	Within 25	minute	es		Centre / Foodstore	Within 10 r	minutes		
GP / Health Centre /	Within 10	minute	es						
Walk in centre									
Housing Density	Very High		H	lig	h Density (min 50 Modera		ensity (40-		
Location - Draft Plan	Density (n	nin	C	dph	i, max 100 dph)	50 dph)	50 dph)		
Policy (x)	100 dph)								
Any character constrain density	ts on	The site is in a predominantly low-density residential area.							
Connections to local cyc	cle route	Barrs	Barrs Road to the north of the site is identified in the						
networks		BCLC	BCLCWIP.						
Public Open Space (ha's	and	The site is allocated Public Open Space (0.54 ha							
type)					Greenspace)				
Loss of Playing Field / S	•	There are no sports pitches or playing fields on the							
Pitches (ha's / number a	nd type	site.							
of pitches)									
Other Social (specify)		None							
Any character constrain	ts on			n a	predominantly low-der	nsity residential			
density (list)		area.							
Opportunities									
See conclusion									

Sustainability Appraisal

The Sustainability Appraisal assesses the site to have neutral impacts on objectives 1, 4, 8, 11; major positive impacts on objective 13; minor positive impacts on objectives 5 and 10; minor negative impacts on objectives 3, 6, 7, 9, 12 and 14; and uncertain impacts on objective 2.

Conclusion

The site is allocated as Community Open Space in the SAD. However, it was rated Low Quality Low Value in the 2019 audit so it is considered reasonable to assess alternative development options.

The site is currently local amenity greenspace which gives an attractive green frontage to Timbertree Crescent and it was suggested as a potential linear walkway. The area appears neglected however and poorly managed with limited accessibility and the site has no additional environmental protection. Residential development would be the appropriate use in this residential area and the site appears to have sufficient depth. Any development would however necessitate the loss of the POS and the mature trees which is likely to be unpopular in the local area. Ground conditions may need to be investigated given the historic heavy industrial uses.

Employment uses would be inappropriate in this residential area. The site is just large enough to accommodate a gypsy and traveller site however it is considered to be an inappropriate linear shape and

would require individual plots to take access directly from Timbertree Crescent. It is therefore considered inappropriate for gypsy and traveller.

Notwithstanding the above, the loss of open space at the site would not accord with the spatial strategy. Therefore the recommendation for the SLP is that the site is not allocated for development.

oyment

Gypsy/Traveller

Appropriate uses given	Housing	Empl
constraints and infrastructure	0.54 ha	
requirements		



Site Known as	141: UPPER CHURCH LANE POWIS AVENUE WALKTHROUGH 1066 (OS 0380)						
Site Address	Upper Church Lane Tipton.						
Ward	Great Bridge	iptori.	Call for Site Ref	N/A			
Site Area (ha)	0.74 ha		Capacity proposed in Call	N/A			
(1)			for Sites submission				
Land Type	Greenfield Open Spa		Site Assessment Reference	141			
	(restored brownfield I	and)					
Background / Context							
Current uses (list)		-	way/ walkway that links Upper Ch	urch La	ane with the		
	Powis Avenue Open		,				
Surrounding land	<u>-</u>	antly r	esidential to the west with civic/co	ommun	ity/educational		
USES	uses to the east.						
Constraints	unbana affaatina nant	Mana	e / Details	A			
Gateway Constraints (of submitted site)	where allecting part	Nam	e / Details	(ha's	unt covered		
SSSI / SAC		N/A		(III S	7)		
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for	Nature Nature	N/A					
Conservation							
Flood Risk Zone 3		The site is on the edge of Flood Zone					
		3 along the Tipton Brook.					
Registered Park & Gar	den	N/A					
Scheduled Ancient Mo		N/A					
HSE Consultation Zone		N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Green Belt		N/A					
Ancient Hedgerows		N/A					
Strategic Open Space	- (' - · · - / ' - ()	N/A					
Existing Policy Design	ations (list)	None)				
Green Belt and Landso	ape Sensitivity Asses	ssmer	nt				
Criteria	Assessi	ment			Rating		
Green Belt Harm (B79 (a))	The site	is not	in the Green Belt.				
Landscape Sensitivity	There ar	e no S	SINCs or SLINCs on the site.				
(BL23 / BL24)	111010 ai	0 110 0	integral of Center on the cite.				
	gainst environmental	, econ	omic and social criteria				
Criteria	Assessi	*			Rating		
Environmental							
Greenfield / Previously	Restored	d brow	nfield former industrial area. The	site			
Developed Land			o be greenfield as it has been res				
			neet the NPPF definition for previous	ously			
_	develope						
Topography	The site	ıs rela	tively flat.				

A aniaultural Land Ouality value	I NI/A	
Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	There are a number of mature trees within the site.	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	The site runs alongside the Tipton Brook.	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets on the site.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The site is generally residential in nature.	
the Area		
Flood risk, drainage and ground	The site is on the edge of Flood Risk Zone 3 (Tipton	
water (refer to flood consultees	Brook).	
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site is in an area historically occupied by heavy	
	industrial uses including mineworkings and a number	
	of mineshafts are shown in the vicinity. Ground	
	conditions are therefore likely to be challenging.	
Ground stability	The site is in an area historically occupied by heavy	
	industrial uses including mineworkings and a number	
	of mineshafts are shown in the vicinity. Ground	
	conditions are therefore likely to be challenging.	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	The site is in an area historically occupied by heavy	
Resource Areas	industrial uses including mineworkings and a number	
	of mineshafts are shown in the vicinity. Ground	
	conditions are therefore likely to be challenging.	
Mineral Infrastructure and	The site is in an area historically occupied by heavy	
Brickworks	industrial uses including mineworkings and a number	
	of mineshafts are shown in the vicinity. Ground	
	conditions are therefore likely to be challenging.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is in a predominantly residential area and	
Opportunities	employment uses are not considered appropriate.	
Employment Land	The site is in a predominantly residential area and	
	employment uses are not considered appropriate.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	

Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be secured from Upper Church Lane	
transportation (state name /		
quality of access points)		
Impact on the wider road	No issues anticipated	
network		
Other Economic (specify)	None	
Social		

Primary School	Within 10 minutes			Strategic Centre / Employment Area	Within 20 minutes				
Secondary School	Within 25	minute	es		Centre / Foodstore	;	Within 15 m	ninutes	
GP / Health Centre /	Within 15	minute	es						
Walk in centre									
Housing Density	Very High		F	ligh	Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin	C	dph,	max 100 dph)		50 dph)		Х
Policy (x)	100 dph)								
Any character constrain	ts on	The	The site is within a moderate density residential area.						
density									
Connections to local cyc	cle route	The site itself is identified in the SCWIP							
networks									
Public Open Space (ha's	and	The site is not allocated Public Open Space							
type)									
Loss of Playing Field / S	ports	There are no sports pitches or playing fields on the							
Pitches (ha's / number a	nd type	site.							
of pitches)									
Other Social (specify)		None)						
Any character constraints on			The site is within a moderate density residential area.						
density (list)									
Opportunities			<u> </u>						

See conclusion

Sustainability Appraisal

The site has not been assessed as part of the Sustainability Appraisal as it is unavailable and its shape makes it unsuitable for development.

Conclusion

The site is not allocated in the SAD and was rated Low Quality Low Value in the 2019 audit. It is considered appropriate therefore to consider alternative development options.

The site currently appears to be an attractive cycleway and walkway that links Upper Church Lane and Powis Avenue.

Residential development would be the appropriate use in this area. However, the site is of limited width and any development would be constrained by the anticipated poor ground conditions and the proximity of the Flood Zone 3. Given the beneficial use of the site it is recommended therefore that the site be retained as a walkthrough /cycleway.

Employment uses are considered inappropriate in this residential area and the site is not a suitable size and shape for a gypsy /traveller site.

Appropriate uses given constraints and infrastructure requirements

Housing Employment

Gypsy/Traveller



Site Known as	142: WYLDE	42: WYLDE CRESCENT OPEN SPACE 5029 (QP 8)					
Site Address	Wylde Cresce	Wylde Crescent / Stuart Road, Rowley Regis					
Ward	Rowley			Call for Site Ref	N/A		
Site Area (ha)	0.5 ha			Capacity proposed in Call			
				for Sites submission			
Land Type	Greenfield Op			Site Assessment Reference	142		
	(restored brow	vnfield la	and)				
Background / Context							
Current uses (list)		-		ground but is now used as local a			
				erlooked as a green though is fea		s. Part of the	
				l as parking laybys by local reside			
Surrounding land		a predor	minant	ly residential area with Rowley Go	olf Cou	rse to the	
uses	west.						
Constraints		. 1			1 -		
Gateway Constraints (where affecting	g part	Name	e / Details		unt covered	
of submitted site)			NI/A		(ha's	5)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve	Natura		N/A				
Site of Importance for Conservation	nature		N/A				
Flood Risk Zone 3			N/A				
Registered Park & Gar	don		N/A				
Scheduled Ancient Mo			N/A				
HSE Consultation Zone			N/A				
Operational Burial Gro			N/A				
Common Land	unu		N/A				
Green Belt			N/A				
Ancient Hedgerows			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		The site is allocated in the SAD as Commu			tv Open	
3 4 3			Space.				
Green Belt and Landso	ape Sensitivity	y Asses	ssmen	t			
Criteria	-	Assessr				Rating	
Green Belt Harm	Т	The site	is not	in the Green Belt.			
(B79 (a))							
Landscape Sensitivity	Т	here ar	e no S	INCs or SLINCs on the site.			
(BL23 / BL24)							
Detailed assessment a	gainst environ	mental	, econ	omic and social criteria			
Criteria	a Assessment					Rating	
Environmental							
Greenfield / Previously		Restored brownfield open space. The site is					
Developed Land		considered to be greenfield land as it has been					
		restored and does not meet the NPPF definition of					
T		previously developed land.					
Topography			siopes	down to the north.			
Agricultural Land Qual	, ,	N/A					
Magicmap Landscape	post-1988						
map							

Tree Dreeswertier Orland	There are two traces are the after the color of the	
Tree Preservation Orders /	There are two trees on the site though none of value.	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets on the site.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The site is in a predominantly low-density residential	
the Area	area.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No issues anticipated	
Ground stability	No issues anticipated	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	No issues anticipated	
Resource Areas	·	
Mineral Infrastructure and	No issues anticipated	
Brickworks	'	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is surrounded by residential dwellings so is	
Opportunities	inappropriate for employment uses.	
Employment Land	The site is surrounded by residential dwellings so is	
• •	inappropriate for employment uses.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be obtained though is constrained by	
transportation (state name /	the presence of parking laybys.	
quality of access points)		
Impact on the wider road	No issues anticipated.	
network	,	
Other Economic (specify)	None	
Social		
· · · ·		

Primary School	Within 10	minute	es	Strategic Centre /		Within 20 minutes		
				Employment Area				
Secondary School	Within 20	minute	es	Centre / Foodstore		Within 15 m	ninutes	
GP / Health Centre /	Within 15	minute	es					
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin	dph, max 100 dph)		50 dph)		Х	
Policy (x)	100 dph)							
Any character constrain	ts on	The	The site is in a predominantly low-density residential area.					
density								
Connections to local cyc	cle route	Oldb	Oldbury Road (the A4034) a kilometre to the east of					
networks		the site is identified in the SCWIP.						
Public Open Space (ha's	and	The site is allocated Public Open Space (0.5 ha				0.5 ha		
type)		Loca	I Amenity	Greenspace)				
Loss of Playing Field / S	ports	There are no sports pitches or playing fields on the						
Pitches (ha's / number and type		site.						
of pitches)								
Other Social (specify)		None)					
Any character constrain	ts on	The site is in a predominantly low-density residential						
density (list)		area.						
Opportunition								

See conclusion

Sustainability Appraisal

The Sustainability Appraisal assesses the site as have neutral impact on objectives 1, 4, 8, 11; minor positive impact on objectives 5 and 10; major positive impact on objective 9, 13, 14; minor negative impact on objectives 6, 7 and 12; and uncertain impact on objectives 2 and 3.

Conclusion

The site is allocated as Community Open Space. It was rated however in the 2019 audit as Low-Quality Low Value. It is considered appropriate therefore to assess alternative development options.

The site is currently a grassed featureless area that is overlooked by surrounding dwellings. This does create a village green like environment. The site is now partially used to provide parking laybys on the edges for local residents.

Residential use would be the appropriate use surrounded by dwellings. The overlooking of the site from all sides would require a skilful design solution to create an attractive environment and overcome concerns from neighbours. The loss of parking bays would need to be addressed and it is suggested that any development proposals would require community consultation and support.

Employment uses and use as a gypsy/traveller site would not be appropriate as the site is surrounded by residential dwellings and overlooked on all sides.

Notwithstanding the above, the loss of open space at the site would not accord with the spatial strategy. Therefore the recommendation for the SLP is that the site is not allocated for development.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.5 ha		
requirements			



Site Known as	143: WYNT	43: WYNTOR LANE OPEN SPACE 6062 (OS 0061)					
Site Address	Wyntor Lan	e / Schofi	eld Laı	ne, Wednesbury			
Ward	Wednesbur	y South		Call for Site Ref	N/A		
Site Area (ha)	2.39 ha			Capacity proposed in Call for Sites submission	N/A		
Land Type	Greenfield ((restored br			Site Assessment Reference	143		
Background / Context			•				
Current uses (list)	The site is o	urrently a	n area	of local greenspace with a numl	ber of m	ature trees	
(,		-		m Forestry initiative within the site			
Surrounding land	The site is in	n a predo	minant	ly residential area.			
uses		·					
Constraints							
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered	
of submitted site)					(ha's	(a)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar	den		N/A				
Scheduled Ancient Mo	nument		N/A				
HSE Consultation Zone	e 1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			N/A				
Ancient Hedgerows			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		The site is allocated in the SAD as Community Open Space. It is identified as a potential linear walkway.				
Green Belt and Landso	ape Sensitiv	ity Asse	ssmer	nt			
Criteria		Assessi	ment			Rating	
Green Belt Harm (B79 (a))				in the Green Belt			
Landscape Sensitivity (BL23 / BL24)		There ar	e no S	INCs or SLINCs on the site.			
	gainst envir	onmental	, econ	omic and social criteria			
Criteria	Detailed assessment against environmental, economic and social criteria Criteria Assessment					Rating	
Environmental							
Greenfield / Previously		Brownfie	eld forn	nerly colliery site now open space	e. The		
Developed Land		site is co	nsider	ed greenfield as it has been rest	ored		
		and does	s not n	neet the NPPF definition of previo	ously		
		developed land.					
Topography		The site	slopes	down towards Allerton Lane.			
Agricultural Land Qual	lity using	N/A					
Magicmap Landscape map	post-1988						

Tree Preservation Orders /	There are a number of mature trees planted under	
Mature Trees of Value on site or	the Millennium Forestry initiative on the site.	
significantly affecting	the Millerinani i oresity initiative on the site.	
boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting	INO ISSUES	
boundaries		
	There are no haritage assets on the site	
Heritage Assets on site or significantly affecting	There are no heritage assets on the site.	
boundaries		
Visual Amenity and Character of	The site is in a predominantly residential area with a	
the Area		
	primary school to the north. The site is not in Flood Risk Zone 3. The very	
Flood risk, drainage and ground	eastern corner is within Flood Zone 2. It is known that	
water (refer to flood consultees		
where drainage issues, in flood	the site has issues with ground water.	
zone 2 or over 1 ha) Ground Contamination	The site was previously shown to be mounded and	
Ground Containination	banked when used as a colliery so is likely to be	
	, , ,	
Ground stability	affected by fill material of unknown origin. The site was formerly the site of Crookhay Colliery	
Ground stability	and there are two mineshafts indicated on the site.	
	Site investigations would be required to assess	
Air Quality impact of adjaining	ground stability.	
Air Quality impact of adjoining	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral		
Resource Areas	The site was formerly the site of Crookhay Colliery and there are two mineshafts indicated on the site.	
Mineral Infrastructure and		
Brickworks	The site was previously shown to be mounded and banked when used as a colliery so is likely to be	
Brickworks	affected by fill material of unknown origin.	
Waste Infrastructure	None	
Other Environmental (specify) Economic	None	
	The site is in the middle of a residential area so	
Employment Development		
Opportunities	employment uses would not be appropriate.	
Employment Land	The site is in the middle of a residential area so employment uses would not be appropriate.	
Delivery / Phasing (taken from	It is likely that site investigations and remediation	
Delivery Study where referenced)	would delay delivery.	
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment	Site though capacities are not known.	
Infrastructure constraints on /	There are foul and surface water sewers crossing the	
under site (electric cables/sub- stations, water/sewage pipes,	site.	
gas pipes, pylons, culverts,		
rights of way)		
	1	

Highways access and			Access would be appropriate from Wyntor Lane and				
transportation (state na	me /	Scho	Schofield Lane.				
quality of access points)						
Impact on the wider road			sues anti	cipated.			
network							
Other Economic (specify	y)	None	;				
Social							
Primary School	Within 10	minute	es	Strategic Centre /	Within 2	0 minutes	
,				Employment Area			
Secondary School	Within 20			Centre / Foodstore	Within15	minutes	
GP / Health Centre /	Within 15	minute	es				
Walk in centre							
Housing Density	Very High		Hig	h Density (min 50 Moderate D		Density (40-	
Location - Draft Plan	Density (n	nin	dpł	n, max 100 dph) 50 dph)			X
Policy (x)	100 dph)						
Any character constrain	ts on	The s	The site is in a predominantly low-density residential area.				
density							
Connections to local cy	cle route		•	k 600 metres to the we	est of the site is		
networks		identified in the WMLCWIP					
Public Open Space (ha's	s and	The site is allocated as Public Open Space (2.39 ha					
type) Lo			Local Amenity Greenspace)				
Loss of Playing Field / Sports			There are no playing fields or sports pitches on the				
Pitches (ha's / number and type si							
of pitches)							
Other Social (specify) None)				
Any character constrain	ts on	The	site is in a	predominantly low-de	nsity residentia	I	
density (list)		area.					

See conclusion

Sustainability Appraisal

The site was not assessed by the Sustainability Appraisal as it is not available for development.

Conclusion

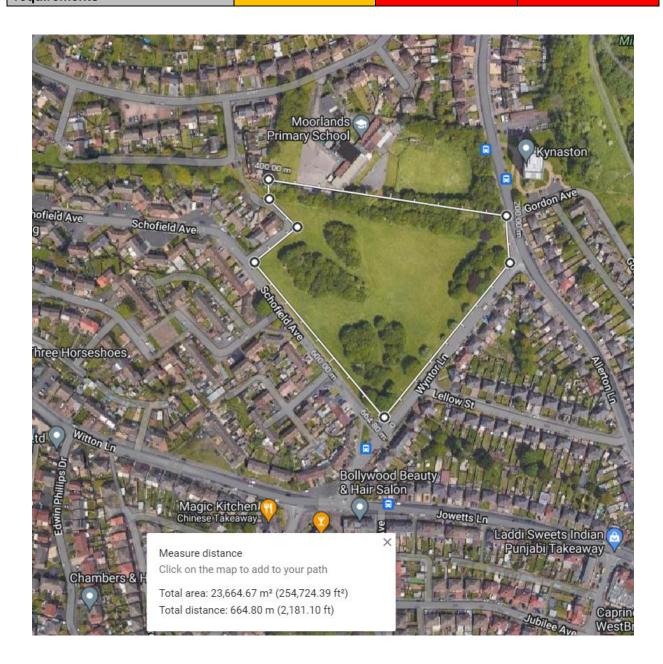
The site is allocated in the SAD as Community Open Space. However, it was rated in the 2019 audit as Low-Quality Low Value. It is considered appropriate therefore to assess alternative development options. The site is currently an attractive amenity area with a number of mature trees that is an attractive feature of the street scene.

Residential use would be the appropriate alternative use in this predominantly residential area. The site is affected by challenging ground conditions as a legacy of its historic use as a colliery and site investigations would be required to assess the viability of any redevelopment. Community consultation would be required in addition to ascertain views on any proposed development and the strength of opposition to the loss of open space.

Employment uses would be inappropriate in this residential area.

The site exceeds the 1hectare parameter for gypsy/traveller use.

Notwithstanding the above, the site is located in an area deficient in open space. Therefore it is recommended that the site is not allocated for development within the SLP.



Site Known as	144: BASONS LANE ALLOTMENTS 4026 (PD8)						
Site Address	Warley Roa	d, Smeth	wick				
Ward	St Pauls			Call for Site Ref	N/A		
Site Area (ha)	1.08 ha		Capacity proposed in Call		N/A		
				for Sites submission			
Land Type	Greenfield open space		се	Site Assessment Reference	144		
Background / Context							
Current uses (list)	The site is i	n partial u	ise for	allotments.			
Surrounding land	The site is i	n a predo	minant	tly residential area with Basons L	ane pla	ying fields to	
uses	the south ar	nd east.					
Constraints							
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered	
of submitted site)					(ha's	5)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar			N/A				
Scheduled Ancient Mo			N/A				
HSE Consultation Zone			N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			N/A				
Ancient Hedgerows			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)			site has no allocations. The site i	ial use for		
			allotments.				
Green Belt and Landso	ape Sensitiv	ity Asse	ssmer	nt			
Criteria		Assessi				Rating	
Green Belt Harm		The site	is not	in the Green Belt			
(B79 (a))							
Landscape Sensitivity		There ar	re no S	SINCs or SLINCs on the site.			
(BL23 / BL24)			_				
	gainst envir			omic and social criteria		l =	
Criteria		Assessi	ment			Rating	
Environmental							
Greenfield / Previously		Greenfield allotment gardens					
Developed Land							
Topography		The site is reasonably flat.					
Agricultural Land Qual	•	N/A					
Magicmap Landscape	post-1988						
map							
Tree Preservation Orde				rees on the site though there are	trees		
Mature Trees of Value	on site or	on the e	age of	the adjoining playing field.			
significantly affecting							
boundaries							

Biodiversity or Geodiver site or significantly affect	•	No issues					
boundaries							
Heritage Assets on site of significantly affecting boundaries	or	There are no h	eritage assets.				
Visual Amenity and Cha	racter of	The surrounding	g area is predominantly lo	w density			
the Area		residential	, ,	,			
Flood risk, drainage and	ground	The site is not	n Flood Risk Zone 3.				
water (refer to flood con	sultees						
where drainage issues, i	n flood						
zone 2 or over 1 ha)							
Ground Contamination		No issues antic	ipated, former farmland.				
Ground stability			ipated, former farmland.				
Air Quality impact of adj	oining	No issues antic	, :				
uses	J						
Noise impact of adjoinin	g uses	No issues antic	ipated				
Mineral Extraction and M			sipated, former farmland.				
Resource Areas	iiiioi ai	140 loodoo aritic	ipatoa, formor farmana.				
Mineral Infrastructure ar	nd	No issues antic	ipated, former farmland.				
Brickworks		140 100000 011110	ipatoa, formor farmana.				
Waste Infrastructure		None					
Other Environmental (sp	ecify)	None					
Economic	,cony,	ITTOILE					
Employment Developme	nt	The site is surr	ounded by residential dwe	llings so is			
Opportunities	:116	The site is surrounded by residential dwellings so is an inappropriate site for employments uses.					
Employment Land			ounded by residential dwe				
Employment Land			•	•			
Delivery / Phasing (taker	n from	an inappropriate site for employments uses N/A					
Delivery Study where ref		N/A					
Viability (taken from Via	-	Work is still being undertaken to establish the likely					
Study where referenced		Work is still being undertaken to establish the likely viability of residential and other sites in the SLP					
Availability of utilities –	<u> </u>	•					
electricity, gas, water, se	awado.	It is considered that utilities would be available					
treatment	-way c	though capacities are not known.					
Infrastructure constraint	s on /	None known	None known				
under site (electric cable	es/sub-						
stations, water/sewage p	•						
gas pipes, pylons, culve	rts,						
rights of way)							
Highways access and			obtained from Warley Ro				
transportation (state nar		_	d should comprehensive de	evelopment			
quality of access points		be pursued.					
Impact on the wider road	t	No issues antic					
network							
Other Economic (specify	()	None					
Social							
Primary School	Within 15	Strategic Centre / Within 20 minutes Employment Area					

Secondary School	Within 20 minutes		Centre / Foodstore		Within 10 m	inutes			
GP / Health Centre /	Within 10 minutes								
Walk in centre									
Housing Density	Very High			Hig	h Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin		dph	, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)								
Any character constrain	ts on	The	site is i	in a	low-density residenti	al are	a.		
density									
Connections to local cyc	cle route	Baso	Basons Lane alongside the site is identified in the						
networks		SCW	SCWIP.						
Public Open Space (ha's	and	The	The site is not allocated Public Open Space.						
type)									
Loss of Playing Field / S	ports	There	e are r	no s	ports pitches or playi	ng fie	lds on the		
Pitches (ha's / number a	nd type	site.							
of pitches)									
Other Social (specify)		None							
Any character constraints on density (list)		The	site is i	in a	low-density residenti	al are	a.		

There is the potential to combine this site with the adjoining Playing Fields (4026) should this be brought forward for development. This would enable the comprehensive redevelopment of these neglected areas though the proposal to bring the site of the playing fields was abandoned in 2017 as there was no local political support for this course of action.

Sustainability Appraisal

The site was not assessed as part of the Sustainability Appraisal as it is not available for development.

Conclusion

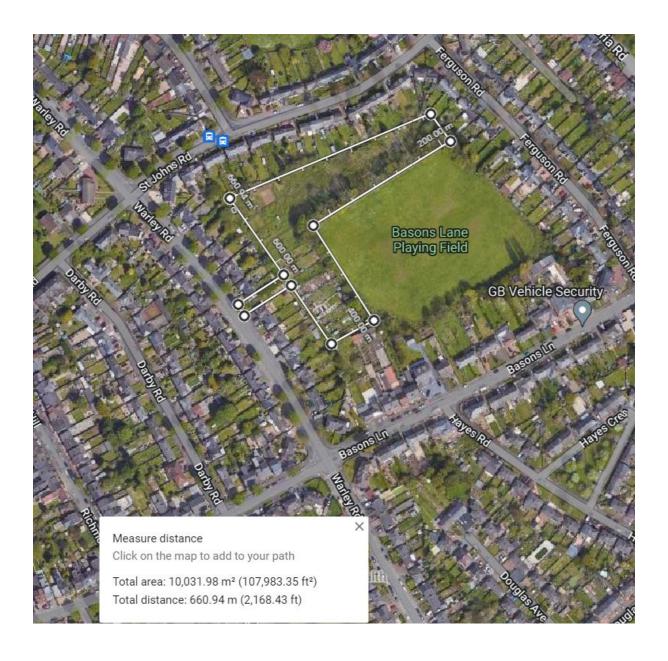
The site is not allocated in the SAD. It was rated Low Quality Low Value in the audit of 2013. It is considered appropriate therefore to assess potential alternative development options.

The site appears to be only partially in use so the demand for the facility in this area may be declining and it may be appropriate to consider redevelopment. This would need confirmation. It is known however that allotment sites are protected, and a legal process will need to be negotiated to enable their release. This could potentially delay delivery.

Residential development would be the appropriate use ideally in combination with the adjoining playing fields site should this be brought forward. It is considered that ground conditions should not be problematic as this was formerly farmland. Local consultation will be required to determine the support for the comprehensive redevelopment of these sites and the loss of the open spaces.

Employment uses would be inappropriate in this predominantly residential area and use for a gypsy /traveller site would not be suitable surrounded by residential dwellings and it is above the size threshold. Notwithstanding the above, the site is located within an area deficient of open space. Therefore, the recommendation is that the site is not allocated for development within the SLP.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	145: NEW G	145: NEW GAS STREET OPEN SPACE 6067 (OS 0298)						
Site Address				omwich / Wednesbury.				
Ward	Wednesbury			Call for Site Ref	N/A			
Site Area (ha)	2.26 ha	·		Capacity proposed in Call	N/A			
, ,				for Sites submission				
Land Type	Brownfield Open Space		ice	Site Assessment Reference	145			
Background / Context								
Current uses (list)	The site is c	urrently u	sed fo	r local amenity space with paths t	through	ı a semi		
,	natural wood	-		,	J			
Surrounding land	The site is ir	n a predo	minant	ly modern industrial area with cor	mmerci	al and		
uses	residential u	ses to the	e east.					
Constraints								
Gateway Constraints (where affecti	ing part	Name	e / Details	Amo	unt covered		
of submitted site)					(ha's	5)		
SSSI / SAC			N/A					
Ancient Woodland / Ve	teran Trees		N/A					
Local Nature Reserve			N/A					
Site of Importance for	Nature		N/A					
Conservation								
Flood Risk Zone 3			N/A					
Registered Park & Gar	den		N/A					
Scheduled Ancient Mo	nument		N/A					
HSE Consultation Zone	e 1		N/A					
Operational Burial Gro	Operational Burial Ground		N/A					
Common Land	Common Land		N/A					
Green Belt			N/A					
Ancient Hedgerows			N/A					
Strategic Open Space			N/A					
Existing Policy Design	ations (list)		The s	site has no primary allocations.				
	9 1/1							
Green Belt and Landso	ape Sensitiv			it				
Criteria		Assessi				Rating		
Green Belt Harm		The site	is not	in the Green Belt				
(B79 (a))		Thorage		INCo or CLINICo or the cite				
Landscape Sensitivity		rnere ar	re no SINCs or SLINCs on the site.					
(BL23 / BL24)	gainst envira	nmental	econ	omic and social criteria				
Criteria	gamstenvild	Assessi		onne and social criteria		Rating		
Environmental		A33033	iliciit			Rating		
Greenfield / Previously	,	Brownfie	eld forn	nerly heavy industrial land				
Developed Land		Brownfield formerly heavy industrial land.						
Topography		The site slopes steadily down to the south.						
Agricultural Land Qual	ity usina	N/A						
Magicmap Landscape		. 4/1						
map	p 301 1000							
Tree Preservation Orde	Orders / There are a significant number of mature trees on the							
Mature Trees of Value		site.	0.8	,				
significantly affecting		-						
boundaries								

Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets on the site.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The area is generally industrial to the west and	
the Area	residential to the east.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 2 or 3. There are	
water (refer to flood consultees	large ponds within the site that are remnants of a	
where drainage issues, in flood	former canal basin.	
zone 2 or over 1 ha)		
Ground Contamination	The site is in an area of historic heavy industrial	
	activity that may have left a legacy of challenging	
	ground conditions.	
Ground stability	The site is in an area of historic heavy industrial	
	activity that may have left a legacy of challenging	
	ground conditions	
Air Quality impact of adjoining	Industrial activity to the west may have air quality	
uses	implications though they appear mainly logistical.	
Noise impact of adjoining uses	Industrial activity to the west may have noise	
	implications though they appear mainly logistical.	
Mineral Extraction and Mineral	The site is in an area of historic heavy industrial	
Resource Areas	activity that may have left a legacy of challenging	
	ground conditions	
Mineral Infrastructure and	The site is in an area of historic heavy industrial	
Brickworks	activity that may have left a legacy of challenging	
W	ground conditions	
Waste Infrastructure	None	
Other Environmental (specify)	The site is in the middle HSE zone around the	
Economic	Tennants Distribution facility.	
Employment Development	There is the potential for the expansion of industrial	
Opportunities	uses to the west eastwards.	
Employment Land	There is the potential for the expansion of industrial	
Linployment Land	uses to the west eastwards	
Delivery / Phasing (taken from	Challenging ground conditions may delay delivery.	
Delivery Study where referenced)	2	
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities –	It is considered that utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	None known, there are ponds within the site that may	
under site (electric cables/sub-	be drainage related and are remnants of a canal	
stations, water/sewage pipes,	basin.	
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be obtained from Richmond Street.	
transportation (state name /		
quality of access points)		

Impact on the wider road network		No is	No issues anticipated						
Other Economic (specify	y)	None	None						
Social									
Primary School	Within 15 minutes		Strategic Centre / Employment Area		Within 20 minutes				
Secondary School	Within 20	minute	es		Centre / Foodstore	•	Within 15 m	ninutes	
GP / Health Centre /	Within 15 minutes								
Walk in centre									
Housing Density	Very High			Hig	gh Density (min 50		Moderate Density (40-		
Location - Draft Plan	Density (n	nin		dph	h, max 100 dph) 50 dph)		50 dph)		Х
Policy (x)	100 dph)								
Any character constrain density	Any character constraints on density		dentia	al dev	velopment to the east	is pre	edominantly lo	ow density.	
Connections to local cyc	cle route	New Swan Lane to the south of the site is identified							
networks		in the	in the SCWIP.						
Public Open Space (ha's type)	s and	The site is not allocated Public Open Space							
Loss of Playing Field / S	ports	There are no playing fields or sports pitches.							
Pitches (ha's / number a of pitches)	Pitches (ha's / number and type of pitches)								
Other Social (specify)		None	None						
Any character constrain	ts on	Resid	Residential development to the east is predominantly						
density (list)	density (list) low density								
Opportunities									
See conclusion									

Sustainability Appraisal

The site was not assessed as part of the Sustainability Appraisal as it is not available for development.

Conclusion

The site is not allocated in the SAD. It is considered to be Local Natural/Semi Natural Greenspace. It was however rated in the 2019 audit as Low-Quality Low Value. It is appropriate therefore for alternative development options to be assessed.

The site is currently an informal amenity area with paths though it that does form an attractive green acoustic and visual screen to the neighbouring Black Country New Road (the A41) and acts as a buffer for residential uses to the east. It appears however to be neglected and poorly maintained.

It is not considered to be a suitable site for residential redevelopment due to the proximity of neighbouring industrial and commercial uses.

Industrial use would be the appropriate development extending the uses from the west with access from Richmond Street. A similar site to the north (site off Richmond Street) is proposed for employment allocation (EMP3-29). However, the ground conditions are known to be very challenging in this area around the Black Country New Road and it is anticipated that this site may require significant remediation that would require further investigation. In addition, there are ponds within the site that may be drainage related that would be a significant development constraint and there may be opposition to the loss of the open space and the

The anticipated ground conditions would question the viability of a gypsy / traveller site. It is also too big.

Notwithstanding the above, 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.

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	146: WEDNESBURY OAK OPEN SPACE 1064						
Site Address	Wednesbur	y Oak Ro	ad Tip	on.			
Ward	Princes End	t		Call for Site Ref			
Site Area (ha)	0.48 ha			Capacity proposed in Ca for Sites submission	II		
Land Type	Brownfield (Open Spa	се	Site Assessment Referen	nce		
Background / Context							
Current uses (list)	The site is o	currently a	local	amenity area, mainly grasse	ed and feat	ureless, with	
	paths through to the loca			chool.			
Surrounding land	The site is i	n a predo	minant	ly residential area with oper	space to	the south and a	
uses	school and	commerci	ial use	s to the east.			
Constraints							
Gateway Constraints (where affect	ing part	Nam	e / Details		ount covered	
of submitted site)					(ha	ı's)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for Conservation	Nature		N/A				
Flood Risk Zone 3			N/A				
Registered Park & Gar	Registered Park & Garden		N/A				
Scheduled Ancient Mo	nument		N/A				
HSE Consultation Zon	e 1		N/A				
Operational Burial Gro	und		N/A				
Common Land		N/A					
Existing Policy Design	ations (list)			site is allocated in the SAD a			
Oncor Dalt and Landa	0:4:-	.:t A		s within an Area of Historic I	_andscape	value.	
Green Belt and Landso	ape Sensitiv			<u> </u>		1=	
Criteria Green Belt Harm		Assessi		in the Orean Delt		Rating	
(B79 (a))				in the Green Belt			
Landscape Sensitivity				INCs or SLINCs on the site			
(BL23 / BL24)				ea of Historic Landscape Va	_		
				dland and open space form			
				eries, Batmanshill Works ar			
			•	ak Works. An infilled canal	passes		
Detailed assessment a	gainst onvir	through		omic and social criteria			
Criteria	yanısı envir	Assessi		onnic and social criteria		Rating	
Environmental		A336331	HOTT			Training	
Greenfield / Previously	1	Brownfie	eld one	n snace			
Developed Land				· 			
Topography		The site	is rela	tively flat.			
Agricultural Land Qual		N/A					
Magicmap Landscape map	post-1988						
Tree Preservation Orde	ers /	There ar	e seve	ral mature trees around the	perimeter		
Mature Trees of Value	on site or	of the sit	te.				

significantly affecting		
boundaries		
boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	The site is within an area of Historic Landscape	
significantly affecting	Value.	
boundaries	No HER records within a 100m buffer.	
Visual Amenity and Character of	The character of the area is generally low density	
the Area	residential.	
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site is within an area of historic heavy industrial	
	uses in particular coal mining so ground conditions	
	are anticipated to be poor with significant levels of	
	made ground.	
Ground stability	The site is within an area of historic heavy industrial	
•	uses in particular coal mining so ground conditions	
	are anticipated to be poor with significant levels of	
	made ground.	
Air Quality impact of adjoining	No issues anticipated.	
uses	·	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	The site is within an area of historic heavy industrial	
Resource Areas	uses in particular coal mining so ground conditions	
	are anticipated to be poor with significant levels of	
	made ground.	
Mineral Infrastructure and	The site is within an area of historic heavy industrial	
Brickworks	uses in particular coal mining so ground conditions	
	are anticipated to be poor with significant levels of	
	made ground.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site sits between residential uses and a school	
Opportunities	so employment uses would not be considered	
	appropriate.	
Employment Land	The site sits between residential uses and a school	
	so employment uses would not be considered	
	appropriate	
Delivery / Phasing (taken from	Ground conditions would be challenging and would	
Delivery Study where referenced)	delay delivery.	
Viability (taken from Viability	N/A	
Study where referenced)		
Availability of utilities -	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		

Infrastructure constraints on /	None known, there are informal paths crossing the	
under site (electric cables/sub-	site.	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access would need to be from Turton Road.	
transportation (state name /		
quality of access points)		
Impact on the wider road	No issues anticipated.	
network		
Other Economic (specify)	None	
Coolel		

Social

Primary School	Within 10 minutes			Strategic Centre / Employment Area		Within 20 minutes			
Secondary School	Within 20	minute	es		Centre / Foodstore	•	Within 10 m	ninutes	
GP / Health Centre /	Within 15	minute	es						
Walk in centre									
Housing Density	Very High			Hig	h Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (min		dph		, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)								
Any character constraints on		The s	The site is within an area of low/moderate density housing					sing.	
density									
Connections to local cyc	cle route	Gospel Oak Road (the A4037) 700 metres to the east							
networks		of the	e site is	s ide	entified in the SCWIP	·			
Public Open Space (ha's	and	The s	The site is allocated Public Open Space (0.48 ha						
type)		Loca	l Gree	n C	orridor)				
Loss of Playing Field / S	ports	There	e are n	o s	ports pitches or playi	ng fiel	ds on the		
Pitches (ha's / number and type site.									
of pitches)									
Other Social (specify)	None								
Any character constrain	ts on	The s	site is v	with	in an area of low/mo	derate	e density		
density (list) housing									

Opportunities

See conclusion

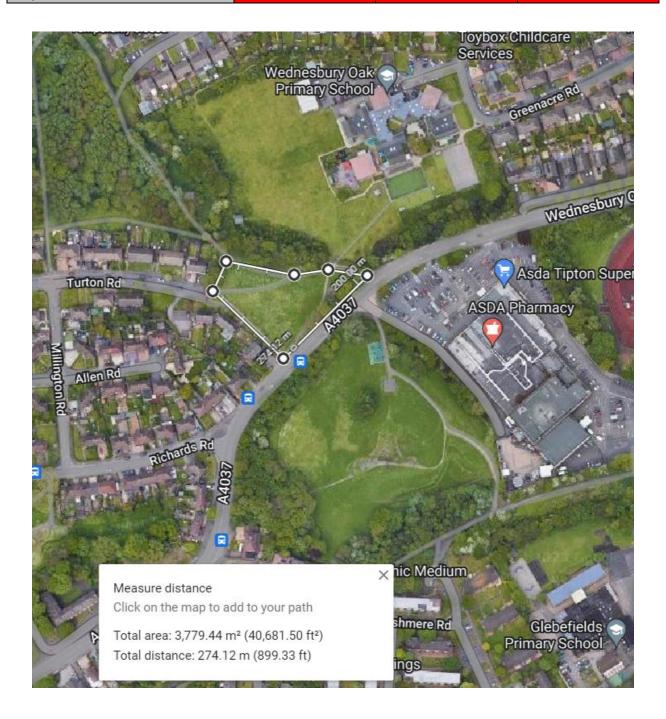
Sustainability Appraisal

Not SA - scored red for all uses so not available for selection or reasonable alternative

Conclusion

The site is allocated in the SAD as Community Open Space. However, it was rated as Low Value (but High Quality?) in the 2019 audit. It is considered appropriate therefore to assess alternative development options. The site is currently an area of amenity space with paths that link to the neighbouring school and onto Weddell Wynd and Wednesbury Oak Play Area as a green corridor. It is within an area of historic landscape value and ground conditions are likely to be challenging.

It is considered therefore that the site be retained as Community Open Space as it serves a useful purpose in the local community. Ground conditions are likely to preclude residential uses, employment uses would not be appropriate in a residential area and the site is not large enough for a gypsy/traveller site.



Site Known as	148: PEAKHOUSE FARM							
Site Address	Land southeast	of Birr	mingh	am Road, northwest of Wildernes	s Lane	, Great Barr,		
	Birmingham							
Ward	Great Barr with	Yew T	ree	Call for Site Ref	280			
Site Area (ha)	27		Capacity proposed in Call		250-345 homes			
				for Sites submission				
Land Type	Green Belt			Site Assessment Reference	SA-0	03-SAN / 148		
Background / Context								
Current uses (list)	Green belt – nat	tural a	nd se	mi natural greenspace – wedge o	f traditi	onal farmland		
				of diverse hedgerows, pastures an	nd mea	dows.		
Surrounding land	Aston University	y playii	ng fiel	ds, Residential				
uses								
Constraints								
Gateway Constraints (where affecting	part	Nam	e / Details		unt covered		
of submitted site)					(ha's	5)		
SSSI / SAC			NO					
Ancient Woodland / Ve	teran Trees		NO					
Local Nature Reserve			NO		1			
Site of Importance for	Nature		YES		27ha	(entire site)		
Conservation								
Flood Risk Zone 3			NO					
Registered Park & Garden			NO					
Scheduled Ancient Monument			NO					
HSE Consultation Zone 1			NO					
Operational Burial Gro	und		NO					
Common Land			NO					
Green Belt			YES			(entire site)		
Ancient			YES		Disse	ect whole site		
Strategic Open Space			NO					
Existing Policy Design	• •			EN BELT OS3				
Green Belt and Landso	cape Sensitivity	Asses	smer	nt				
Criteria		sessn				Rating		
Green Belt Harm	Allo	ocated	l gree	n belt OS3 SANDWELL VALLEY				
(B79 (a))								
Landscape Sensitivity				esignated SINC comprising a netv				
(BL23 / BL24)			•	ected hedgerows (The Hedgerow				
		•		997), neutral grassland pastures a	ind			
Detailed accessors to		eadows		omio and accial aritaria				
				omic and social criteria		Dating		
Criteria Environmental	AS	sessn	Hent			Rating		
Greenfield / Previously	, Cr	oonfiel	ld tr	aditional farmland habitat				
Developed Land	Gre	eei iiiei	iu – tra	aunonai iaimianu nabilat				
Topography	Lin	dulatin	na sito	elevels				
					itional			
Agricultural Land Qual				rm comprises 27 hectares of tradi				
Magicmap Landscape	-			at, currently used for hay and hors n extensive network of native	5 C			
map	_	_		n extensive network of native he field pattern of small and irregu	lar			
	Heli	fields is thought to date back to at least 1750. The						

	grassland habitat provides moderate levels of	
	structural and species diversity and offers a good	
	example of rural farming in a predominantly built-up	
	area. The site is known to support local bird and	
	invertebrate populations and is likely to act as a key	
	foraging and commuting area for other species, such	
	as bats, within the local area. The site lies within a	
	core ecological area, according to the Birmingham	
	and Black Country Nature Improvement Area	
	ecological network mapping and holds a critical	
	position in connecting Sandwell Valley and inner	
Tree Breservetion Orders /	areas of the conurbation to the wider countryside.	
Tree Preservation Orders / Mature Trees of Value on site or	Mature diverse protected ancient hedgerows and	
	several trees worthy of protection	
significantly affecting boundaries		
Biodiversity or Geodiversity on	The overall species diversity of the survey area is	
site or significantly affecting	moderate due to the wide range of farmland habitats	
boundaries	found on site.	
Heritage Assets on site or	Area of potential archaeological importance	
significantly affecting	or potential atomatological importanto	
boundaries		
Visual Amenity and Character of	In the context of the surrounding landscape which is	
the Area	predominantly built up, Peakhouse Farm offers a	
	highly attractive rural landscape. The site forms an	
	important green corridor across the landscape	
	between Merrion's Wood Local Nature Reserve and	
	Hill Farm Bridge Fields SINC.	
Flood risk, drainage and ground	The site is not within a flood risk zone but is prone to	
water (refer to flood consultees	standing water	
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Not likely given historic use as farmland	
Ground stability	Not known	
Ground stability Air Quality impact of adjoining	Not known Heavily trafficked roads around the site to the north	
Ground stability Air Quality impact of adjoining uses	Not known Heavily trafficked roads around the site to the north east and south east	
Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses	Not known Heavily trafficked roads around the site to the north east and south east No adverse noise impact other than from traffic	
Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral	Not known Heavily trafficked roads around the site to the north east and south east	
Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral Resource Areas	Not known Heavily trafficked roads around the site to the north east and south east No adverse noise impact other than from traffic N/A	
Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and	Not known Heavily trafficked roads around the site to the north east and south east No adverse noise impact other than from traffic	
Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral Resource Areas	Not known Heavily trafficked roads around the site to the north east and south east No adverse noise impact other than from traffic N/A	
Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks Waste Infrastructure	Not known Heavily trafficked roads around the site to the north east and south east No adverse noise impact other than from traffic N/A N/A	
Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks	Not known Heavily trafficked roads around the site to the north east and south east No adverse noise impact other than from traffic N/A N/A N/A	
Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify)	Not known Heavily trafficked roads around the site to the north east and south east No adverse noise impact other than from traffic N/A N/A N/A	
Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic	Not known Heavily trafficked roads around the site to the north east and south east No adverse noise impact other than from traffic N/A N/A N/A N/A	
Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic Employment Development	Not known Heavily trafficked roads around the site to the north east and south east No adverse noise impact other than from traffic N/A N/A N/A N/A Employment development not considered to be	
Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic Employment Development	Not known Heavily trafficked roads around the site to the north east and south east No adverse noise impact other than from traffic N/A N/A N/A N/A Employment development not considered to be appropriate given the value attached to this site and	
Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic Employment Development	Not known Heavily trafficked roads around the site to the north east and south east No adverse noise impact other than from traffic N/A N/A N/A N/A Employment development not considered to be appropriate given the value attached to this site and its designation as a SINC. Employment development	
Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic Employment Development Opportunities Employment Land	Not known Heavily trafficked roads around the site to the north east and south east No adverse noise impact other than from traffic N/A N/A N/A N/A Employment development not considered to be appropriate given the value attached to this site and its designation as a SINC. Employment development would be harmful to the Green Belt. Employment development would be harmful to the Green Belt.	
Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic Employment Development Opportunities	Not known Heavily trafficked roads around the site to the north east and south east No adverse noise impact other than from traffic N/A N/A N/A N/A Employment development not considered to be appropriate given the value attached to this site and its designation as a SINC. Employment development would be harmful to the Green Belt. Employment development would be harmful to the	

Viability (taken from Viability Study where referenced)			Call for sites submission considers site to be capable of delivering policy compliant affordable housing and					
		any o	other appli	cable infrastructure c	ontribu	utions		
Availability of utilities – electricity, gas, water, se treatment	ewage	Utiliti	ies availab	le in surrounding roa	ds			
Infrastructure constraints on / under site (electric cables/sub- stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)		None	e known					
Highways access and			cular acce	ss for new developme	ent wo	ould be		
transportation (state nar	ne /	probl	lematic. Bi	rmingham Road is du	ıal car	riageway		
quality of access points)		so a	right turn o	out of the site would b	e prol	hibited.		
		Wilde	erness Lar	ne is relatively narrow	and is	s used as a		
		rat ru						
Impact on the wider road	t			/ilderness Lane would				
network				cle movements. An a		nal access		
				am Road would be res	sisted			
Other Economic (specify	/)	None	9					
Social								
Primary School	15 minute	S 		Strategic Centre / Employment Area		30 minutes pedestrian access 25 minutes public transport		
Secondary School	20 minute	 S		Centre / Foodstore 15 minutes				
GP / Health Centre /	15 minute							
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	Х
Location - Draft Plan	Density (n	nin	dph, max 100 dph)			50 dph)		
Policy (x)	100 dph)							
Any character constrain density	ts on	Subu	ırban med	ium density neighbou	ırhood	– moderate	density	
Connections to local cyc networks	cle route	Open space off-road cycle route passes through site connecting Wilderness Lane to National Cycle Network 5 route along the Rushall Canal.						
Public Open Space (ha's type)	and	N/A						
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)		N/A						
Other Social (specify)		NON	IE					
Any character constrain	ts on	Loca	I characte	r and scale of surrour	nding r	esidential		
density (list)		stree			5			
Opportunities								
See conclusion								
Sustainability Appraisal								

The site has not been considered within the Sustainability Appraisal as gateway constraints mean that the site is unsuitable for development.

Conclusion

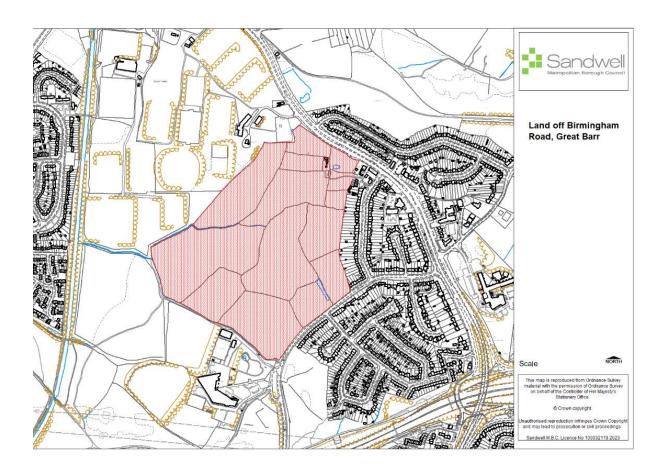
The site is wholly within the Green Belt, designated a SINC and dissected by ancient hedgerows. It is wholly affected by gateway constraints and is unsuitable for development.

Notwithstanding the status of this site, comprehensive residential development could result in unacceptable increased levels of vehicular movements on to Wilderness Lane, and access from Birmingham Road (a dual carriageway) would be resisted.

Notwithstanding, the status of the site, allocation for employment use would not be appropriate. The loss of green belt could not be justified as it conflicts with the spatial strategy, and development within the green belt would be harmful. Further, the opportunity to access the site from surrounding roads would not be acceptable.

Allocation of part of the site for Gypsy and Traveller use is possible but not considered to be appropriate given the gateway constraints.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	149: WILDERNESS LANE – LAND SURROUNDING Q3 ACADEMY					
Site Address	Wilderness Lane, Great Barr					
Ward	Great Barr v	with Yew	Tree	Call for Site Ref		
Site Area (ha)	22.5			Capacity proposed in Call	N/A	
				for Sites submission		
Land Type	Greenfield / Green Belt		elt	Site Assessment Reference	e SA-0	021-SAN
Background / Context						
Current uses (list)				I used in part by Q3 Academy	external a	reas. Sections
				derness Lane.		
Surrounding land				omplex. Elevated motorway to	the south	. Farmland to
uses	the north. F	Residentia	al to the	e east.		
Constraints			Name	- / Dataila	A	
Gateway Constraints (wnere arrect	ing part	Nam	e / Details		unt covered
of submitted site) SSSI / SAC			N/A		(ha's	9)
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve	teran nees		N/A			
Site of Importance for	Nature		N/A			
Conservation	i tatui o					
Flood Risk Zone 3			N/A			
Registered Park & Gar	den					
Scheduled Ancient Mo			N/A N/A			
HSE Consultation Zone			N/A			
Operational Burial Gro			N/A			
Common Land			N/A			
Green Belt			Yes 2			na (entire site)
Ancient Hedgerows				N/A		
Strategic Open Space			N/A			
Existing Policy Design	ations (list)			en Belt; Gateway site (views fr		• , .
				otential archaeological importa	•	•
			SLINC - to the north; Public footpaths / brid			eways cross
Orean Delt and Lands	ana Canalii	.i.u. A		site; Wildlife corridor		
Green Belt and Landso	ape Sensitiv	-		ıt		Detima
Criteria		Assessi		Langing a standard COL COL COL		Rating
Green Belt Harm			-	makes a strong contribution t	U	
(B79 (a))			-	e separation of Walsall and		
		_	Birmingham and a moderate contribution to preventing the sprawl of the West Midlands			
		conurbation and preventing encroachment on the			n the	
			countryside.			
		NB see also previous assessment				
Landscape Sensitivity				area has a moderate landsca	ре	
(BL23 / BL24)			-	g to residential development a		
			•	ural qualities, including historic		
		-		gical value due to the extent o		
Detailed				n intact network of mature hed	gerows	
	gainst envir			omic and social criteria		Detine:
Criteria		Assess	ment			Rating
Environmental						

Greenfield / Previously	Greenfield	
	Greenileid	
Developed Land	Undulating land. There is a flatter section to the mark	
Topography	Undulating land. There is a flatter section to the north adjacent to Wilderness Lane but further south the	
	land slopes away from the road and flattens out to the	
	rear of the site.	
Agricultural Land Quality using	Agricultural	
Magicmap Landscape post-1988	Agricultural	
map		
Tree Preservation Orders /	No TPOs but several mature trees of value	
Mature Trees of Value on site or	The fires but several mature trees of value	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	Part SLINC wildlife corridor	
site or significantly affecting		
boundaries		
Heritage Assets on site or	Area of potential archaeological importance	
significantly affecting	HER records	
boundaries	MBL2969 – Dartmouth High School Hedgerow	
	MBL2971 – Hedgerow near Rushall Canal (Hedge	
	7), Great Barr	
	MBL2993 - Cropmark site, west of Dartmouth	
	School, Great Barr	
	MBL3075 - Cropmark site, north of Dartmouth	
	School, Great Barr	
	MBL3214 – Hill farm (site), north of Longleat	
	MBL2711 – Moat, Peak House Farm, Wilderness	
	Lane, Great Barr	
	MBL3056 – Hill Farm bridge, Brackendale Drive,	
	Rushall Canal, Yew Tree	
	MBL3134 – Red House Park, West Bromwich	
Visual Amenity and Character of	Valuable swathe of greenbelt/greenfield protected by	
the Area	SLINC, wildlife corridor. Development precluded by	
Flood siels desire	statutory designation	
Flood risk, drainage and ground	None identified	
water (refer to flood consultees where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	N/A	
Ground stability	Low risk coal mining area	
Air Quality impact of adjoining	Elevated M5 motorway within the site to the south	
uses	2.0 Tatou ino inoto: way within the site to the south	
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral	N/A	
Resource Areas	· · · ·	
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development	Not suitable for Employment uses	
Opportunities		
· •	I	

		Not a	existing en	ployment land				
Employment Land Delivery / Phasing (taker	n from			asing constraints with	nin the	nlan period		
Delivery Study where ref		I NO U	envery/pri	asing constraints with	IIII UIG	pian penod		
Viability (taken from Via		Dovo	Development not viable given the statutory protection					
Study where referenced	_			or viable giver the si		•		
			issues for gas; Wate					
Availability of utilities –				•	•	•		
electricity, gas, water, se treatment	ewage	l		is significant headro e Water Treatment V				
treatment					-			
				a, but need to be awa				
Infrastructure constraint				ham's growth over th				
Infrastructure constraint			-	lic rights of way, Ove	meau	powerlines		
under site (electric cable		andi	Pylons, w	lderness Lane				
stations, water/sewage p	•							
gas pipes, pylons, culve	πs,							
rights of way)		A	مريط ما مم	iaally maaaihla frans V	۸/: ا ما م سره			
Highways access and	ma /	Acce	ss is pnys	ically possible from V	viiaerr	iess Lane		
transportation (state nar								
quality of access points		01	التناما الما	حا اداد میں فرسم میں س	alue!::	ما امريا ا		
Impact on the wider road	1	l		pment would be con		•		
network			•	ard existing residents				
			-	ay of traffic congestio	n, que	ueing and		
04 5 (^		ınning.					
Other Economic (specify	/)	None	9					
Social								
Primary School	Very smal	ll area	within	Strategic Centre /		Half of site	within 20 m	ins
	15 mins, r	nins, majority over		Employment Area		and half within 30 mins		3
	15 mins fo				following ar	ng any viable		
			y arry			Tollowing an	iy viabio	
	viable miti		•			mitigation	ly vidbio	
	viable miti		•			_	ly viable	
	viable miti		•			_	ly viable	
Secondary School	viable miti	igation		Centre / Foodstore	.	_		<u> </u>
Secondary School		igation mins f	ollowing	Centre / Foodstore	-	mitigation	ns following	I
Secondary School GP / Health Centre /	Within 20	mins for mitigation	ollowing	Centre / Foodstore	-	mitigation Over 15 min	ns following	I
·	Within 20 any viable	mins for mitigation	ollowing ation llowing	Centre / Foodstore	•	mitigation Over 15 min	ns following	I
GP / Health Centre /	Within 20 any viable Over 15 m	mins for mitigation mitigation	ollowing ation llowing ation	Centre / Foodstore		mitigation Over 15 min	ns following mitigation	ı X
GP / Health Centre / Walk in centre	Within 20 any viable Over 15 m any viable	mins for mitigation mitigation	ollowing ation llowing ation			mitigation Over 15 mil	ns following mitigation	
GP / Health Centre / Walk in centre Housing Density	Within 20 any viable Over 15 m any viable Very High	mins for mitigation mitigation	ollowing ation llowing ation	n Density (min 50		mitigation Over 15 mil any viable r	ns following mitigation	
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan	Within 20 any viable Over 15 m any viable Very High Density (n 100 dph)	mins for mitigation	ollowing ation llowing ation Hig dph	n Density (min 50		Over 15 min any viable r Moderate De 50 dph)	ns following mitigation nsity (40-	
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x)	Within 20 any viable Over 15 m any viable Very High Density (n 100 dph)	mins for mitigation mins for mitigation mitigation.	ollowing ation llowing ation Hig dph atted motors the site.	n Density (min 50 , max 100 dph) way to the south with Site dissected by Wil	nin the	Over 15 min any viable r Moderate De 50 dph)	ns following mitigation nsity (40-	X
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain	Within 20 any viable Over 15 m any viable Very High Density (n 100 dph)	mins for mitigation mins for mitigation mitigation.	ollowing ation llowing ation Hig dph atted motors the site.	n Density (min 50 , max 100 dph) way to the south with	nin the	Over 15 min any viable r Moderate De 50 dph)	ns following mitigation nsity (40-	X
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain	Within 20 any viable Over 15 m any viable Very High Density (n 100 dph) ts on	mins for mitigation mins for mitigation mitigation.	ollowing ation llowing ation High dph ated motors the site.	n Density (min 50 , max 100 dph) way to the south with Site dissected by Wil	nin the	Over 15 min any viable r Moderate De 50 dph)	ns following mitigation nsity (40-	X
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density	Within 20 any viable Over 15 m any viable Very High Density (n 100 dph) ts on	mins for mitigation min Elevations and b	ollowing ation llowing ation High dph ated motors the site.	n Density (min 50 , max 100 dph) way to the south with Site dissected by Wil	nin the	Over 15 min any viable r Moderate De 50 dph)	ns following mitigation nsity (40-	X
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyc	Within 20 any viable Over 15 m any viable Very High Density (n 100 dph) ts on	mins for mitigation min Eleva cross and be None	ollowing ation llowing ation Hig dph ated motors the site.	n Density (min 50 , max 100 dph) way to the south with Site dissected by Wil	nin the	mitigation Over 15 min any viable r Moderate De 50 dph) site boundar as Lane. Publ	ns following mitigation nsity (40-	X
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyonetworks Public Open Space (ha's type)	Within 20 any viable Over 15 m any viable Very High Density (n 100 dph) ts on	mins for mitigation min Eleva cross and be None	ollowing ation llowing ation Hig dph ated motors the site.	n Density (min 50 , max 100 dph) way to the south with Site dissected by Wil- cross the site.	nin the	mitigation Over 15 min any viable r Moderate De 50 dph) site boundar as Lane. Publ	ns following mitigation nsity (40-	X
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyc networks Public Open Space (ha's	Within 20 any viable Over 15 m any viable Very High Density (n 100 dph) ts on	mins fe mitigations for mitigations and the None	ollowing ation llowing ation Hig dph ated motors the site. Soridleways	n Density (min 50 , max 100 dph) way to the south with Site dissected by Wil- cross the site.	nin the dernes	mitigation Over 15 min any viable r Moderate De 50 dph) site boundar as Lane. Publ	ns following mitigation nsity (40-	X
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyonetworks Public Open Space (ha's type)	Within 20 any viable Over 15 m any viable Very High Density (n 100 dph) ts on cle route and	mins fe mitigations for mitigations and the None	ollowing ation llowing ation Hig dph ated motors the site. Soridleways	n Density (min 50 , max 100 dph) way to the south with Site dissected by Wil- cross the site.	nin the dernes	mitigation Over 15 min any viable r Moderate De 50 dph) site boundar as Lane. Publ	ns following mitigation nsity (40-	X
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S	Within 20 any viable Over 15 m any viable Very High Density (n 100 dph) ts on cle route and	mins fe mitigations for mitigations and the None	ollowing ation llowing ation Hig dph ated motors the site. Soridleways	n Density (min 50 , max 100 dph) way to the south with Site dissected by Wil- cross the site.	nin the dernes	mitigation Over 15 min any viable r Moderate De 50 dph) site boundar as Lane. Publ	ns following mitigation nsity (40-	X
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a	Within 20 any viable Over 15 m any viable Very High Density (n 100 dph) ts on cle route and	mins fe mitigations for mitigations and the None	ollowing ation llowing ation High dph ated motors the site. Soridleways as of publics of play	n Density (min 50 , max 100 dph) way to the south with Site dissected by Wil- cross the site.	nin the dernes	mitigation Over 15 min any viable r Moderate De 50 dph) site boundar as Lane. Publ	ns following mitigation nsity (40-	X
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches)	Within 20 any viable Over 15 m any viable Very High Density (n 100 dph) ts on cle route and ports nd type	mins for mitigations for mitigations and be None No Io	ollowing ation llowing ation Hig dph ated motor sthe site. Soridleways essor publicates of play	n Density (min 50 , max 100 dph) way to the south with Site dissected by Wil- cross the site.	nin the dernes signate	mitigation Over 15 min any viable r Moderate De 50 dph) site boundars Lane. Publiced	ns following mitigation nsity (40-	X
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify)	Within 20 any viable Over 15 m any viable Very High Density (n 100 dph) ts on cle route and ports nd type	mins for mitigations for mitigations for mitigation minimates and the None No Io	ollowing ation llowing ation High dph ated motor is the site. Soridleways as of public pass of play ated motor	n Density (min 50 , max 100 dph) way to the south with Site dissected by Wil- cross the site. ic open space as des	nin the dernes	mitigation Over 15 min any viable r Moderate De 50 dph) site boundars Lane. Publiced	ns following mitigation nsity (40-	X

Wilderness Lane. Public footpaths and bridleways cross the site.

Opportunities

Some of this land in principle, presents an opportunity for residential development, which would contribute to the housing shortfall in Sandwell Metropolitan Borough Council. However, this would detrimentally affect the benefits of the land remaining as green belt.

Sustainability Appraisal

Not SA - in the Green Belt, so is excluded

Conclusion

The SLINC (northeast) and other constraints on the land preclude wholesale development on this site. The whole of site is not considered suitable for release. There are very substantial negative effects and wholesale development of the area would prejudice the impact of the visual landscape given that land slopes down towards the north west (Walsall Borough Boundary).

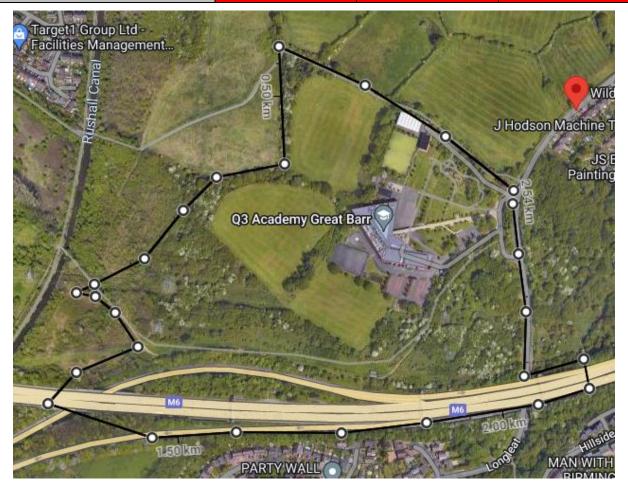
Any partial redevelopment for housing, including Gypsy and Travellers, accessed from Wilderness Lane, would have a potentially detrimental impact on existing volumes of traffic and residential amenity. The site is not considered suitable for wholesale residential or employment use.

Notwithstanding the above, the site is wholly within the Green Belt which is a gateway constraint and therefore is not suitable for development.

Appropriate uses given constraints and infrastructure requirements

Housing Employment

Gypsy and Traveller



Site Address Forge Farm, Forge Lane, West Bromwich	Site Known as	153: FORGE FARM	- FOR	GE LANE (B)		
Site Area (ha) 46.55 Capacity proposed in Call for Sites submission N/A	Site Address	Forge Farm, Forge L	ane, W	est Bromwich		
Land Type Greenfield Site Assessment Reference SA-0013-SAN Background / Context Current uses (list) Farmland/nature reserve with derelict farm buildings Surrounding land uses Open space/park land/nature reserve Surrounding land uses Open space/park land/nature reserve Sast Sac	Ward	West Bromwich Cent	tral	Call for Site Ref		
Background / Context Current uses (list) Farmland/nature reserve with derelict farm buildings Open space/park land/nature reserve uses Constraints Gateway Constraints (where affecting part of submitted site) SSSI / SAC Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Site of Importance for Nature Conservation Flood Risk Zone 3 Registered Park & Garden N/A Scheduled Ancient Monument N/A HSE Consultation Zone 1 N/A Common Land N/A Existing Policy Designations (list) Criteria Green Belt Harm (B79 (a)) Rating The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns. Landscape Sensitivity (BL23 / BL24) The area is considered to have an overall moderatehigh sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the	Site Area (ha)	46.55			N/A	
Current uses (list) Surrounding land uses Constraints Cateway Constraints (where affecting part of submitted site) SSSI / SAC Ancient Woodland / Veteran Trees N/A Conservation N/A Site of Importance for Nature Conservation N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A Scheduled Ancient Monument N/A Scheduled Ancient Monument N/A Common Land N/A Existing Policy Designations (list) Creen Belt and Landscape Sensitivity Assessment Criteria Assessment Registered Park & Garden N/A Existing Policy Designations (list) Creen Belt and Landscape Sensitivity Assessment Criteria Assessment Green Belt Harm (B79 (a)) The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns. Landscape Sensitivity (BL23 / BL24) The area is considered to have an overall moderatehigh sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the	Land Type	Greenfield		Site Assessment Reference	SA-0	013-SAN
Surrounding land uses Constraints Constraints (where affecting part of submitted site)	Background / Context					
Uses Constraints Gateway Constraints (where affecting part of submitted site) SSSI / SAC Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A Site of Importance for Nature Conservation Flood Risk Zone 3 Registered Park & Garden N/A Scheduled Ancient Monument N/A HSE Consultation Zone 1 N/A Common Land Existing Policy Designations (list) Green Belt and Landscape Sensitivity Assessment Criteria Assessment The sub-parcel makes a strong contribution to preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns. Landscape Sensitivity (BL23 / BL24) The sub-parcel makes a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns. Landscape Sensitivity (BL23 / BL24) The area is considered to have an overall moderate-high sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the	Current uses (list)	Farmland/nature rese	erve wi	th derelict farm buildings		
Constraints Gateway Constraints (where affecting part of submitted site) SSSI / SAC Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Site of Importance for Nature Conservation Flood Risk Zone 3 Registered Park & Garden N/A Scheduled Ancient Monument N/A HSE Consultation Zone 1 Operational Burial Ground N/A Common Land N/A Existing Policy Designations (list) Green Belt and Landscape Sensitivity Assessment Criteria Assessment Green Belt Harm (B79 (a)) Registered Park & Garden N/A Common Land N/A Common Land N/A Registered Park & Garden N/A Common Land N/A Existing Policy Designations (list) Creen Belt and Landscape Sensitivity Assessment Criteria Assessment Rating Very High Very High Registered To have an overall moderate-high sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the	Surrounding land	Open space/park lan	d/natui	re reserve		
Gateway Constraints (where affecting part of submitted site) SSSI / SAC N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Local Nature Reserve N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A HSE Consultation Zone 1 N/A Operational Burial Ground N/A Existing Policy Designations (list) Creen Belt and Landscape Sensitivity Assessment Criteria Assessment Green Belt Harm (B79 (a)) The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands convertation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns. Landscape Sensitivity (BL23 / BL24) The area is considered to have an overall moderate-high sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the	uses					
of submitted site) SSSI / SAC N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Site of Importance for Nature Conservation Flood Risk Zone 3 Registered Park & Garden N/A Scheduled Ancient Monument N/A HSE Consultation Zone 1 N/A Common Land N/A Existing Policy Designations (list) Criteria Assessment Criteria Assessment Criteria Assessment The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands convertain, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns. Landscape Sensitivity (BL23 / BL24) The area is considered to have an overall moderatehigh sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the	Constraints					
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Ancient Woodland / Veteran Trees N/A	of submitted site)				(ha's	5)
Local Nature Reserve	SSSI / SAC		N/A			
Site of Importance for Nature Conservation Flood Risk Zone 3 Registered Park & Garden N/A Scheduled Ancient Monument N/A HSE Consultation Zone 1 N/A Operational Burial Ground N/A Existing Policy Designations (list) Green Belt and Landscape Sensitivity Assessment Criteria Assessment The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would reduce the separation between towns. Landscape Sensitivity (BL23 / BL24) The area is considered to have an overall moderate-high sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the		teran Trees	N/A			
Conservation Flood Risk Zone 3 N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A N/A	Local Nature Reserve					
Registered Park & Garden N/A	•	Nature	N/A			
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Operational Burial Ground	Scheduled Ancient Mo	nument	N/A			
Common Land Existing Policy Designations (list) Green Belt and Landscape Sensitivity Assessment Criteria Assessment The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns. Landscape Sensitivity (BL23 / BL24) The area is considered to have an overall moderatehigh sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the	HSE Consultation Zone	e 1				
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Detailed assessment against environmental, economic and social criteria	Detailed assessment a					
Criteria Assessment Rating						Rating

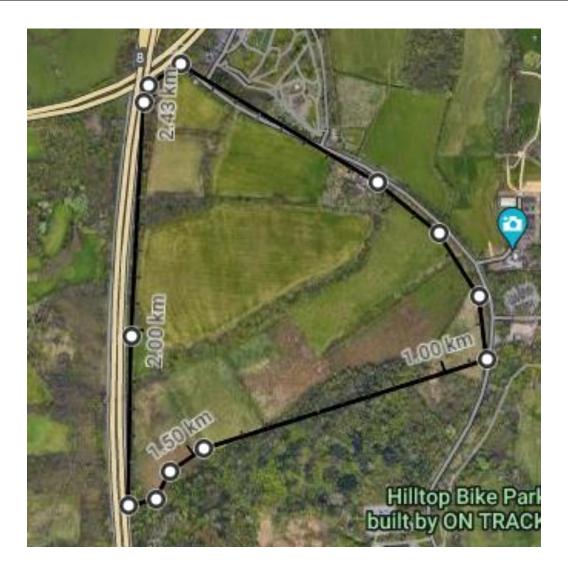
Environmental		
Greenfield / Previously	Greenfield	
Developed Land		
Topography	Site falls north to south top	
Agricultural Land Quality using	Farmland/grazing	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	None	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	Hedgerows along the perimeter, watercourse in the	
site or significantly affecting	centre of the southern part of the site	
boundaries		
Heritage Assets on site or	Farm buildings are historic and whilst derelict have	
significantly affecting	architectural and historic merit	
boundaries	HER Records within 100 m buffer	
	HER Records within 100 m buller	
	MBL1816 – Park, Great Barr Hall	
	MDETOTO TAIN, OTOAL DAIT HAII	
	MBL2590 - Handsworth Lodge, Queslett Road,	
	Great Barr	
Visual Amenity and Character of	The whole area is absent of built form linking to	
the Area	nature reserve and provides wide views and vistas	
	due to the topography north	
	- south and across the site west.	
Flood risk, drainage and ground	Flood zone 2	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No know issues/negligible constraints on capacity	
Ground stability	Low risk mining area	
Air Quality impact of adjoining	The western fringe would, as abut the M5	
Noise impact of adjoining uses	The western fringe would, as abut the M5	
Mineral Extraction and Mineral	No mineral extraction or mineral resource constraints	
Resource Areas	THE ITHICIAL CALLACTION OF THIRE IAI 1650UTCE CONSTITUTION	
Mineral Infrastructure and	No mineral infrastructure constraints	
Brickworks	The state of the s	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	None	
Economic		
Employment Development	Not suitable for employment use	
Opportunities		
Employment Land	Not existing employment land	
Delivery / Phasing (taken from	No obvious constraints which could affect delivery	
Delivery Study where referenced)	All capacity deliverable during plan period.	
Viability (taken from Viability	Significant capacity limitations / likely to make	
Study where referenced)	development unviable without external funding	

Availability of utilities – electricity, gas, water, se treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Wastewater Treatment Works which serves							
		this area, but need to be aware that it also serves						
Infractive constraint			Birmingham's growth over the same period None within the site					
under site (electric cable stations, water/sewage p	Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts,		riiri trie	e Site				
Highways access and		Access p	oints	could be served from	Forge	Lane		
transportation (state nar	ne /							
quality of access points								
Impact on the wider road	d			affected due to the ex	isting r	oad		
network	<i>,</i> \	None	being	well established.				
Other Economic (specify Social	()	INOTIE						
Jocial								
Primary School	Over 15 m	nins followi	na	Strategic Centre /		Within 20 m	nine followin	\ C
Primary School		mitigation		Employment Area		any viable r		ig
	dily viable	magadon				arry viable i	magaaon	
Casandany Cabaal	Over 25 m	oina fallawi	n. a	Centre / Foodstore		Over 45 min	oo following	
Secondary School		nins following mitigation		Centre / Foodstore	,	Over 15 mins following any viable mitigation		
GP / Health Centre /		nins followi				arry viable miligation		
Mall to senter			_					
Walk in centre	arry viable	mitigation						
Housing Density	Very High			h Density (min 50	I N	Moderate De	nsity (40-	Х
Housing Density Location – Draft Plan	Very High Density (n		Hig	h Density (min 50 , max 100 dph)		Moderate De 50 dph)	nsity (40-	Х
Housing Density Location – Draft Plan Policy (x)	Very High Density (n 100 dph)	nin	Hig dph	, max 100 dph)	5	50 dph)		
Housing Density Location – Draft Plan Policy (x) Any character constrain	Very High Density (n 100 dph)	nin Flood zor	Hig dph ne 2 n	, max 100 dph) nay prohibit part of th	e site c	50 dph) currently used	d for grazin	
Housing Density Location – Draft Plan Policy (x)	Very High Density (n 100 dph)	nin Flood zor Dissected	Hig dph ne 2 n d by d	, max 100 dph) nay prohibit part of th ual carriageway (New	e site c	50 dph) currently used pad) Norther	d for grazin	
Housing Density Location – Draft Plan Policy (x) Any character constrain	Very High Density (n 100 dph)	Flood zor Dissected close to M	Hig dph ne 2 n d by d M5 ma	, max 100 dph) nay prohibit part of th ual carriageway (New otorway (west) and sa	e site c vton Ro andwich	currently used bad) Norther ned between	d for grazin	
Housing Density Location – Draft Plan Policy (x) Any character constrain density	Very High Density (n 100 dph) ts on	Flood zor Dissected close to N carriage t	Hig dph ne 2 nd d by d M5 mo	, max 100 dph) nay prohibit part of th ual carriageway (New otorway (west) and sa east used for grazing	e site c wton Ro andwich	currently used bad) Norther ned between s	d for grazin	
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Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyc networks Public Open Space (ha's type)	Very High Density (n 100 dph) ts on Cle route	Flood zor Dissected close to N carriage t Part of th Swan poo	Hig dph ne 2 nd d by d M5 mo to the e site ol nati	, max 100 dph) nay prohibit part of th ual carriageway (New storway (west) and sa east used for grazing forms a cycle networ ure reserve to the sou	e site c vton Ro andwich horse:	currently used bad) Norther ned between s	d for grazin	
Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S	Very High Density (n 100 dph) ts on Cle route and ports	Flood zor Dissected close to N carriage t Part of th Swan poo	Hig dph ne 2 nd d by d M5 mo to the e site ol nati	, max 100 dph) nay prohibit part of th ual carriageway (New storway (west) and sa east used for grazing forms a cycle networ ure reserve to the sou	e site c vton Ro andwich horse:	currently used bad) Norther ned between s	d for grazin	
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Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify)	Very High Density (n 100 dph) ts on cle route and ports nd type	Flood zor Dissected close to N carriage t Part of th Swan poo	Hig dph ne 2 nd d by d M5 mo to the e site ol nati	, max 100 dph) nay prohibit part of th ual carriageway (New storway (west) and sa east used for grazing forms a cycle networ ure reserve to the sou	e site c vton Ro andwich horse:	currently used bad) Norther ned between s	d for grazin	
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Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify) Any character constrain	Very High Density (n 100 dph) ts on cle route and ports nd type	Flood zor Dissected close to N carriage t Part of th Swan pool Not public	Hig dph ne 2 nd d by d M5 mo to the e site ol nati	, max 100 dph) nay prohibit part of th ual carriageway (New storway (west) and sa east used for grazing forms a cycle networ ure reserve to the sou	e site c vton Ro andwich horse:	currently used bad) Norther ned between s	d for grazin	
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Housing Density Location – Draft Plan Policy (x) Any character constraint density Connections to local cycle networks Public Open Space (ha's type) Loss of Playing Field / Septiches (ha's / number a of pitches) Other Social (specify) Any character constraint density (list) Opportunities Would help meet housing sensitivity to remaining Grant density (list)	Very High Density (n 100 dph) ts on cle route and ports nd type ts on	Flood zor Dissected close to N carriage t Part of th Swan pool Not public N/A None	Hig dph ne 2 nd d by d M5 mo to the ne site ol nati c ope	, max 100 dph) nay prohibit part of th ual carriageway (New otorway (west) and sa east used for grazing forms a cycle networ ure reserve to the sount space	e site c vton Ro andwich g horses k leadii uth	currently used bad) Norther ned between s ng to	d for grazing n team is the dual	
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The site would result in the loss of Green Belt that would result in Very High harm and Moderate / High landscape sensitivity. Key constraints are the landscaping sensitivity and the abundant loss of wider views the area around is not developed and the site would be piecemeal and isolated from other built form. The south part is also partially covered with trees and benefits form mature hedgerows. It is also constrained by the water course and falls with flood zone 2.

The site would not be appropriate or suitable for housing or employment use.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	154: SANDWELL PA	ARK F	ARM, WEST BROMWICH				
Site Address	Sandwell Park Farm						
Ward	West Bromwich Cen	tral	Call for Site Ref	N/A			
Site Area (ha)	131.31		Capacity proposed in Call for Sites submission	N/A			
Land Type	Greenfield		Site Assessment Reference	SA-0	014-SAN		
Background / Context							
Current uses (list)	Community open spa	ace/loc	al nature reserve/farm				
Surrounding land			n Park), farm/grazing land/nature	reserve			
uses	,		,, 5				
Constraints							
Gateway Constraints (where affecting part	Nam	e / Details	Amo	unt covered		
of submitted site)				(ha's	(a)		
SSSI / SAC		N/A					
Ancient Woodland / Ve	eteran Trees	Yes,	established trees				
Local Nature Reserve		N/A		1			
Site of Importance for	Nature	Yes		9.6			
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Gar	den	N/A		1			
Scheduled Ancient Mo	nument	N/A					
HSE Consultation Zone	e 1	N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Existing Policy Design	ations (list)	SLIN	С				
Green Belt and Landso	cape Sensitivity Asse	ssmer	nt				
Criteria	Assess				Rating		
Green Belt Harm		•	I makes a strong contribution to		Very High		
(B79 (a))		•	sprawl of the West Midlands				
			aintaining the separation of Wes	t			
			Birmingham, and preventing				
			on the countryside. The valley				
			es a strong distinction from the u	rban			
	_	-	expansion would represent a	.11			
		-	he Green Belt boundary and wou	lia			
Landscape Sensitivity			aration between towns. nsidered to have an overall mode	rato.	Moderate to		
(BL23 / BL24)			to residential or employment	iale-	High		
(BLZ37 BLZ4)		•	pased on its combination of histor	ric	Tilgii		
		field patterns, valued natural features and significant					
	·		lue (in parts). While the M5 cuts	iourit			
		through the area running north-south, reducing tranquillity and forming an isolated urbanising					
	_						
		•	not particularly prominent in view	s,			
			etains a largely rural character, so				
			not considered to justify reducing				
			ity rating.				
Detailed assessment a	gainst environmenta	I, ecor	omic and social criteria				

Environmental		
Greenfield / Previously	Greenfield	
Developed Land		
Topography	Generally flat	
Agricultural Land Quality using	Part agriculture	
Magicmap Landscape post-1988	- Tart agriculturo	
map		
Tree Preservation Orders /	None	
Mature Trees of Value on site or	Trong	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	Yes (SLINC 7.77ha)	
site or significantly affecting		
boundaries		
Heritage Assets on site or	Sandwell Park buildings are Grade II listed and	
significantly affecting	Dartmouth park is a registered park which is	
boundaries	adjacent to the site.	
	,	
	See the separate list of HER records with a 100m	
	buffer of the site	
Visual Amenity and Character of	Existing properties back on to the park and enjoy	
the Area	wider views across the valley. The area offers wide	
	views across the valley internally from the elevated	
	Dartmouth Park and across the flatter sections within	
	the wider parkland	
Flood risk, drainage and ground	No drainage / flood risk issues / negligible impact on	
water (refer to flood consultees	site capacity	
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No known issues / negligible constraint on capacity	
Ground stability	Low Risk coal mining area	
Air Quality impact of adjoining	M5 is situated to the eastern boundary but would only	
uses	affect a small part of the site	
Noise impact of adjoining uses	M5 is situated to the eastern boundary but would only	
	affect a small part of the site	
Mineral Extraction and Mineral	No mineral extraction or mineral resource constraints	
Resource Areas		
Mineral Infrastructure and	No mineral infrastructure constraints	
Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	None	
Economic		
Employment Development	Not suitable for employment use	
Opportunities	. ,	
Employment Land	Not existing employment land	
Employment Land Delivery / Phasing (taken from	Not existing employment land No obvious constraints which could affect delivery;	
Employment Land Delivery / Phasing (taken from Delivery Study where referenced)	Not existing employment land No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Employment Land Delivery / Phasing (taken from	Not existing employment land No obvious constraints which could affect delivery;	

Availability of utilities – electricity, gas, water, so treatment	ewage	indicate Minwort this area	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Wastewater Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period					
Infrastructure constraint under site (electric cable stations, water/sewage p gas pipes, pylons, culve rights of way)			motorway	репос	<u> </u>			
Highways access and transportation (state nar quality of access points)			n buildir icture v into the	ed to the site with one ngs which is narrow. S would be required as t e site is historic and cl	Substa the exi lose kr	intial sting street		
Impact on the wider road network Other Economic (specify		_		e road would be affect to the Council from		rk and		
Social		associa	ted leis	ure				
Primary School	Most of th 15 mins so 15 mins fo viable miti	ome parts	s over	Strategic Centre / Employment Area				
Secondary School	mins with mins follow viable miti	the site within 20 ith part within 25 ollowing any mitigation Centre / Foodstore following any mitigation						
GP / Health Centre / Walk in centre	Most of the part within following a mitigation	15 mins						
Housing Density Location – Draft Plan Policy (x)	Very High Density (n 100 dph)	nin	dph	h Density (min 50 n, max 100 dph)	ţ	Moderate De 50 dph)		х
Any character constrain density	ts on	SLINC,	archae	eological importance,	Sandw	reli valley Co	ountry Park	
Connections to local cycnetworks	cle route	Cycle ro	outes th	roughout the site				
Public Open Space (ha's type)		Park	ole site	is part of Sandwell V	alley C	Country		
Loss of Playing Field / S Pitches (ha's / number a of pitches)	-	N/A						
Other Social (specify)				tional amenity, the pa quipment	rkland	provides		
Any character constrain density (list)	ts on							
Opportunities								

It would provide a substantial site for housing, but would destroy an established wildlife habitat, recreational facilities and would be challenging to provide new infrastructure

Sustainability Appraisal

Not SA

Conclusion

The site would result in the loss of Green Belt that would result in Very High Harm and Moderate / High Landscape sensitivity and Sandwell Valley Country Park.

The site would not be appropriate / suitable for residential use. The site would not be appropriate / suitable for employment use.

Appropriate uses given
constraints and infrastructure
requirements

Housing Employment

Gypsy/Traveller



Site Known as	CHARLEM	MONT (BEACONVIEW) SA 0007 SAN OR SA 0017 SAN				
Site Address	Meadow Av	venue West Bromwich				
Ward	Charlemont Vale	with Grov	ve	Call for Site Ref		
Site Area (ha)	12.07 ha			Capacity proposed in Call for Sites submission		
Land Type	Greenfield (Open Spa	ce	Site Assessment Reference		07-SAN or SA- -SAN
Background / Context	l					
Current uses (list)	The site is u	used for p	laying	fields (Charlemont Farm Playing	Fields	OS 0049)
Surrounding land	The site is v	within the	reside	ntial Charlemont Estate.		
uses						
Constraints			I		T -	_
Gateway Constraints (where affect	ing part	Nam	e / Details		unt covered
of submitted site)			NI/A		(ha's	5)
SSSI / SAC Ancient Woodland / Ve	toron Troop		N/A N/A			
Local Nature Reserve	teran Trees		N/A			
Site of Importance for	Naturo		N/A			
Conservation	i t atui e		14/7			
Flood Risk Zone 3			N/A			
Registered Park & Gar	den		N/A			
Scheduled Ancient Mo			N/A			
HSE Consultation Zone			N/A			
Operational Burial Gro	und		N/A			
Common Land			N/A			
Existing Policy Design	ations (list)		The site is allocated Green Belt and Community Open			
			Space in the SAD. There is a SLINC on the site and the			
Creen Belt and Lander	ana Canaiti	::4: A = = =		hin an Archaeological Priority Are	ea.	
Green Belt and Landso	ape Sensitiv			it		B-('
Criteria		Assessi		anta d Oursey Dalt		Rating
Green Belt Harm		The site	is allo	cated Green Belt.		
(B79 (a)) Landscape Sensitivity		Thoro ic	2 SI IN	NC on the site (Windmill Hill SA 0	145)	
(BL23 / BL24)		11161613	a SLII	VC on the site (Windmin 1 iii 3A c	143)	
	gainst envir	onmental	l. econ	omic and social criteria		
Criteria	94	Assessment				Rating
Environmental						.
Greenfield / Previously		Greenfie	eld Ope	en Space		
Developed Land						
Topography		The site is relatively flat				
Agricultural Land Qual	ity using	N/A				
Magicmap Landscape	post-1988					
map						
Tree Preservation Orde		There ar	e mati	ure trees in copses within the site)	
Mature Trees of Value	on site or					
significantly affecting						
boundaries						

Biodiversity or Geodiversity on	The River Tame and the railway line forms the	
	•	
site or significantly affecting boundaries	eastern boundary of the site	
	The site is within an Archaeolagical priority area	
Heritage Assets on site or	The site is within an Archaeological priority area.	
significantly affecting	HER records within 100m buffer	
boundaries	MBL3256 – Sinkhole Farm (site), north of	
	Charlemont Road, Great Barr	
	MBL4935 – Mill Lade, near Jone Mill	
Visual Amenity and Character of	The site is within a high density residential rea.	
the Area		
Flood risk, drainage and ground	The site is not within Flood Zone Risk 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	The railway line runs along the east of the site	
Mineral Extraction and Mineral	No issues anticipated	
Resource Areas	·	
Mineral Infrastructure and	No issues anticipated	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic	The state of the s	
Employment Development	The site is within a residential area and is not	
Opportunities	considered suitable for employment uses.	
Employment Land	The site is within a residential area and is not	
Linployment Land	considered suitable for employment uses.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)	IVA	
	NI/A	
Viability (taken from Viability	N/A	
Study where referenced)	It is considered that willtime would be everything to	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment	None known	
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be obtained from Beaconview Road.	
transportation (state name /		
quality of access points)		
Impact on the wider road	No issues anticipated	
network		
Other Economic (specify)	None	
Social		

Primary School	imary School Within 15		15 minutes		gic Centre / oyment Area		Within 30 minutes		
Secondary School	Within 25	minute	es	Centre	e / Foodstore	е	Within 10 m	ninutes	
GP / Health Centre /	Within 15	minute	es						
Walk in centre									
Housing Density	Very High			High Densi	ty (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin		dph, max 1	00 dph)	Х	50 dph)		
Policy (x)	100 dph)								
Any character constrain	ts on	The	site is v	within a hig	h-density hou	using	estate.		
density									
Connections to local cyc	cle route	Wals	sall Roa	ad (the A40	31) is within	500 m	etres to the		
networks			of the						
Public Open Space (ha's	and				ublic Open S		•		
type)				rhood Outdoor Sports Facilities). It was			,		
			rated High Quality High Value in the 2019 audit.						
Loss of Playing Field / S	-	There are at least four sports pitches on the site.							
Pitches (ha's / number a	nd type								
of pitches)									
Other Social (specify)		None							
Any character constrain density (list)	ts on	The	The site is within a high-density housing estate.						
Opportunities									
See conclusion									
Sustainability Appraisal									
Not SA - Green Belt, so is	excluded								
Conclusion									
The site is allocated as Gr	een Belt ar	nd Con	nmunit	y Open Sp	ace with seve	eral sp	orts pitches.	The site wa	s
rated High Quality High Va	alue in the 2	2019 G	Green S	Space audi	t and there is	a SLI	NC within the	site.	
It is considered therefore t	that these fa	acilitie	s shou	ld be retain	ed, and any l	built d	evelopment sl	hould be	
resisted.									
Appropriate uses given constraints and infrastru requirements	ucture	Hous	sing		Employmer	nt	Gypsy	/Traveller	



Site Known as	156: SANDWELL PARK GOLF CLUB (A)					
Site Address	Sandwell P			. ,		
Ward	West Brom	wich Cent	ral	Call for Site Ref		
Site Area (ha)	53.7			Capacity proposed in Call for Sites submission	N/A	
Land Type	Greenfield			Site Assessment Reference	α SΔ-(0015-SAN
Background / Context	Orcenned			One Assessment Reference	C OA C	DOTO OAIN
Current uses (list)	Colf course	majority	with or	cket club to the southwest		
Surrounding land				est/southwest), Business Park	((aguth a	not)
uses		•	•	Priory Woods and Sandwell F	•	, .
uses			-	to site but land falls away sou	-	-
Constraints	to the north	, Lillinca e	400033	to site but laild lails away soc	atti to morti	
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	ount covered
of submitted site)		3,1			(ha's	s)
SSSI / SAC			N/A			-,
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for	Nature		N/A			
Conservation						
Flood Risk Zone 3			N/A			
Registered Park & Gar	den		N/A			
Scheduled Ancient Mo	nument		Yes,	in part		
HSE Consultation Zone	e 1		N/A			
Operational Burial Gro	und		N/A			
Common Land			N/A			
Green Belt			Yes		53.7	ha (entire site)
Ancient Hedgerows			N/A			
Strategic Open Space			N/A			
Existing Policy Design	ations (list)		Fringe of site to north scheduled ancient monument			
			(San	dwell priory), SLINC (4.45 ha)	, Greenbe	lt
Green Belt and Landso	ape Sensitiv	vity Asse	ssmer	t		
Criteria		Assessi	ment			Rating
Green Belt Harm		The sub	-parce	makes a strong contribution	to	
(B79 (a))		preventi	ng the	sprawl of the West Midlands		
			tion, maintaining the separation of West			
				Birmingham, and preventing		
				on the countryside. The valley		
			m creates a strong distinction from the urban			
		_	-	expansion would represent a		
				he Green Belt boundary. How		
				the golf course is contained by	•	
		edge influences and natural landscape				
		housing and the M5 to the west, Handsworth Cemetery to the east and the Priory Woods Local				
		Nature Reserve to the north - limits potential harm to the wider Green Belt.				
Landscape Sensitivity				nsidered to have an overall lov	N-	
(BL23 / BL24)				itivity to residential or employ		
,				as with the exception of the pr		
				nd and adjacent Scheduled	•	

	Manuscrat and its values new of the wivel non	
	Monument, and its role as part of the rural gap	
	between settlements, it has minimal sensitive and/or	
	valued characteristics and features.	
	onmental, economic and social criteria	
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously	Greenfield	
Developed Land		
Topography	Undulating slopes south/northeast	
Agricultural Land Quality using	Not agricultural	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	Established trees within the site and Prior Woods to	
Mature Trees of Value on site or	the north	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	Likely to serve habitats	
site or significantly affecting		
boundaries		
Heritage Assets on site or	Scheduled ancient monument to north.	
significantly affecting		
boundaries	See separate for HER Records	
Visual Amenity and Character of	No to adjacent residents but would impact on the	
the Area	wider character of priory woods and swan pool to the	
	south.	
Flood risk, drainage and ground	No drainage / flood risk issues / negligible impact on	
water (refer to flood consultees	site capacity	
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No known issues / negligible constraint on capacity	
Ground stability	Low Risk coal mining area	
Air Quality impact of adjoining	M5 corridor to west and existing business to	
uses	southeast	
Noise impact of adjoining uses	M5 corridor to west and existing business to	
	southeast	
Mineral Extraction and Mineral	No mineral extraction or mineral resource constraints	
Resource Areas		
Mineral Infrastructure and	No mineral infrastructure constraints	
Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	None	
Economic		
Employment Development	Not suitable for employment use	
Opportunities		
Employment Land	Not existing employment land	
Delivery / Phasing (taken from	No obvious constraints which could affect delivery;	
Delivery Study where referenced)	All capacity deliverable during Plan period	
Viability (taken from Viability	Significant capacity limitations / likely to make	
Study where referenced)	development unviable without external funding	

Availability of utilities – electricity, gas, water, sewage treatment Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Wastewater Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access and transportation (state name / quality of access points) Access is served from Birmingham Road off a narrow one-way road this would need to be widened but could achieved. Access could potentially be served from Park Lane too, dependant of levels Impact on the wider road network the proximity to junction 2 (also near to Albion ground) Other Economic (specify) None Primary School Over 15 mins following any viable mittgation Within 20 mins following any viable mittgation Within 20 mins following any viable mittgation Within 16 mins following any viable mittgation GP / Health Centre / Within 16 mins following any viable mittgation Within 16 mins following any viable mittgation Within 16 mins following any viable mittgation Access poor, borders Sandwell priory to the north (scheduled ancient monument), immediate surround off Birmingham Road commercial (allocated for employment land to the southeast corner) Connections to local cycle route networks Public Open Space (ha's and type) Loss of Playing Field / Sports Pitches (ha's / number and type of pitches) N/A Opportunities Small part of the site has potential for employment use	Aveilability of City		0		innung for more NATE (Ctu-lu		
Minworth Wastewater Treatment Works which serves this area, but need to be aware that it also serves this area, but need to be aware that it also serves this area, but need to be aware that it also serves this area, but need to be aware that it also serves this area, but need to be aware that it also serves this area, but need to be aware that it also serves this area, but need to be aware that it also serves this area, but need to be aware that it also serves this area, but need to be aware that it also serves this area, but need to be widened but viability stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access and transportation (state name / quality of access points)	•								
this area, but need to be aware that it also serves Birmingham's growth over the same period Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access and transportation (state name / quality of access points) Impact on the wider road network Impact on the wider road network Other Economic (specify) None Social Primary School Over 15 mins following any viable mitigation Or Health Centre / Within 120 mins following any viable mitigation Or Housing Density Housing Density Location - Draft Plan Policy (x) Access poor, borders Sandwell priory to the north (scheduled ancient monument), Immediate surround off Birmingham Road commercial (allocated for employment land to the southeast corner) None Connections to local cycle route networks N/A N/A N/A N/A N/A N/A N/A N/		ewage							
Birmingham's growth over the same period No limitations / negligible impact on development viability No limitations / network No ne viable mitigation No ne	treatment								
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access and transportation (state name / quality of access points) Impact on the wider road network Primary School Cver 15 mins following any viable mitigation Primary School Within 20 mins following any viable mitigation GP / Health Centre / Within 15 mins following any viable mitigation GP / Health Centre / Wory High Density (min 50 dph) Housing Density Location - Draft Plan Policy (x) Any character constraints on density (list) Ochone Social (specify) None Centre / Foodstore Within 15 mins following any viable mitigation Access poor, borders Sandwell priory to the north (scheduled ancient monument). Immediate surround off Birmingham Road commercial (allocated for employment land to the southeast corner) Connections to local cycle route networks Public Open Space (ha's and type) Loss of Playing Field / Sports Pitches (ha's / number and type of pitches) Character constraints on density (list) Opportunities Small part of the site has potential for employment use									
under site (electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access and transportation (state name / quality of access points) Access is served from Birmingham Road off a narrow one-way road this would need to be widened but could achieved. Access could potentially be served from Park Lane too, dependant of levels Impact on the wider road network A single access point could lead to congestion given the proximity to junction 2 (also near to Albion ground) Other Economic (specify) None Social Primary School Over 15 mins following any viable mitigation GP / Health Centre / Within 20 mins following any viable mitigation GP / Health Centre / Within 15 mins following any viable mitigation GP / Health Centre / Within 15 mins following any viable mitigation Access poor, borders Sandwell priory to the north (scheduled ancient monument). Immediate surround off Birmingham Road commercial (allocated for employment land to the southeast corner) Connections to local cycle route networks None Access poor, borders Sandwell priory to the north (scheduled ancient monument). Immediate surround off Birmingham Road commercial (allocated for employment land to the southeast corner) Connections to local cycle route networks None N/A N/A N/A Type) Loss of Playing Field / Sports N/A N/A N/A Cerceation facility N/A N/A Cerceation facility				<u> </u>					
stations, water/sewage pipes, gas pipes, glops, gloros, culverts, rights of way) Highways access and transportation (state name / quality of access points) Impact on the wider road network Primary School Over 15 mins following any viable mitigation GP / Health Centre / within 20 mins following any viable mitigation GP / Health Centre / within 15 mins following any viable mitigation Flousing Density Location - Draft Plan Policy (x) Access poor, borders Sandwell priory to the north (scheduled ancient monument). Immediate surround off Birmingham Road commercial (allocated for employment land to the southeast corner) Access point could lead to congestion given the proximity to junction 2 (also near to Albion ground) Secondary School Over 15 mins following any viable mitigation Centre / Foodstore Over 15 mins following any viable mitigation Centre / Foodstore Over 15 mins following any viable mitigation Over 15 mins following any viable mitigation Access point could lead to congestion given the proximity to junction 2 (also near to Albion ground) Centre / Foodstore Over 15 mins following any viable mitigation Over 15 mins following any viable mitigation Access point could lead to congestion given the proximity to junction 2 (also near to Albion ground) Centre / Foodstore Over 15 mins following any viable mitigation Over 15 mins following any viable mitigation Access point could lead to congestion given the proximity to junction 2 (also near to Albion ground) Centre / Foodstore Over 15 mins following any viable mitigation Over 15 mins following any viable mitigation Access point could lead to congestion given the proximity to junction 2 (also decided and proximity viable mitigation) Access point could lead to congestion given the proximity to junction 2 (also decided and proximity viable mitigation) Access point could lead to congestion given the proximity to junction 2 (also decided and proximity viable mitigation) Access point could lead to congestion given the proximity to junction					negligible impact on	develo	opment		
gas pipes, pylons, culverts, rights of way) Highways access and transportation (state name / quality of access points) Impact on the wider road network Impact on the wider road network Access is served from Birmingham Road off a narrow one-way road this would need to be widened but could achieved. Access could potentially be served from Park Lane too, dependant of levels	•		viability	/					
Highways access and transportation (state name / quality of access points)		•							
Highways access and transportation (state name / quality of access points)		erts,							
transportation (state name / quality of access points) Impact on the wider road network Impact on the wider road network Primary School Over 15 mins following any viable mitigation Within 20 mins following any viable mitigation GP / Health Centre / Within 15 mins following any viable mitigation GP / Health Centre / Work in 15 mins following any viable mitigation Within 15 mins following any viable mitigation GP / Health Centre / Work High Density (min 100 dph) Any character constraints on density Connections to local cycle route networks Public Open Space (ha's and type) Any character constraints on density (list) Any character constraints on density (list) Any character constraints on density (list) Copportunities Small part of the site has potential for employment use	_		Λ		ad frama Directoral and a sec	.			
Could achieved. Access could potentially be served from Park Lane too, dependant of levels	•	ma /			•				
Access could potentially be served from Park Lane too, dependant of levels	•			-		widen	ea but		
Impact on the wider road network A single access point could lead to congestion given the proximity to junction 2 (also near to Albion ground) Other Economic (specify) None Social Primary School Over 15 mins following any viable mittgation Within 20 mins following any viable mittgation Within 120 mins following any viable mittgation GP / Health Centre / Within 15 mins following any viable mittgation GP / Health Centre / Within 15 mins following any viable mittgation Housing Density Location - Draft Plan Policy (x) Any character constraints on density Connections to local cycle route networks Public Open Space (ha's and type of pitches) Other Social (specify) Loss of recreation facility Any character constraints on density (list) Opportunities Small part of the site has potential for employment use	quality of access points)				rom D	ork Long		
Impact on the wider road network					•	IOIII P	ark Lane		
the proximity to junction 2 (also near to Albion ground) Other Economic (specify) None Social Primary School Over 15 mins following any viable mitigation Within 20 mins following any viable mitigation GP / Health Centre / Within 15 mins following any viable mitigation GP / Health Centre / Within 15 mins following any viable mitigation GP / Health Centre / Within 15 mins following any viable mitigation GP / Health Centre / Within 15 mins following any viable mitigation GP / Health Centre / Within 15 mins following any viable mitigation GP / Health Centre / Within 15 mins following any viable mitigation GP / Health Centre / Within 15 mins following any viable mitigation GP / Health Centre / Within 15 mins following any viable mitigation GP / Health Centre / Within 15 mins following any viable mitigation GP / Health Centre / Within 15 mins following any viable mitigation Moderate Density (40- X 50 dph) Access poor, borders Sandwell priory to the north (scheduled ancient monument). Immediate surround off Birmingham Road commercial (allocated for employment land to the southeast corner) Connections to local cycle route networks Public Open Space (ha's and type) Loss of Playing Field / Sports Pitches (ha's / number and type of pitches) Other Social (specify) Loss of recreation facility Any character constraints on density (list) Opportunities Small part of the site has potential for employment use	Impact on the wider rec	4		•		20222	ation divon		
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Other Economic (specify) None	Hetwork			-	junction ∠ (also near	io All	ווטונ		
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Sustainability Appraisal	GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify) Any character constrain density (list) Opportunities	any viable Within 15 any viable Very High Density (n 100 dph) ts on cle route s and sports and type ts on	mitigati mins fol mitigati nin Access monun (alloca None N/A N/A	on lowing on Hig dph s poor, b nent). Im ted for e	h Density (min 50 n, max 100 dph) Forders Sandwell prior nmediate surround off employment land to the	ry to th Birmin	Moderate De 50 dph) ne north (schengham Road	nsity (40- eduled anci commercia	X
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Not SA - Green Belt, so is excluded

Conclusion

This site was assessed as part of a larger parcel. Following the initial assessment part of the site was found suitable for employment (SA-0014-SAN) which has a separate proforma.

Site is not suitable for employment or housing due to wider links to other open space/recreation with no residential built form surrounding it.

Not suitable for residential due to the wider openness of the area, loss of community open space and not compatible with surrounding commercial established uses.

Notwithstanding the above the site is not suitable for development as it is within the Green Belt.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	156: SANDWELL PARK GOLF CLUB (B)					
Site Address	Sandwell Park Golf (Club				
Ward	West Bromwich Cen	tral	Call for Site Ref			
Site Area (ha)	5.18		Capacity proposed in Call			
			for Sites submission			
Land Type	Greenfield		Site Assessment Reference	SA-0	015-SAN	
Background / Context						
Current uses (list)	Golf course majority	with cr	icket club to the southwest			
Surrounding land	M5 motorway/Junction	on 2 (w	est/southwest), Business park (so	uth ea	st),	
uses	Handsworth cemeter	y east,	Priory Woods and Sandwell Prior	y arch	aeological site	
	to the north, Limited	access	to site but land falls away south t	o north	1	
Constraints						
Gateway Constraints (where affecting part	Nam	e / Details	Amo	unt covered	
of submitted site)				(ha's)	
SSSI / SAC		N/A				
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve		N/A				
Site of Importance for	Nature	N/A				
Conservation						
Flood Risk Zone 3		N/A				
Registered Park & Gar	den	N/A				
Scheduled Ancient Mo	nument	Yes,	in part	Adjacent to the parcel		
HSE Consultation Zone	e 1	N/A		paroc	/ 1	
Operational Burial Gro		N/A				
Common Land		N/A				
Green Belt		Yes			5.18 (entire site)	
Ancient Hedgerows		N/A			(
Strategic Open Space		N/A				
Existing Policy Design	ations (list)			<u> </u>		
0 , 0	` ,					
Green Belt and Landso	ape Sensitivity Asse	ssmer	nt			
Criteria	Assess	ment			Rating	
Green Belt Harm			I makes a strong contribution to			
(B79 (a))		•	sprawl of the West Midlands			
	conurba	ition, m	aintaining the separation of West			
	Bromwi	ch and	Birmingham, and preventing			
	encroac	chment on the countryside. The valley				
	landforn	n creat	es a strong distinction from the urb	ban		
	edges, s	so any expansion would represent a				
	weaken	ing of t	he Green Belt boundary. Howeve	r, the		
	extent to	o which	the golf course is contained by u	rban		
	•		s and natural landscape elements	; -		
		housing and the M5 to the west, Handsworth				
		•	e east and the Priory Woods Loca			
		Reserve to the north - limits potential har				
	the wide					
Landscape Sensitivity			nsidered to have an overall low-			
(BL23 / BL24)			sitivity to residential or employmen			
	develop	ment, as with the exception of the priority				

	habitat was diagonal and a diagonal Cabadylad	
	habitat woodland and adjacent Scheduled	
	Monument, and its role as part of the rural gap	
	between settlements, it has minimal sensitive and/or	
	valued characteristics and features.	
	onmental, economic and social criteria	1
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously	Greenfield	
Developed Land		
Topography	Undulating slopes south/northeast	
Agricultural Land Quality using	Not agricultural	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	Established trees within the site and Prior Woods to	
Mature Trees of Value on site or	the north	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	Likely to serve habitats	
site or significantly affecting		
boundaries		
Heritage Assets on site or	Scheduled ancient monument to north	
significantly affecting		
boundaries		
Visual Amenity and Character of	No to adjacent residents but would impact on the	
the Area	wider character of priory woods and swan pool to the	
	south.	
Flood risk, drainage and ground	No drainage / flood risk issues / negligible impact on	
water (refer to flood consultees	site capacity	
where drainage issues, in flood		
zone 2 or over 1 ha)	No beauties and the control of the c	
Ground Contamination	No known issues / negligible constraint on capacity	
Ground stability	Low Risk coal mining area	
Air Quality impact of adjoining	M5 corridor to west and existing business to	
Noise impact of adjaining uses	Southeast ME corridor to west and existing business to	
Noise impact of adjoining uses	M5 corridor to west and existing business to southeast	
Mineral Extraction and Mineral	No mineral extraction or mineral resource constraints	
Resource Areas	TWO ITHICE ALL ACTION OF THIRDER RESOURCE CONSTRAINTS	
Mineral Infrastructure and	No mineral infrastructure constraints	
Brickworks	TWO HIMICIAN INTRASTRUCTURE CONSTRAINTS	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	None	
Economic		
Employment Development	Suitable for employment use	
Opportunities		
Employment Land	Not existing employment land	
Delivery / Phasing (taken from	No obvious constraints which could affect delivery;	
Delivery Study where referenced)	All capacity deliverable during Plan period	
Viability (taken from Viability	Significant capacity limitations / likely to make	
Study where referenced)	development unviable without external funding	

Availability of utilities – electricity, gas, water, sewage treatment		Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Wastewater Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period						
Infrastructure constraint under site (electric cable stations, water/sewage p gas pipes, pylons, culve rights of way)			/ negligible impact on	-				
Highways access and		Access is	serv	ed from Birmingham	Road	off a narrow		
transportation (state nai	me /	one-way r	road i	this would need to be	widen	ned but		
quality of access points)	could ach	ieved	d.				
		Access co	ould p	ootentially be served t	from P	ark Lane		
		too, depe	ndan	t of levels				
Impact on the wider road	d	_		s point could lead to	_	-		
network		-	nity to	o junction 2 (also nea	r to All	bion		
		ground)						
Other Economic (specify	y)	None						
Social								
Primary School		nins followir mitigation	_	Strategic Centre / Employment Area		Within 20 m any viable r		ng
Secondary School	any viable	mins follow mitigation		Centre / Foodstore)	Over 15 mir any viable r		J
GP / Health Centre /		mins follow	/ing					
Walk in centre	-	mitigation						
Housing Density Location – Draft Plan Policy (x)	Very High Density (n 100 dph)		_	h Density (min 50 n, max 100 dph)		Moderate De 50 dph)	nsity (40-	X
Any character constrain density	ts on	monumer	nt). Im	oorders Sandwell prio nmediate surround off employment land to th	f Birmi	ngham Road	commercia	
Connections to local cycnetworks		None						
Public Open Space (ha's type)		N/A						
Loss of Playing Field / S Pitches (ha's / number a of pitches)	N/A							
Other Social (specify)	Loss of recreation facility							
Any character constrain	N/A							
density (list)		_						
Opportunities								
Small part of the site has	potential for	employme	nt us	e				
Sustainability Appraisal								

Not SA - Green Belt, so is excluded

Conclusion

This site was assessed as part of a larger parcel. Following the initial assessment, part of the site was found suitable for employment covered by this proforma, the remainder of the site was found unsuitable for housing and employment (SA-0013-SAN).

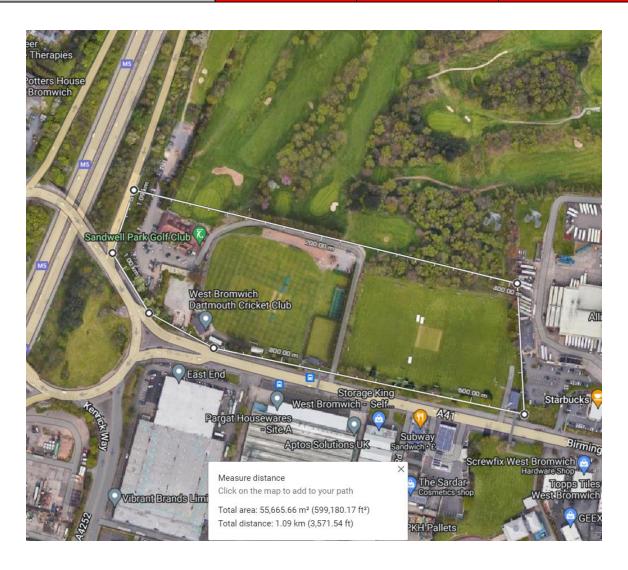
Site (fronting on to Birmingham Road) is suitable for employment given the commercial nature of the site, but this would lead to the loss of cricket facilities.

Site is not suitable for housing due to the wider openness of the area, loss of community open space and not compatible with surrounding commercial established uses.

The site is considered suitable for employment use; however the landowners were contacted to understand their aspirations for their site, but no response was received so could not be considered available and therefore not put forward as a proposal.

Notwithstanding the above the site is within the green belt and not suitable for development.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	158: TAMEBRIDGE PARKWAY STATION – NORTH OF TRAIN STATION (A)					
Site Address	Tamebridge Parkway Station – North of Train Station (a)					
Ward	Charlemont with Grov	ve	Call for Site Ref	N/A		
	Vale and Friar Park					
Site Area (ha)	7.1 ha		Capacity proposed in Call	N/A		
			for Sites submission			
Land Type	Greenfield		Site Assessment Reference	SA-0016-SAN / 158		
Background / Context						
Current uses (list)	Open space (northea	st) Ra	Iway Station (southwest)			
Surrounding land	Primarily residential.	M6 Mc	torway to the east and railway line	e to the west.		
uses						
Constraints						
Gateway Constraints (where affecting part	Nam	e / Details	Amount covered		
of submitted site)				(ha's)		
SSSI / SAC		N/A				
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve		N/A				
Site of Importance for	Nature	N/A				
Conservation						
Flood Risk Zone 3		Yes		Majority of site		
Registered Park & Gar		N/A				
Scheduled Ancient Mo		N/A				
HSE Consultation Zon		N/A				
Operational Burial Gro	und	N/A				
Common Land		N/A				
Green Belt		Yes		7.1ha (entire site)		
Ancient Hedgerows		N/A				
Strategic Open Space		N/A				
Existing Policy Design	ations (list)		n Belt. Part of site to the east of R			
			dor. Whole site within Area of Pot	ential Archaeological		
		Importance.				
Sustainability Appraisa	al					

The site was not assessed as part of the Sustainability Appraisal as it is not available for development.

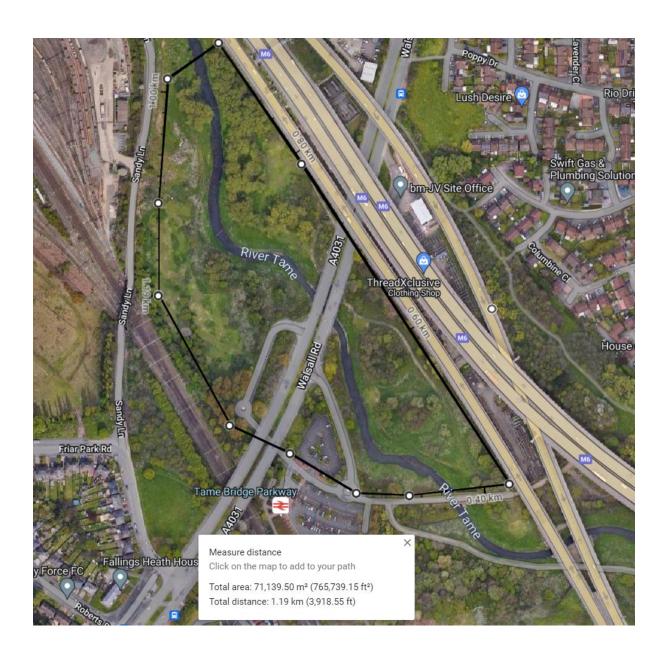
Conclusion

The site is wholly affected by gateway constraints therefore is has not been fully site assessed and is considered unsuitable for development.

Gateway constraints at the site include:

- Wholly within the Green Belt
- Vast majority of site in either Flood Zone 3 or 2

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	159: TAMEBRIDGE PARKWAY STATION – SOUTH OF TRAIN STATION (B)						
Site Address	Tamebridge Parkway	Static	n – South of Train Station (b)				
Ward	Charlemont with Grove		Call for Site Ref	N/A			
	Vale						
Site Area (ha)	3.2 ha		Capacity proposed in Call	N/A			
			for Sites submission				
Land Type	Greenfield		Site Assessment Reference	SA-0018-SAN / 159			
Background / Context							
Current uses (list)	Open space						
Surrounding land	Primarily residential.	M6 Mc	torway to the east and railway lin	e to the west.			
uses							
Constraints							
Gateway Constraints (where affecting part	Nam	e / Details	Amount covered			
of submitted site)				(ha's)			
SSSI / SAC		N/A					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for	Nature	N/A					
Conservation							
Flood Risk Zone 3		Yes		Approx. 0.9ha			
Registered Park & Gar		N/A					
Scheduled Ancient Mo		N/A					
HSE Consultation Zon		N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Green Belt		Yes		3.2ha (entire site)			
Ancient Hedgerows		N/A					
Strategic Open Space		N/A					
Existing Policy Designations (list)		Green Belt. Part of site to the east of River Tame is Wildlife					
		Corridor. Most of site within Area of Potential					
		Archaeological Importance.					
Sustainability Appraisa	al						

The site was not assessed as part of the Sustainability Appraisal as it is not available for development.

Conclusion

The site is wholly affected by gateway constraints therefore is has not been fully site assessed and is considered unsuitable for development.

Gateway constraints at the site include:

- Wholly within the Green Belt
- Part of site to the east within Flood Zone 3

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	160: LAND	TO THE	NORT	H OF PAINSWICK CLOSE (BUS	TLEHO	OME) SUB-	
	STATION						
Site Address	Land to the	north of F	Painsw	ick Close (Bustleholme) sub-stati	on, Off	Woodruff	
	Way, Tamel						
Ward	Great Barr v	vith Yew	Tree	Call for Site Ref	N/A		
Site Area (ha)	15.9ha			Capacity proposed in Call for Sites submission	N/A		
Land Type	Greenfield			Site Assessment Reference		019-SAN & 020-SAN / 160	
Background / Context							
Current uses (list)	Large electr land.	icity gene	erating	sub-station site and battery stora	ge facil	ity with open	
Surrounding land	To the north	and wes	t by the	e Tamebridge housing estate, to	the eas	t by the	
uses	Rushall can	al and to	the so	uth elevated M5/M6 motorway int	erchan	ge.	
Constraints							
Gateway Constraints (where affecti	ing part	Name	e / Details	Amo	unt covered	
of submitted site)					(ha's)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	eteran Trees			- Ancient replanted woodland	1.47h	na	
Local Nature Reserve		N/A					
Site of Importance for Nature		N/A					
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Gar			N/A				
Scheduled Ancient Mo			N/A				
HSE Consultation Zon			N/A				
Operational Burial Gro	una		N/A N/A				
Cross Bolt			Yes		\//b a l	a aita ayaant	
Green Belt			res			e site except ng field in	
						west corner	
Ancient Hedgerows			N/A		1101111	west corner	
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		Green Belt; Public Open Space (SAD) adjacent to north				
	auono (noi,		and east section of the site;				
			Part SLINC (Ancient Woodland);				
			Public footpath dissects the site; Canal Police			es; Wildlife	
			Corridor (canal)				
Green Belt and Landso	cape Sensitiv	ity Asse	ssmen	nt			
Criteria	Assessment					Rating	
Green Belt Harm				lly within the Green Belt			
(B79 (a))							
Landscape Sensitivity	The eastern			alf of the site is designated a SLIN	IC.		
(BL23 / BL24)							
Detailed assessment against environmental, economic and social criteria							
Criteria	Assessment					Rating	
Environmental							
Greenfield / Previously				is developed land with an electric	city		
Developed Land		generati	ng stat	ion, the other half is greenfield			

	although some of greenfield land is being used as a	
	battery storage facility	
Topography	Site relatively flat.	
Agricultural Land Quality using	Grade not known, however area is less than 20 ha in	
Magicmap Landscape post-1988	extent therefore assessment not required	
map		
Tree Preservation Orders /	No TPO protected trees on the site.	
Mature Trees of Value on site or	Replanted ancient woodland covers 1.47ha of the	
significantly affecting	site.	
boundaries		
Biodiversity or Geodiversity on	Part SLINC (woodland). Ecology/habitat survey	
site or significantly affecting	required.	
boundaries	'	
Heritage Assets on site or	None on the site but Hill Farm Listed Canal Bridge	
significantly affecting	outside the application site on the canal in the north-	
boundaries	west corner. Setting needs to be considered.	
Visual Amenity and Character of	The visual amenity of Green Belt land is strongly	
the Area	protected. Any development at the site would be	
	harmful to the Green Belt.	
Flood risk, drainage and ground	Small part of the site in flood zones 2 (western side)	
water (refer to flood consultees	official part of the site in flood 20fles 2 (western side)	
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Site investigations personner.	
	Site investigations necessary. Coal Mining Low Risk Area	
Ground stability	<u> </u>	
Air Quality impact of adjoining	Site close to M5/M6 interchange.	
uses	Air Quality impact requires addressing.	
Noise impact of adjoining uses	Site close to M5/M6 interchange.	
	Noise impact requires addressing.	
Mineral Extraction and Mineral	No mineral extraction or mineral resource constraints	
Resource Areas		
Mineral Infrastructure and	No mineral infrastructure constraints	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	Not suitable for employment use due to Green Belt	
Opportunities	designation.	
Employment Land	Not suitable for employment use due to Green Belt	
	designation.	
Delivery / Phasing (taken from	No obvious constraints which could affect delivery;	
Delivery Study where referenced)	All capacity deliverable during Plan period	
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities -	It is considered that utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	Electricity pylons. Public Rights of Way	
under site (electric cables/sub-		
stations, water/sewage pipes,		

		T							
gas pipes, pylons, culve	rts,								
rights of way)		Existing parrow access off Woodruff Way but could							
Highways access and	I	Existing narrow access off Woodruff Way but could							
transportation (state nar		be widened.							
quality of access points	<u>'</u>	Could o	ut proo	01150 00	aviating acto	to rood	and at		
Impact on the wider road network					existing esta				
network		in Trans			oad. Needs	to be ac	aaressea		
Other Economic (specify	<u>/\</u>	None	port St	atemen	•				
Social	()	INOTIC							
Ooolai									
Primary School	Part of site	0 0vor 15	mine	Strato	gic Centre /		Within 20 m	ninutos	
Primary School	Part of Site	e over 15	1111115		yment Area		WILLIIII ZU II	iiiutes	
				Lilipio	yillelik Alea				
	Most of si	te within 1	15						
	mins								
Secondary School	Within 20	minutes		Centre	/ Foodstore	е	Within 15 m	ninutes	
GP / Health Centre /	Within 15	minutes							
Walk in centre									
Housing Density	Very High		Hig	h Densit	y (min 50	M	loderate De	nsity (40-	
Location - Draft Plan	Density (n	nin	dph	, max 10	00 dph)	50	50 dph)		Х
Policy (x)	100 dph)								
Any character constrain	ts on	Flood zone 2 area in the south-west corner of the site.							
density		Identified strip of land dissecting the site as Ancient Woodland							
		(SLINC). Public footpath dissecting the site.							
		Pylons across the site.							
		Given local character a density of more than 40 dph is not							
Connections to local cyc	olo routo	appropriate. Opportunity from canal National Cycle Network							
networks	Je Toute	adjacent to site.							
Public Open Space (ha's	and	Loss of Community Open Space within the parcel to							
type)	una	the north. This area was subsequently removed from							
1,00,		the larger parcel as not surplus and therefore a hard							
		constraint and is not included in the smaller allocated							
		site.							
Loss of Playing Field / S	ports	There are no playing fields or sports pitches.							
Pitches (ha's / number a	-	and the production of the production							
of pitches)									
Other Social (specify)		None							
Opportunities									
Contribute to housing targ	ets and opp	ortunity t	o impro	ove exis	ting open spa	ace and	connection	to canal	
network.									
Sustainability Appraisal									
The site is not considered	within the S	Sustainab	ility Ap	praisal a	as it is not su	itable fo	r developm	ent due to th	he
Green Belt designation.									
Conclusion									
The whole site, except app							Green Belt v	vhich is a	
gateway constraint. It is th	erefore not			ropriate					
Appropriate uses given		Housing			Employmer	nt	Gypsy	/Traveller	
constraints and infrastru	ıcture								
requirements									



Site Known as	161: RED HOUSE PARK (SA 0021 SAN OR SA 0023 SAN)								
Site Address	Newton Road, W	est Bromw	rich						
Ward	Great Barr with Y	ew Tree	Call for Site Ref						
Site Area (ha)	19.45 ha		Capacity proposed in Call						
			for Sites submission						
Land Type	Greenfield Open	Space	Site Assessment Reference						
Background / Context									
Current uses (list)	The site is curren	tly used as	s a public park.						
Surrounding land	The site is surrou	nded by re	esidential uses.						
uses									
Constraints									
Gateway Constraints (where affecting pa	art Nam	e / Details	Amo	unt covered				
of submitted site)				(ha's	5)				
SSSI / SAC		N/A							
Ancient Woodland / Ve	teran Trees	N/A							
Local Nature Reserve		N/A							
Site of Importance for	Nature	N/A							
Conservation									
Flood Risk Zone 3		N/A							
Registered Park & Gar		N/A							
Scheduled Ancient Mo	nument	N/A							
	HSE Consultation Zone 1								
Operational Burial Gro	und	N/A							
Common Land		N/A							
Existing Policy Designations (list)			site is allocated in the SAD as Gre		•				
			y) Community Open Space, a De	•	•				
			gh Historic Value, a SLINC and a	gatewa	ay site (gate2).				
Green Belt and Landso			nt						
Criteria Assess					Rating				
Green Belt Harm	The	site is allo	cated as Green Belt						
(B79 (a))									
Landscape Sensitivity			NC within the site and the site is a	l					
(BL23 / BL24)			Landscape of High Historic Value.						
	<u> </u>		nomic and social criteria		Deti				
Criteria Environmental	ASS	essment			Rating				
		nfield O:	on Chase						
Greenfield / Previously	Gree	еппета Оре	eld Open Space						
Developed Land	Tha	cito clana	s significantly towards the northwe	oct					
Topography		site siopes	s significantly towards the northwe	:ol.					
Agricultural Land Qual									
Magicmap Landscape	post-1988								
map Tree Preservation Orde	The same	o ore o mi	mbor of moture trace within the en	ito					
Mature Trees of Value	-	e are a nu	mber of mature trees within the si	ite.					
significantly affecting	on site of								
boundaries									
Biodiversity or Geodiversity	ersity on Ther	e are lake	s within the site to the northwest.						
site or significantly aff	-	o are lake	o within the site to the northwest.						
boundaries									
Douilual 163									

Heritage Assets on site of	•	The Grade II I	isted Red House is within th	ne site		
significantly affecting			park formed the grounds o			
boundaries		around the ma	•	i ilo Estato		
Dodinatios			rithin 100m buffer			
			ed House Park, West Bromy	wich		
			rmits cave north of Red Ho			
			House, Hill Lane, Great B			
Visual Amenity and Chara	ector of		ounded by residential uses			
the Area	ictei Oi	THE SILE IS SUIT				
Flood risk, drainage and g	around	The site is not	in Flood Risk Zone 3.			
water (refer to flood cons		THE SILE IS HOL	iii i lood ixisk Zone 3.			
where drainage issues, in						
zone 2 or over 1 ha)	noou					
Ground Contamination		Not known				
Ground stability		Not known				
Air Quality impact of adjo	ining	No issues antic	cinated			
uses	9	. 10 .00000 011110				
Noise impact of adjoining	uses	No issues antid	cipated			
Mineral Extraction and Mi		Not known	npatou			
Resource Areas	c.ai	. TOURING VIII				
Mineral Infrastructure and	l	Not known				
Brickworks		NOCKHOWII				
Waste Infrastructure		None				
Other Environmental (spe	cify)	None				
Economic	ony)	TTOTIC				
Employment Developmen	t	The site is not	considered suitable for emp	olovment		
Opportunities		uses within a re	·	Dioyinoni		
Employment Land			considered suitable for emp	olovment		
Zimpioyiment Land		uses within a re		Dioyinoni		
Delivery / Phasing (taken	from	N/A	ooldontial aroa.			
Delivery Study where refe		14/71				
Viability (taken from Viabi	•	N/A				
Study where referenced)						
Availability of utilities –		It is considered	I that utilities would be avail	lable to the		
electricity, gas, water, sev	vage		pacities are not known.			
treatment	3-	l and mid against p				
Infrastructure constraints	on /	None known				
under site (electric cables		-				
stations, water/sewage pi						
gas pipes, pylons, culvert	-					
rights of way)						
Highways access and		No issues anticipated				
transportation (state nam	e /	·				
quality of access points)						
Impact on the wider road		No issues antic				
network		None				
Other Economic (specify)						
Social						
Primary School	ry School Within 10 minutes Strategic Centre / Within 30 m					
			Employment Area			

Secondary School	Within 25 minutes			Centre / Foodstore		\/\/ithin 14	Within 15 minutes		
GP / Health Centre /	Within 10 minutes			Ochile / I oodstore	,	VVICIIII	5 minutes		
Walk in centre	771611117 10	Timiate	,,						
Housing Density	Very High		H	ligh	h Density (min 50		Moderate	Density (40-	
Location - Draft Plan	Density (n	nin	d	lph	, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)								
Any character constrain	ts on	The	site is ir	ı a	predominantly low-de	ensity	y residentia	l area.	
density									
Connections to local cyc	cle route		•		oad (the A34) to the e	ast c	of the site is		
networks					the WMLCWIP.				
Public Open Space (ha's	and				cated Public Open Sp	ace	(18.09 ha		
type)					and Gardens)				
Loss of Playing Field / S	•	There are several formal football pitches within the							
•	Pitches (ha's / number and type		site, tennis courts and play areas.						
of pitches)									
Other Social (specify)					 				
Any character constrain	ts on	The site is in a predominantly low-density residential							
density (list)		area.	area.						
Opportunities									
See conclusion									
Sustainability Appraisal									
Not SA – Green Belt, so is	excluded								
Conclusion									
The site is allocated as G							•	-	ric
		ding. There is a SLINC within the site and there are a number of							
community facilities within the site which was rated High Quality High Value in the									
	given these	iven these designations that any development should be resisted.							
Appropriate uses given		Hous	sing		Employmen	t	Gyp	sy/Traveller	
constraints and infrastru	ucture								
requirements									



Site Known as	162: M6, JUNCTION 7					
Site Address	Land to the west of M	16 Jun	ction 7			
Ward	Great Barr with Yew	Tree	Call for Site Ref	N/A		
Site Area (ha)	4.9 ha		Capacity proposed in Call	N/A		
			for Sites submission			
Land Type	Greenfield		Site Assessment Reference	SA-0022-SAN / 162		
Background / Context						
Current uses (list)	Landscape buffer eith	ner sid	e of the motorway			
Surrounding land	Primarily residential a	and M6	motorway			
uses						
Constraints						
Gateway Constraints (where affecting part	Nam	e / Details	Amount covered		
of submitted site)		N/A		(ha's)		
	SSSI / SAC					
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve		N/A				
Site of Importance for	Nature	Yes		Approx. 2.2ha		
Conservation						
Flood Risk Zone 3		N/A				
Registered Park & Gar		N/A				
Scheduled Ancient Mo		N/A				
HSE Consultation Zone		N/A				
Operational Burial Gro	und	N/A				
Common Land		N/A				
Green Belt		Yes		4.9ha (entire site)		
Ancient Hedgerows		N/A				
Strategic Open Space		N/A				
Existing Policy Design	ations (list)	The site has no primary allocations.				
Sustainability Appraisa	al					

The site was not assessed as part of the Sustainability Appraisal as it is not suitable for development.

Conclusion

The site is wholly covered by gateway constraints and therefore a full site assessment has not been carried out as it is unsuitable for development.

The gateway constraints are:

- Green Belt designation across the whole site
- SINC designation on land on the northern side of the M6 motorway

Furthermore, the land to the north has high voltage power cables and the motorway corridor is designated a SLINC and a wildlife corridor.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	163: LION FARM PLAYING FIELDS, OLDBURY					
Site Address	Site betwee	and, Oldbury				
Ward	Oldbury		Call for Site Ref	N/A		
Site Area (ha)	20.89		Capacity proposed in Call for Sites submission	N/A		
Land Type		e comprising es, changing arking and	Site Assessment Reference	SM2	/ 163	
Background / Context						
Current uses (list)			e football pitches not all used, chanç ial club and woodland	ging faci	lities, general	
Surrounding land uses	Residential northeast.	north, south	and west; commercial to the east, a	llotment	s to the	
Constraints	Hortifeast.					
Gateway Constraints (where affect	fing part of	Name / Details	Amoi	unt covered	
submitted site)	where arrect	ing part or	Name / Details	(ha's		
SSSI / SAC			No	(5	,	
Ancient Woodland / Ve	teran Trees		No			
Local Nature Reserve			No			
Site of Importance for Nature Conservation		servation	No			
Flood Risk Zone 3			Yes	Less	Less than 1ha	
Registered Park & Gar	den		No			
Scheduled Ancient Monument			No			
HSE Consultation Zon			No			
Operational Burial Gro	und		No			
Common Land			No			
Green Belt			N/A			
Ancient Hedgerows			N/A			
Strategic Open Space			N/A			
Existing Policy Design			Community open space.			
Green Belt and Landso	cape Sensitiv					
Criteria		Assessme			Rating	
Green Belt Harm		N/A – the si	te is not within the Green Belt			
(B79 (a))		<u> </u>				
Landscape Sensitivity			ape is considered to have an overall			
(BL23 / BL24)	acinot envir		o residential or commercial developr conomic and social criteria	ment.		
Criteria	gamst envir	Assessme			Rating	
Environmental		ASSESSITIE	III.		Ratilig	
Greenfield / Previously	•	Site is resto	ored brownfield land. It is predomina	ntly		
Developed Land			ds and does not meet the NPPF defi	-		
Dorotopou Luna			y developed land. Remediation requ			
			istoric uses such as brickworks, land			
		and canal b				
Topography		Site genera	lly slopes down from northwest to so	outh		
		_	s not considered to place a constrair			
		capacity				

Agricultural Land Quality using	N/A	
	IN/A	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	There is a small number of mature trees along the	
Mature Trees of Value on site or	boundaries of the site and to the west of Birchley	
significantly affecting	Park Avenue.	
boundaries		
Biodiversity or Geodiversity on	Some scrublands within the site and established	
site or significantly affecting	trees along boundaries. Habitat survey required. Site	
boundaries	identified within wildlife corridor.	
Heritage Assets on site or	Concealed canal arm and basin to the southeast of	
significantly affecting	site – Canal and River Trust to advise further.	
boundaries	Site – Carial and River Trust to advise futilier.	
	Although the site is one density anthology the dead there	
Visual Amenity and Character of	Although the site is predominantly landlocked there	
the Area	are long distance views across it to the south from	
	Newbury Lane. Adjacent residents and office users	
	are used to open views across the site	
Flood risk, drainage and ground	Part of the site in flood zones 2 and 3 and 'main	
water (refer to flood consultees	river'.	
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Site investigations necessary. Landfill – previously	
	been identified as a potential site of concern.	
Ground stability	Low risk coal mining area. Substantial filled in marl	
Cround Classific	hole to the north of the site off Newbury Lane.	
	Former canal running across the site.	
Air Quality impact of adjoining	N/A potential impact of poor air quality in view of	
, , ,		
uses	heavily trafficked highways surround in the site.	
Noise impact of adjoining uses	N/A – The impact of Class E business, B2 and B8	
	units should be reviewed in a noise impact	
	assessment. Existing and potential new residential	
	amenity should be safeguarded -the relocation of	
	football pitches should be carefully considered when	
	planning new development.	
Mineral Extraction and Mineral	Former marl hole off Newbury Lane presents a major	
Resource Areas	development constraint.	
Mineral Infrastructure and	No mineral infrastructure constraints	
Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	N/A	
Economic (Specify)		
Employment Development	Potential for employment use as long as the amenity	
	, ,	
Opportunities	of adjacent residential uses are safeguarded	
Employment Land	The site is adjacent to employment uses to the east.	
	It is considered sufficient in size to accommodate	
	new employment land.	
Delivery / Phasing (taken from	The site is large and could accommodate several	
Delivery Study where referenced)	phases of development	
Viability (taken from Viability	Existing option agreement which requires submission	
Study where referenced)	of planning application by summer 2024.	
	Potentially adverse ground conditions,	
	<u>, </u>	

					/-11 · · · · · · · · · · · · ·		1 -		
					olverhampton Road				
		constrained by the need to cross 3 rd party land.							
		The need for sensitive juxtaposition of new							
			•		relation to existing r		ntial, new		
			•		and employment use				
		-			ections from Sport E	-			
		Furth	er wo	ork is	required to determin	e viab	ility of the		
		site.							
Availability of utilities –		Detai	led a	sses	sment needed				
electricity, gas, water, se	ewage								
treatment									
Infrastructure constraint	ts on /	Over	head	pow	er lines, pylons, drain	nage n	etwork.		
under site (electric cable	es/sub-								
stations, water/sewage	oipes,								
gas pipes, pylons, culve	erts,								
rights of way)									
Highways access and		Poter	ntial f	or ac	cess points from Bird	hley I	sland,		
transportation (state nar	me /				, Wolverhampton Roa	•			
quality of access points			-		Crescent.		,		
Impact on the wider road	-				hley roundabout, any	asse	ssment of		
network					include A4034 / Thro				
					84 / Park Street juncti				
		junction 2 of the M5.							
Other Economic (specify	v)		Not known.						
Social)	HOUR	110 111	<u>'</u>					
	. 40		امدانيا	ار جا ج	Llana of anon anona				
Sustainable location close	-		rt iink	is but	loss of open space a	and sp	ports provisioi	n may nave	•
well-being and socio-ecor									
Primary School	Within 20	mins			Strategic Centre /		vvitnin 20 m	nins	
					Employment Area				
Secondary School	Within 30	mins			Centre / Foodstore	<u> </u>	Within 15 m	nins	
GP / Health Centre /	Within 20					-			
Walk in centre	***************************************	1111110							
Housing Density	Very High			Hial	h Density (min 50		Moderate De	nsity (40-	Х
Location - Draft Plan	Density (n				, max 100 dph)		50 dph)	Tiolty (40	
Policy (x)	100 dph)	11111		ирп	, max 100 upm		30 apri)		
Any character constrain		Dotor	atial f	or hid	ahar dansity resident	ial day	volonment in t	the couth of	f
density	is on	Potential for higher density residential development in the south of the site in proximity to office/industrial uses and Birchley Island (NB							
uerisity			, , ,						
			designated gateway site), and in proximity to three-storey units off						
Connections to local cycle route			Wolverley Crescent. Within proximity of existing Local Cycle Network						
networks	oi c roule	VVILIII	η μισ	אווווונ	y or existing Local C)	CIE IN	CIMOLK		
Public Open Space (ha's and			ckno	wlad	ged that there should	l ha n	n net loss of		
	anu				ged that there should	1 DE 110	U 1161 1099 01		
type)		sport	•		land could contribute	to 4h.	o open		
•, •			Retained woodland could contribute to the open						
			space requirement.						
		space		uiren	nent.	to no	•••		
		space The r	need	uiren for o _l					

Loss of Playing Field / Sports	Any net loss of sports pitches would raise objections	
Pitches (ha's / number and type	from Sport England. The strategy on this site is to	
of pitches)	retain 5 pitches along with sufficient changing	
	facilities and car parking, and to relocate 6 pitches	
	elsewhere in the southern part of the Borough.	
Other Social (specify)	None	
Any character constraints on	N/A	
density (list)		

Contribute to housing targets / delivery of employment land-

Housing – There is potential for ca 200 houses on up to ca 6 ha of the site if the developable area for residential use is maximised and the 6 sports pitches are retained – this would account for new changing facilities, car parking and retained woodland. Desktop urban design appraisals have accounted for known constraints, but detailed site investigations would need to be undertaken.

Employment – There is a demonstrable unmet need for employment land in the Borough. However, maximising the use of the land for employment uses is not considered to be appropriate given the amount of existing residential uses around the site. It is considered that around 2.3ha of new employment land could be allocated – providing around 6000 sqm.

A mix of Housing and Employment – The preferred uses would be a combination of residential (ca 200 units on 4.2 ha) employment (ca 6000 sqm on 2.3ha) retaining 6 sports pitches with changing facilities and car parking (on 5 ha) and retaining existing woodland

Sustainability Appraisal

The Sustainability Appraisal assessed the site as having neutral impacts for objectives 1 and 11; minor negative impacts for objectives 4, 6, 7, 8, 12 and 14; major negative impacts for objectives 5; major positive impacts for objectives 9, 10 and 13; and uncertain impacts for objectives 2 and 3.

Conclusion

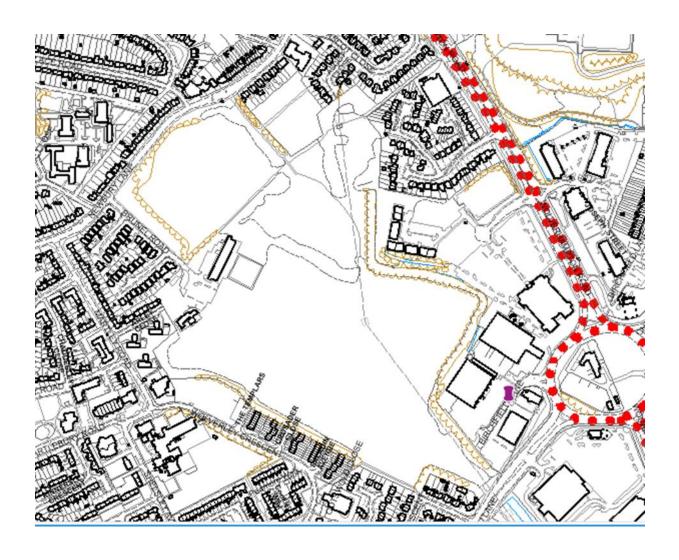
The site is suitable for residential and employment development, and due to its size could accommodate an element of both uses. It will be important to retain sports pitches and green space on the site.

A high-level options assessment has been carried out which suggests that the site could accommodate:

- 6 retained sports pitches
- 2.5ha of residential development (up to 200 new homes)
- 2.3ha of employment development
- Remainder of site retained as green space.

The site is too large to be appropriate for gypsy and traveller use.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	164: LAND AT BIRCHLEY ISLAND, JUNCTION 2 OF M5, OLDBURY, SANDWELL						
Site Address	Land at Birchley Island, Junction 2 of M5, Oldbury, Sandwell						
Ward	Langley			Call for Site Ref	197 (BCP)	
Site Area (ha)	1.2 ha			Capacity proposed in Call for Sites submission	N/A		
Land Type	Brownfield			Site Assessment Reference	SA-0 / SEC	027-SAN / 164 C1-3	
Background / Context							
Current uses (list)	•			und 0.2ha adjacent to Wolverhan te a gas generator.	npton R	oad being	
Surrounding land uses	Industrial / retai	il / leist	ure. Th	ne M5 motorway is immediately to	o the ea	ast.	
Constraints							
Gateway Constraints (of submitted site)	where affecting	part	Name	e / Details	Amo (ha's	unt covered	
SSSI / SAC			N/A		<u> </u>	-	
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Garden			N/A				
Scheduled Ancient Monument		N/A					
	HSE Consultation Zone 1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			N/A				
Ancient Hedgerows			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		EMP2- Actual and Potential Strategic High-Quality				
			employment				
Green Belt and Landso	ano Sonsitivity	Λ. 6.6.6.6		oyment site allocation SAD			
Criteria				i.		Dating	
Green Belt Harm		ssessn		in the Green Belt.		Rating	
(B79 (a))		ic sile	13 1101 1	iii iiie Gieeli Deil.			
Landscape Sensitivity	Th	There are no SINCs or SLINCs on the site.					
(BL23 / BL24)							
				omic and social criteria		D-0'	
Criteria	As	ssessn	nent			Rating	
Environmental	,	00 C:tc	io n==:	المعامل	ho		
Greenfield / Previously Developed Land	aff		by pro	riously developed land, but could posals to remodel the traffic juncend			
Topography				ed at present would assume high ndustrial block but as above.	1		

Agricultural Land Quality using	N/A	
	IVA	
Magicmap Landscape post-1988		
map	No feed and the effect of the	
Tree Preservation Orders /	No trees on the site, or poor quality self-seeded	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets on the site.	
significantly affecting		
boundaries		
Visual Amenity and Character of	Minimal impact due to stand alone nature adjacent to	
the Area	M5 motorway	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Site will require remediation but not a constraint	
Ground stability	Park Hall Colliery to northern tip but minimal impact	
	on capacity	
Air Quality impact of adjoining	Air Quality likely to be an issue due to proximity to	
uses	M5 and busy Birchley Island traffic junction	
Noise impact of adjoining uses	Noise likely to be an issue due to proximity to M5 and	
	busy Birchley Island traffic junction	
Mineral Extraction and Mineral	No issues anticipated	
Resource Areas		
Mineral Infrastructure and	No issues anticipated	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site was assessed as suitable for employment	
Opportunities	uses in the EDNA	
Employment Land	Suitable for employment use	
Delivery / Phasing (taken from	No obvious constraints to delivery. Would likely be	
Delivery Study where referenced)	developed in a single phase	
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be taken off Wolverhampton Road from	
transportation (state name /	existing access point.	
quality of access points)		

Impact on the wider road network		No issues anticipated.							
Other Economic (specify	y)	None							
Social						•			
Primary School	Within 10 minutes		Strategic Centre / Employment Area		Within 20 minutes				
Secondary School	Within 20	minute	es	Centre / Foodstore	٧	Vithin 15 mi	nutes		
GP / Health Centre /	Within 15	minute	es						
Walk in centre									
Housing Density	Very High		Hig	h Density (min 50	Мо	derate Den	sity (40-		
Location - Draft Plan	Density (r	nin	dph	n, max 100 dph)	50	dph)		Х	
Policy (x)	100 dph)								
Any character constrain	ts on			gateway location who	ere high	density dev	eloped wo	ould	
density			ipported.						
Connections to local cy	cle route		-	oute is Titford Canal t	owpath				
networks Public Open Space (ha's	a and		accessible 350m to the south						
type)	s allu	The site does not contain any public open space							
Loss of Playing Field / S	There are no sports pitches or playing fields on the								
Pitches (ha's / number and type			site.						
of pitches)	7.								
Other Social (specify)		None)						
Any character constrain	ts on	The s	site is in a	gateway location whe	ere high	density			
density (list)		devel	oped wou	ıld be supported.					
Opportunities									
Opportunity to secure a hi	igh-quality o	develop	oment on	a gateway brownfield	site.				
Sustainability Appraisal									
The Sustainability Apprais				•	•				
positive impact on objective		•	-	•		or negative	impacts o	n	
objectives 5, 6, 7 and 11; and uncertain impacts on objectives 2, 3, 4 and 8.									
Conclusion									
The site was submitted th	-		•				-		
and assessed through the				•	• .			эсе	
and is a site that should b	e prioritised	I for de	velopmer	nt due to its location, s	ize and p	potential ma	assing		
opportunity.	م برانا مینم جایم			haa historiaally hanafi	: :4 a al fu a ma		· for office		
The site is allocated for hi uses/casino/hotel uses the	•					•			
The proximity of the M5 ju				·		•			
environmental considerati					-	anon and ne	are ne	. ,	
Suitable site for allocation			•	• •					
Appropriate uses given		Hous		Employment	t	Gypsy/1	Γraveller		

constraints and infrastructure

requirements



Site Known as	165: LAND AT CONEYGRE					
Site Address	Land at Cor	neygre, No	ewcon	en Drive, Sandwell		
Ward	Tipton Gree	n		Call for Site Ref	28	31
Site Area (ha)	7.8ha			Capacity proposed in Ca for Sites submission	Capacity proposed in Call Approfor Sites submission of E	
Land Type	Brownfield			Site Assessment Refere		A-0026-SAN / EC1-5 / 165
Background / Context						
Current uses (list)	Mostly scru the canal.	bland with	some	mature vegetation along the	ne northeri	n boundary with
Surrounding land uses				and west. Residential to the n with school and residentia		
Constraints						
Gateway Constraints (of submitted site)	where affect	ing part	Nam	e / Details		mount covered a's)
SSSI / SAC			N/A		,	•
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for	Nature		N/A			
Conservation						
Flood Risk Zone 3	Flood Risk Zone 3		N/A			
Registered Park & Garden		N/A				
Scheduled Ancient Monument		N/A				
HSE Consultation Zone 1		N/A				
Operational Burial Ground			N/A			
Common Land			N/A			
Green Belt			N/A			
Ancient Hedgerows			N/A			
Strategic Open Space	- (' (' - 1)		N/A	'	D 110.5	
Existing Policy Design	` ′			ing allocation site in the SA	ND – H9.5	
Green Belt and Landso	ape Sensitiv			t		
Criteria		Assessi				Rating
Green Belt Harm (B79 (a))			The site is not in the Green Belt.			
Landscape Sensitivity (BL23 / BL24)		There are no SINCs or SLINCs on the site and no landscape designations.			e and no	
	gainst envir			omic and social criteria		
Criteria	Assessment Rating					Rating
Environmental						
Greenfield / Previously Developed Land		The site	is brov	vnfield previously develope	d land.	
Topography		Former r 80% of t	_	area with raised land levels	s affecting	
Agricultural Land Qual Magicmap Landscape map	•	N/A				

Tree Preservation Orders /	No protected trace on site. There are meture trace	
	No protected trees on site. There are mature trees	
Mature Trees of Value on site or	along the canal boundary to the north which should	
significantly affecting	be retained where possible.	
boundaries		
Biodiversity or Geodiversity on	The canal to the north is designated a Wildlife	
site or significantly affecting	Corridor. Development proposals should provide an	
boundaries	ecological buffer to the canal.	
Heritage Assets on site or	N/A	
significantly affecting		
boundaries		
Visual Amenity and Character of	The site is generally well screened by adjacent	
the Area	industrial units, tree planting along boundaries and	
3330 2 33 5 33	the Midland Metro Extension. Visual amenity is most	
	sensitive close to residential properties to the east	
	and along the boundary with the canal. Visual	
	amenity and character are not expected to impact	
	, , , , , , , , , , , , , , , , , , , ,	
Elead viole dusingue and many	development capacity.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 2 or 3. It is greater	
water (refer to flood consultees	than 1ha triggering the need for a Flood Risk	
where drainage issues, in flood	Assessment	
zone 2 or over 1 ha)		
Ground Contamination	The site was previously used for landfill and will	
	require remediation.	
Ground stability	Former extensive mine workings. Site investigations /	
	cost estimate required.	
Air Quality impact of adjoining	Site adjoins an industrial area - air quality likely to	
uses	affect some of the site. Further information required.	
Noise impact of adjoining uses	Site adjoins an industrial area with no restrictions on	
	use. May reduce developable area.	
Mineral Extraction and Mineral	No issues anticipated	
Resource Areas		
Mineral Infrastructure and	No issues anticipated	
Brickworks	The loodes armorpated	
Waste Infrastructure	None	
	None	
Other Environmental (specify) Economic	INOUG	
	The site was assessed as suitable for excelsions at	
Employment Development	The site was assessed as suitable for employment	
Opportunities 5	uses in the BEAR	
Employment Land	Suitable for employment use	
Delivery / Phasing (taken from	Remediation work will slow delivery. Planning	
Delivery Study where referenced)	consent was granted on the site on 20/07/2023 for	
	industrial development (reference DC/21/66125)	
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP. The	
	site is known to have viability issues.	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
otationo, mater/ochrage pipes,		

gas pipes, pylons, culve	rts,							
rights of way)								
Highways access and		Access	could b	e taken off Coneygre	e Roa	d.		
transportation (state nar								
quality of access points	·							
Impact on the wider road	d	No issu	ues antid	cipated given that plan	nning a	application		
network		has be	en appr	oved.				
Other Economic (specify	/)	None						
Social								
Primary School	Within 10	minutes		Strategic Centre /		Within 20 m	inutes	
				Employment Area				
Secondary School	Within 20	minutes		Centre / Foodstore	•	Within 15 m	inutes	
GP / Health Centre /	Within 15	minutes						
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50	N	Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin	dph	, max 100 dph)	5	50 dph)		Х
Policy (x)	100 dph)							
Any character constrain	ts on	N/A the site is in an isolated location surrounded by industrial and						
density	residen	tial use	S					
Connections to local cyc	Closest cycle route is Birmingham Canal towpath							
networks	access	ible 550	m to the east					
Public Open Space (ha's	The site does not contain any public open space							
type)								
Loss of Playing Field / S	ports	There a	are no s	ports pitches or playir	ng field	ls on the		

density (list) Opportunities

of pitches)

Opportunity to secure a high-quality development on a large brownfield site.

site.

None

Sustainability Appraisal

Other Social (specify)

Pitches (ha's / number and type

Any character constraints on

The Sustainability Appraisal assesses the site as have neutral impact on objective 10, 11 and 14; major positive impact on objectives 9, 12 and 13; minor negative impact on objectives 1, 6 and 7; major negative impacts on objective 5; and uncertain impact on objectives 2, 3, 4 and 8.

industrial and residential uses

N/A the site is in an isolated location surrounded by

Conclusion

The site is considered appropriate for residential or employment development. The site was submitted through the Call for Sites process for employment use to the Black Country Plan and the Sandwell Local Plan. Planning permission was granted for industrial development at the site on 20/07/2023 (reference DC/21/66125).

The site is too large to be considered for a gypsy / traveller site.

Recommend that site is allocated for employment use.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	166: LEGA	166: LEGACY 43						
Site Address	Legacy 43,	Ryder Str	eet, W	est Bromwich				
Ward	Great Bridg	e		Call for Site Ref				
Site Area (ha)	0.86ha			Capacity proposed in Call for Sites submission				
Land Type	Brownfield			Site Assessment Reference	166 /	SEC1-8		
Background / Context								
Current uses (list)	Vacant brow	vnfield lar	nd					
Surrounding land				wellings to the northwest.				
uses	madelly with		Triidi d					
Constraints					_			
Gateway Constraints (where affect	ing part	Nam	e / Details	_	unt covered		
of submitted site)					(ha's	5)		
SSSI / SAC			N/A					
Ancient Woodland / Ve	teran Trees		N/A					
Local Nature Reserve			N/A					
Site of Importance for	Nature		N/A					
Conservation								
Flood Risk Zone 3			N/A					
Registered Park & Gard			N/A					
Scheduled Ancient Mo			N/A					
HSE Consultation Zone			N/A					
Operational Burial Gro	und		N/A					
Common Land			N/A					
Green Belt			N/A					
Ancient Hedgerows			N/A					
Strategic Open Space			N/A					
Existing Policy Design	ations (list)		Long term residential					
Green Belt and Landso	ape Sensitiv	ity Asse	ssmer	t				
Criteria		Assessi	ment			Rating		
Green Belt Harm		The site	is not	in the Green Belt.				
(B79 (a))								
Landscape Sensitivity			re no SINCs or SLINCs on the site and no		no			
(BL23 / BL24)			pe designations.					
	gainst envir		•	omic and social criteria				
Criteria		Assessi	ment			Rating		
Environmental								
Greenfield / Previously				vnfield previously developed land	t			
Developed Land		previous	,	es.				
Topography		Mainly fl	at					
Agricultural Land Qual	•	N/A						
Magicmap Landscape	post-1988							
map								
Tree Preservation Orde		No trees	on sit	e.				
Mature Trees of Value	on site or							
significantly affecting								
boundaries								

Biodiversity or Geodiversity on	No habitat / negligible impact on site capacity	
	No habitat / negligible impact on site capacity	
site or significantly affecting		
boundaries		
Heritage Assets on site or	N/A	
significantly affecting		
boundaries		
Visual Amenity and Character of	The area is predominantly industrial however there is	
the Area	a row of terraced residential properties to the	
	northwest. Development capacity is unlikely to be	
	affected by visual amenity or character	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 2 or 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site is previously developed land and there is	
	potential for contamination.	
Ground stability	Low risk for mining	
Air Quality impact of adjoining	Site adjoins an industrial area - air quality likely to	
uses	affect some of the site. Further information required.	
Noise impact of adjoining uses	Site adjoins an industrial area. May reduce	
	developable area.	
Mineral Extraction and Mineral	No issues anticipated	
Resource Areas	140 issues armorpated	
Mineral Infrastructure and	No issues anticipated	
Brickworks	140 issues armorpated	
Waste Infrastructure	Site is in preferred area for new waste facility.	
Other Environmental (specify)	In outer areas for HSE Rhodia and Tennants	
Economic	In outer droug for FIGE Principle and Termania	
Employment Development	The site was assessed as suitable for employment	
Opportunities	uses in the BEAR	
Employment Land	Suitable for employment use	
Delivery / Phasing (taken from		
Delivery Study where referenced)	Suitable for development within a single phase.	
	Mode is still being undertaken to establish the likely	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP.	
	It is considered that utilities would be available to the	
Availability of utilities –		
electricity, gas, water, sewage treatment	site though capacities are not known.	
Infrastructure constraints on /	None known	
	INOTIC MILLOWII	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)	Access can be taken and there aritis a Country of	
Highways access and	Access can be taken on three sites. Considered not	
transportation (state name /	to be a constraint to development.	
quality of access points)	No increase auticinate I	
Impact on the wider road	No issues anticipated.	
network	Name	
Other Economic (specify)	None	
Social		

Primary School			Strategic Centre / Employment Area		Within 20 minutes			
Secondary School	Within 20	minute	es	Centre / Foodstore)	Within 15 m	Within 15 minutes	
GP / Health Centre / Walk in centre	Within 15	minute	es					
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin	dph	n, max 100 dph)	!	50 dph)		Х
Policy (x)	100 dph)							
Any character constrain	ts on	N/A						
density								
Connections to local cycnetworks	cle route	Close	est cycle r	oute is Walsall Canal	250m	to the east		
Public Open Space (ha's type)	s and	The	site does r	not contain any public	open	space		
Loss of Playing Field / S	ports	There are no sports pitches or playing fields on the				ds on the		
Pitches (ha's / number a	ind type	site.						
of pitches)								
Other Social (specify)		None)					
Any character constrain	ts on	N/A						
density (list)								
Opportunities								

Sustainability Appraisal

The Sustainability Appraisal assesses the site as have neutral impact on objectives 1, 10, 11 and 14; minor positive impact on objective 5; major positive impact on objectives 9, 12 and 13; minor negative impact on objectives 6 and 7; and uncertain impact on objectives 2, 3, 4 and 8.

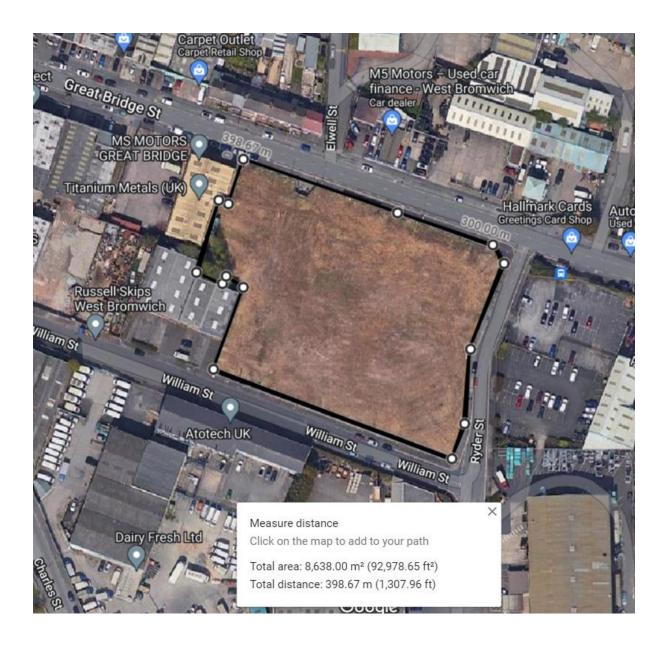
Conclusion

The site is an inappropriate location for a gypsy / traveller site given the proximity of surrounding industry which could impact residential amenity. The site has been considered appropriate for residential in the past however the BEAR recommends the site for employment use and employment use would be more compatible with existing industrial uses in the area.

Recommend that site is allocated for employment use.

Opportunity to secure a high-quality development on a brownfield site.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	167: WHITEHALL ROAD						
Site Address	Land at Wh	itehall Ro	ad, Gr	eat Bridge			
Ward	Great Bridg	е		Call for Site Ref	N/A		
Site Area (ha)	5.3ha			Capacity proposed in Call			
				for Sites submission			
Land Type	Brownfield			Site Assessment Reference	SA-0 SEC	030-SAN / 167 1-1	
Background / Context							
Current uses (list)	Open air sto	orage, veh	nicle hi	re, vacant brownfield land.			
Surrounding land		-		ng to the north, east and south-ea	ast. Re	sidential to	
uses				ch to west. Development site c.0			
				eastern boundary.			
Constraints				•			
Gateway Constraints (of submitted site)	where affect	ing part	Nam	e / Details	Amo (ha's	ount covered	
SSSI / SAC			N/A			· /	
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar	den		N/A				
Scheduled Ancient Mo			N/A				
HSE Consultation Zon	e 1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			N/A				
Ancient Hedgerows			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		White	e land (no policy designation)			
Green Belt and Landso		ity Asse					
Criteria	•	Assessi				Rating	
Green Belt Harm				in the Green Belt.		3	
(B79 (a))							
Landscape Sensitivity		There ar	e no S	SINCs or SLINCs on the site and	no		
(BL23 / BL24)		landscap	oe des	ignations.			
Detailed assessment a	gainst envir	onmental	l, econ	omic and social criteria			
Criteria		Assessi	ment			Rating	
Environmental						<u>'</u>	
Greenfield / Previously Developed Land	1	The site	is brov	wnfield previously developed land	d.		
Topography		Ground constrain		o the south of the site. Unlikely to	0		
Agricultural Land Qua	lity using	N/A	. oapa	ony.			
Magicmap Landscape map	•	,, .					
Tree Preservation Orde Mature Trees of Value		No trees	on sit	e.			

cignificantly offecting		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No significant impact. A tree buffer should be planted	
site or significantly affecting	alongside the canal – the canal has no environmental	
boundaries	policy designation	
Heritage Assets on site or	No assets on site. Adjacent to the site are 3 grade 2	
significantly affecting	listed canal locks. Locks 3,4 and 5.	
boundaries		
Visual Amenity and Character of	The area is predominantly industrial. A landscape	
the Area	buffer would be required to the canal to the east and	
	the residential properties to the southwest.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 2 or 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Historic land fill site. Some contamination present,	
	remediation may be required.	
Ground stability	Small parts of the site are within high risk coal mining	
Cround Stability	areas. Unlikely to significantly impact on capacity.	
Air Quality impact of adjoining	Likely to be air quality issues from nearby industrial	
, ,	1 7 7	
uses	uses and local traffic congestion.	
Noise impact of adjoining uses	Likely to be noise impacts from nearby industrial	
	uses and local traffic.	
Mineral Extraction and Mineral	No issues anticipated	
Resource Areas		
Mineral Infrastructure and	No issues anticipated	
Brickworks		
Waste Infrastructure	No issues anticipated	
Other Environmental (specify)	Right of way adjacent to the site. The site lies almost	
	entirely within the Tennants Distribution inner zone	
	for hazardous processes and just beyond the	
	Robinsons Outer zone for hazardous processes. This	
	would affect its suitability for residential development	
	but not for employment use.	
Economic		
Employment Development	The site was assessed as suitable for employment	
Opportunities	uses in the BEAR	
Employment Land	Suitable for employment use	
Delivery / Phasing (taken from	Development could be phased.	
Delivery Study where referenced)		
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP.	
Availability of utilities –	It is considered that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment	and thought dapacities are not known.	
Infrastructure constraints on /	None known	
	I NOTIC KITOWIT	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		

Highways access and		Access can be	taken from multiple point	s on			
transportation (state nar	ne /	Whitehall Road	Whitehall Road. Pedestrian / cycle access could be				
quality of access points		taken from can	aken from canal towpath.				
Impact on the wider road	k	No issues antic	cipated for employment us	se.			
network		Residential dev	Residential development could increase traffic on				
		Whitehall Road	d.				
Other Economic (specify	/)	None					
Social							
Primary School	Within 10	minutes	Strategic Centre /	Within 20 m	inutes		

Primary School			Strategic Centre / Employment Area		Within 20 minutes			
Secondary School	Within 20	minute	es	Centre / Foodstore	•	Within 15 m	ninutes	
GP / Health Centre / Walk in centre	Within 15	minute	es					
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin	dph	n, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)							
Any character constrain	ts on	N/A						
density								
Connections to local cyc networks	cle route	Close	est cycle r	oute is Walsall Cana	l 250m	to the east		
Public Open Space (ha's type)	and	The	site does i	not contain any public	open	space		
Loss of Playing Field / S	ports	There are no sports pitches or playing fields on the						
Pitches (ha's / number a	nd type	site.						
of pitches)								
Other Social (specify)		None)					
Any character constrain	ts on	N/A			•			
density (list)								

Opportunity to secure a high-quality development on a brownfield site.

Sustainability Appraisal

The Sustainability Appraisal assesses the site as have neutral impact on objectives 10 and 14; minor positive impact on objective 6; major positive impact on objectives 9 and 12; minor negative impact on objectives 1, 3, 7, 11; major negative impact on objective 5; and uncertain impact on objectives 2, 4 and 8, 13.

Conclusion

The site is unsuitable for residential development and gypsy /travellers as it is almost entirely within the Tennants Distribution inner zone for hazardous processes and just beyond the Robinsons Outer zone for hazardous processes. The site could be appropriate for residential development if Tennants were to relocate. The site would remain too large for gypsy/travellers.

The BEAR recommends that the site is suitable for employment use. Therefore, it is recommended that the site is allocated for employment use in the SLP.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	168: BRITISH GAS SITE, DUDLEY ROAD						
Site Address	British Gas	Site, Dud	ley Ro	oad, Oldbury			
Ward	Oldbury			Call for Site Ref	N/A		
Site Area (ha)	1.05ha			Capacity proposed in Call for Sites submission	N/A	N/A	
Land Type	Brownfield			Site Assessment Reference	e 168 /	SEC1-2	
Background / Context							
Current uses (list)	Unused / va	acant. Fou	ındatio	ns of former gas holders still	oresent.		
Surrounding land				st, south and east. Allotments		rth.	
uses							
Constraints							
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered	
of submitted site)					(ha's	5)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar			N/A				
Scheduled Ancient Mo			N/A				
HSE Consultation Zone			N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			N/A				
Ancient Hedgerows			N/A				
Strategic Open Space			N/A				
Existing Policy Design				dential allocation in the SAD (- 19.1)		
Green Belt and Landso	ape Sensitiv	vity Asse	ssmer	it			
Criteria		Assess				Rating	
Green Belt Harm (B79 (a))		The site	is not	in the Green Belt.			
Landscape Sensitivity		There ar	re no S	INCs or SLINCs on the site a	nd no		
(BL23 / BL24)		landscap	pe des	gnations.			
	gainst envir	onmenta	l, econ	omic and social criteria			
Criteria		Assess	ment			Rating	
Environmental							
Greenfield / Previously	•	The site	is prev	viously developed land, used	as a gas		
Developed Land	works.						
Topography				tly flat, rising slightly toward t	he south-		
			ner. U	nlikely to constrain capacity.			
Agricultural Land Qual Magicmap Landscape map	post-1988	N/A					
Tree Preservation Orde				ees spread across the site. S			
Mature Trees of Value	on site or	may be	of valu	 Needs full tree assessmer 	t.		
significantly affecting							
boundaries							

Diadivaraity or Candivaraity on	Unable to access. Needs ecological accessment	
Biodiversity or Geodiversity on	Unable to assess. Needs ecological assessment.	
site or significantly affecting		
boundaries		
Heritage Assets on site or	No assets on site.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The area is predominantly industrial. Visual amenity	
the Area	and character unlikely to impact development	
	capacity.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 2 or 3.	
	The site is not in Flood Risk Zone 2 of 5.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Potential for contamination associated with historic	
	use as gas works.	
Ground stability	High risk coal mining area. 2 mineshafts within the	
	site.	
Air Quality impact of adjoining	Likely to be air quality issues from nearby industrial	
uses	uses and local traffic congestion.	
Noise impact of adjoining uses	Likely to be noise impacts from nearby industrial	
	uses and local traffic.	
Mineral Extraction and Mineral		
	No issues anticipated	
Resource Areas		
Mineral Infrastructure and	No issues anticipated	
Brickworks		
Waste Infrastructure	No issues anticipated	
Other Environmental (specify)	N/A	
Economic		
Employment Development	The site was assessed as suitable for employment	
Employment Development Opportunities	The site was assessed as suitable for employment uses in the BEAR	
Opportunities	uses in the BEAR	
Opportunities Employment Land	uses in the BEAR Suitable for employment use	
Opportunities Employment Land Delivery / Phasing (taken from	uses in the BEAR Suitable for employment use Development would likely come forward in a single	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced)	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase.	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced)	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced)	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation.	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities –	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation. It is considered that utilities would be available to the	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities – electricity, gas, water, sewage	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation.	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities — electricity, gas, water, sewage treatment	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation. It is considered that utilities would be available to the site though capacities are not known.	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on /	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation. It is considered that utilities would be available to the	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site (electric cables/sub-	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation. It is considered that utilities would be available to the site though capacities are not known.	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes,	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation. It is considered that utilities would be available to the site though capacities are not known.	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities — electricity, gas, water, sewage treatment Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts,	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation. It is considered that utilities would be available to the site though capacities are not known.	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes,	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation. It is considered that utilities would be available to the site though capacities are not known.	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities — electricity, gas, water, sewage treatment Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts,	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation. It is considered that utilities would be available to the site though capacities are not known.	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation. It is considered that utilities would be available to the site though capacities are not known. Gas pipeline to the back of the site	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities — electricity, gas, water, sewage treatment Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access and transportation (state name /	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation. It is considered that utilities would be available to the site though capacities are not known. Gas pipeline to the back of the site	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities — electricity, gas, water, sewage treatment Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access and transportation (state name / quality of access points)	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation. It is considered that utilities would be available to the site though capacities are not known. Gas pipeline to the back of the site Access can be taken from Dudley Road.	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access and transportation (state name / quality of access points) Impact on the wider road	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation. It is considered that utilities would be available to the site though capacities are not known. Gas pipeline to the back of the site	
Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities — electricity, gas, water, sewage treatment Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access and transportation (state name / quality of access points)	uses in the BEAR Suitable for employment use Development would likely come forward in a single phase. Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation. It is considered that utilities would be available to the site though capacities are not known. Gas pipeline to the back of the site Access can be taken from Dudley Road.	

Social									
Primary School	Within 10 minutes		Strategic Centre / Employment Area		Within 20 minutes				
Secondary School	Within 20	minute	es		Centre / Foodstore	е	Within 15 m	ninutes	
GP / Health Centre /	Within 15	minute	es						
Walk in centre									
Housing Density	Very High		High Density (min 50		Moderate Density (40-				
Location - Draft Plan	Density (n	nin	nin dph, max 100 dph) 5			50 dph)		Χ	
Policy (x)	100 dph)								
Any character constrain	ts on	N/A							
density									
Connections to local cy	cle route	Close	est cyc	le r	oute is Walsall Cana	l 250r	n to the east		
networks									
Public Open Space (ha's	s and	The s	site do	es r	not contain any public	c oper	n space		
type)									
Loss of Playing Field / S	-	There are no sports pitches or playing fields on the							
Pitches (ha's / number a	ind type	site.							
of pitches)									
Other Social (specify)		None)						
Any character constrain	ts on	N/A							
density (list)									
Opportunities									

Opportunity to secure a high-quality development on a brownfield site.

Sustainability Appraisal

The Sustainability Appraisal assesses the site as have neutral impact on objectives 1, 10, 11 and 14; major positive impacts on objectives 9, 12 and 13; minor negative impacts on objectives 5, 6 and 7; and uncertain impacts on objectives 2, 3, 4 and 8.

Conclusion

The presence of the mineshafts and gas pipeline, along with likely ground contamination would present considerable challenges to the development of the site.

It is considered most suitable for employment use given the proximity of adjacent industrial units. The site is too large for gypsy/traveller site.

The BEAR recommends that the site is suitable for employment use. Therefore, it is recommended that the site is allocated for employment use in the SLP.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	169: TANHOUSE AVENUE, GREAT BARR					
Site Address	Tanhouse Avenue, Great Barr					
Ward	Newton	Call for Site Ref		40 (BCP)		
Site Area (ha)	1.66	Capacity proposed in Ca	all for	none		
		Sites submission				
Land Type	Greenfield	Site Assessment Refere	nce	SA-0001-SAN /		
- 1/2				SH43 / 169		
Background / Context				0.10.0		
Current uses (list)		n reassessed to take account		•		
	-	need for Biodiversity Net Gai	_	-		
	highlighted that the site to the west and within the Green Belt contained the more significant ecological habitats. Furthermore,					
		ccess to the RSPB site) diss				
	•	nto two sites. Therefore, the				
		stern side could be develope				
		LINC and BNG be directed t		_		
		ite predominantly. No other				
		or the school playing field to				
Surrounding land uses		to the north and west. School				
	fields lie to tl	ne East. Sandwell Valley Co	ountry Pa	ark lies to the		
	south separated from the site by the railway line.					
Gross Site Area (ha's)	1.66ha					
Gateway Constraints (where affect	ing part of	Name / Details	Amour	nt covered (ha's)		
submitted site)						
SSSI / SAC		N/A				
Ancient Woodland / Veteran Trees		N/A				
Local Nature Reserve		Yes LNR99 (RSPB Drive)	0.07ha on western boundary			
Site of Importance for Nature Cons	ervation	No				
Flood Risk Zone 3		No				
Registered Park & Garden		No				
HSE Consultation Zone 1		No				
Scheduled Ancient Monument		No				
Operational Burial Ground		No				
Common Land		No				
Green Belt		No				
Ancient Hedgerows		no				
Strategic Open Space	FI	No	Calar a			
Existing Policy Designations		1 (whole site); Area of poten adjacent RSPB access drive				
(list)	•	Forest Designation; Site of Lo		•		
		servation (SLINC)	ocai iiipi	Sitance for		
Green Belt and Landscape Sensitiv		,				
Criteria	Assessmen	· · · · · · · · · · · · · · · · · · ·		Rating		
Green Belt Harm		utside the Green Belt. There	e is	J		
		and immediately adjacent to				
	west and south.					
Landscape Sensitivity	No landscap	e designations that would in	npact			
	development potential					
Detailed assessment against envir	Detailed assessment against environmental, social and economic criteria					
Criteria	Assessmen	t		Rating		

Environmental		
Greenfield / Previously	The site is greenfield land	
Developed Land	9	
Topography	Initial steep slope then sloping gently south towards railway line, although largely uniform in land levels. Greenfield with hedgerows and tree planting. Topography will reduce the amount of site that can be developed.	
Agricultural Land Quality using	Not agricultural	
Magicmap Landscape post-1988 map		
Tree Preservation Orders /	No TPO protected trees on the site. Mature	
Mature Trees of Value on site or	trees line the south side of Tanhouse Avenue	
significantly affecting	and form a strong feature of the street scene.	
boundaries (refer to tree officer	Tree survey required.	
where issues)	Further investigation required to determine if trees are protected by covenant under Millennium Forest Initiative. Any trees protected under covenant would require replacement if	
	felled.	
Biodiversity or Geodiversity on site or significantly affecting boundaries (refer to consultee	The whole site is covered by a SLINC designation. This is not a gateway constraint however development would need to seek to	
where issues)	protect the integrity of the SLINC or provide compensatory measures.	
	Compensatory measures could be secured on adjacent site to the west of the Sandwell Valley access road.	
Impact on visual amenity of	Properties on Tanhouse Avenue have long-	
adjacent land users, including	distant views to Sandwell Valley across the site.	
existing residents	However, the site is at a lower level than the road and sensitive development could retain visual amenity.	
Heritage Assets on site or significantly affecting boundaries	Area of archaeological importance. Desk Top survey required.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Not in Flood Risk Zone	
Ground Contamination	No known issues	
Ground stability	Low risk coal mining referral area.	
Air Quality impact of adjoining uses	No known issues	
Noise impact of adjoining uses	Proximity to railway line. Potential noise and vibration issues.	
Mineral Extraction and Mineral	No mineral extraction or mineral resource	
Resource Areas	constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	N/A	

Economic		
Employment Development	Not suitable for employment	
Opportunities	Not a BEAR site / Not an EDNA site	
- Гр	Unsuitable for employment use	
Employment Land	Not employment land	
Delivery / Phasing (taken from	No obvious constraints which could affect	
Delivery Study where referenced)	delivery;	
, , , , , , , , , , , , , , , , , , , ,	•	
	All capacity deliverable during Plan period	
Viability (taken from Viability	Greenfield site in medium / low value area.	
Study where referenced)	Further work is being completed to understand	
	viability issues associated with allocations in the	
	SLP.	
Availability of utilities –	Some capacity issues for gas; Water Cycle	
electricity, gas, water, sewage	Study indicates there is significant headroom /	
treatment	capacity at Minworth Wastewater Treatment	
	Works which serves this area, but need to be	
	aware that it also serves Birmingham's growth	
	over the same period. Not considered to be a	
	constraint to development.	
Infrastructure constraints on /	Foul water sewer bisects the site. Site	
under site (electric cables/sub-	investigation report SI/1642 relating to central	
stations, water/sewage pipes,	area of the site.	
gas pipes, pylons, culverts,	Some capacity limitation / no significant limits on	
rights of way)	development viability	
Highways access and	Access could be taken from Tanhouse Avenue.	
transportation (state name /	Design would need to take account of site	
quality of access points)	topography and may result in the loss of one or	
	more mature trees along the road.	
Impact on the wider road	No / negligible impact	
network		
Other Economic (specify)	N/A	
Social		
Access time by walking or public tran	sport (except Primary schools: walking only) to key	residential

Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.

services in accordance wi	III BOF FUI	cy HOUZ.						
	Within 10	mins following		Strategic Centre /	V	/ithin 3	in 30 mins following	
Primary School	any viable	mitigation		Employment Area any viab		ny viab	le mitigation	n
Secondary School	Most of sit	te within 20min)	Centre /		ver 15	mins follow	ring
	public trar	sport access a	and	Foodstore	aı	ny viab	le mitigation	n
	25 min pe	destrian acces	S					
GP / Health Centre /	Half within	10 minutes; h	alf					
Walk in centre	within 15 ı	minutes						
Housing Density Location	on - Draft Very High			High Density		Mode	erate	Χ
Plan Policy (x)		Density		(min 50 dph,		Dens	ity (40-50	
		(min 100		max 100 dph)		dph)		
		dph)						
Any character constrain	ts on	Access drive	to R	SPB. Character of the	ne ex	isting la	andscape is	а
density (list)		consideration and potential constraint. The site falls steeply in					n	
		parts towards the Sandwell Valley Park.						
Connections to local cyc	cle route	Closest cycle route connection Newton Road –						
networks		Proposed cycle network (SAD) and National						
		Cycle Network Ref 81 and 5.						

Public Open Space (ha's and	There is sufficient quantity of open space in the	
type)	local area to meet the needs of new residents.	
	An off-site contribution will be required to	
	address local quality deficiencies, which could	
	also form mitigation for loss of green belt	
Loss of Playing Field / Sports	No loss	
Pitches (ha's / number and type		
of pitches)		
Other Social (specify)	Loss of greenspace, currently accessible to all.	

To help meet the housing need.

Sustainability Appraisal

The site has Neutral impacts for Objectives 1, 4, 8, and 11; minor positive impacts for objective 10; major positive impacts for objectives 12 and 14; minor negative impacts for objectives 3, 5, 6, 7, 9 and 13; and uncertain impacts for objective 2.

Conclusion

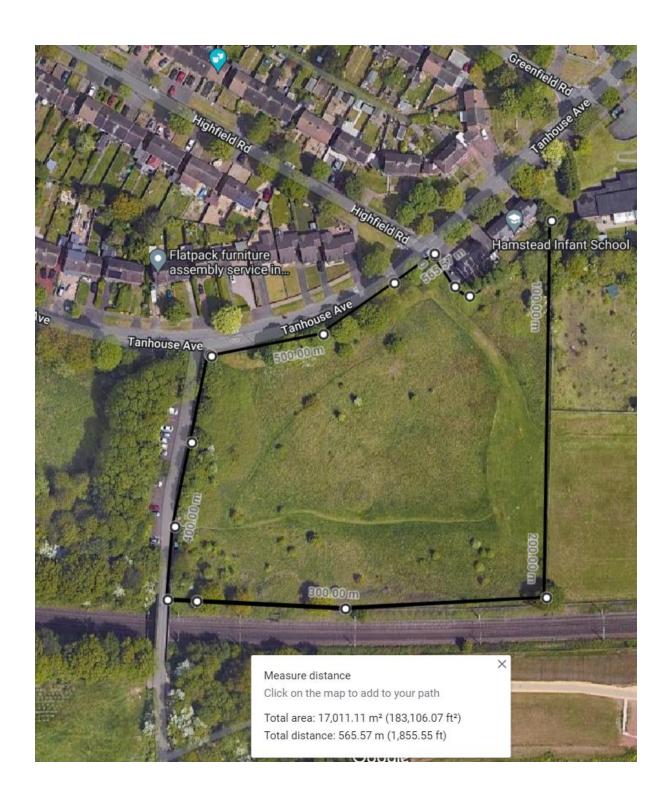
Site submitted through the Call for Sites process for residential use. The original site assessment considered the site for residential use and found there are concerns relating to views, loss of accessible greenspace and greenfield. This loss could be outweighed by the public benefits of development for housing. Concerns relating to loss of public open space and habitat can be overcome through appropriate mitigation measures and planning conditions.

The site is outside of the Green Belt.

The site is suitable for 46 homes and is recommended to be allocated for residential development in the SLP.

The site is too large for a gypsy and traveller site.

Appropriate uses given	Housing	Employment	Gypsy and traveller site
constraints and infrastructure		Ha	
requirements	1.66 ha		



Site Known as	170:	WYNDMILL CR	ESCENT, WEST BROMWI	СН
Site Address		dmill Crescent, V	· ·	
Ward	_	emont	Call for Site Ref	N/A
	Canacity proposed		Capacity proposed in Ca	
Site Area (ha)	0.19		for Sites submission	
Land Type	Gree	nfield (restored	Site Assessment	SA-7003-SAN
	brow	nfield land)	Reference	SH44 / 170
Background/Context				
Current uses	Vaca	nt grass area		
Surrounding land uses	Resid	dential including	flats	
Constraints				
Gateway Constraints (where		Name / Details	3	Amount
affecting part of submitted site	e)			covered
				(ha's)
SSSI/SAC/SINC		N/A		
Ancient Woodland / Veteran Tr	ees	N/A		
Local Nature Reserve		N/A		
Flood Risk Zone 3		N/A		
Registered Park & Garden		N/A		
Scheduled Ancient Monument		N/A		
Operational Burial Ground		N/A		
Common Land		N/A		
Green Belt		N/A		
Ancient Hedgerows		N/A		
Strategic Open Space		N/A		
Existing Policy Designations				
Green Belt and Landscape Ser	sitivit	y Assessment		
Criteria	Asse	ssment		Rating
Green Belt Harm	N/A			
Landscape Sensitivity	N/A			
Detailed assessment against e	nviror	mental, econo	mic and social criteria	
Criteria	Asse	ssment	R	ating
Environmental				
Greenfield/Previously	Gree	nfield (former fla	ts on site have been	
Developed Land		lished and land	,	
Topography		•	operties behind, but	
A		vely flat		
Agricultural Land Quality	N/A			
using Magicmap				
Landscape post- 1988				
map	NI: T	DO- 0	a tana in another of	
Tree Preservation Orders /	_	POs. One matur er and several m		
Mature Trees of Value on				
site or significantly affecting boundaries	site.			
Biodiversity or Geodiversity	Not c	onsidered to be	a constraint to	
on site or significantly	development			
affecting boundaries		- I		
Heritage Assets on site or	N/A			
significantly affecting				
boundaries				

Visual amenity and	Strong resider	ntial suburban character.				
Character of the Area						
Flood risk, drainage and	N/A. Site not in	n Flood Zone 2 or 3.				
ground water						
Ground Contamination	Site investigat	ions necessary due to histo	ric			
	use for flats.					
Ground stability	Low risk coal r	mining area.				
Air Quality impact of	N/A – depende	ent on site coming forward				
adjoining uses	comprehensiv					
Noise impact of adjoining	N/A – as abov	е				
uses						
Mineral Extraction and	N/A					
Mineral Resource Areas						
Mineral Infrastructure and	N/A					
Brickworks						
Waste Infrastructure	N/A					
Other Environmental	N/A					
Economic						
Employment	Not preferable	for employment use due to)			
Development	precedent set	for residential development				
Opportunities	-	te. Not considered in BEAR				
Employment Land	N/A					
Delivery / Phasing	Expect to come forward as single phase.					
Viability	Work to deterr	mine viability of sites within	the			
	SLP is ongoing.					
Availability of utilities -	No issues known					
electricity, gas, water,						
sewage treatment						
Infrastructure constraints	No issues kno	wn				
on / under site						
Highways access and	Access would	be appropriate from Wyndr	nill			
transportation	Crescent or es	state drive to the south.				
Impact on the wider road	N/A					
network						
Other Economic	Not known					
Social						
Primary School	Within 15	Strategic Centre /	Over 30) mins		
	mins	Employment Area				
Secondary School	Within 25					
	mins					
GP /Health Centre/ Walk in	Within 15	Centre/ Foodstore	Within	15 mins		
	mins					
Housing Density Location –	Very High High Density (45- Mod Density 100 dph) Den		Moderate	e X		
Draft Plan Policy (X)	Density	Density				
	(min 100	(40-45 dph)				
	dph)					
Any character constraints	Strong resider	ntial suburban character				
on density						
Connections to local cycle		ty of existing Local Cycle				
route networks	Network					
Public Open Space	Site is not public open space					

Loss of Playing Field / Sports Pitches	N/A	
Other Social	Not known	
Opportunities		

Contribute to housing targets

Sustainability Appraisal

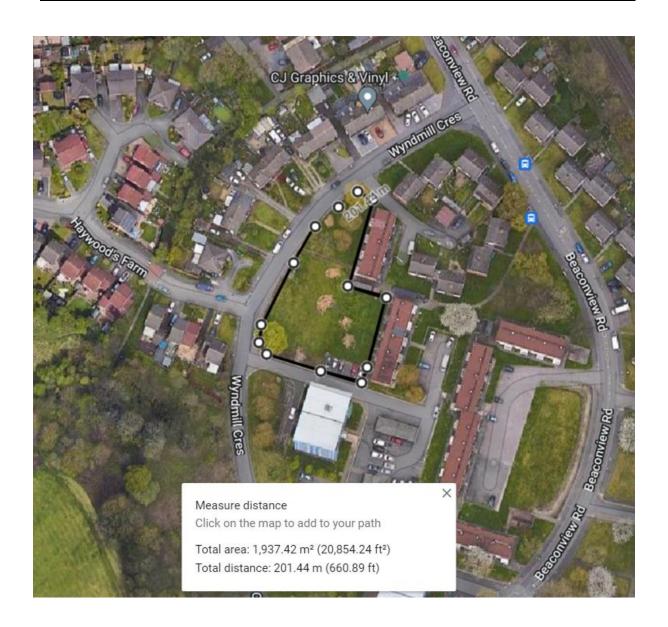
The Sustainability Appraisal assesses the site as have neutral impact on objectives 1, 4, 8; minor positive impact on objectives 5, and 10; major positive impact on objectives 9, 12 and 13; minor negative impact on objectives 6, 7, 11 and 14; and neutral impact on objectives 2 and 3.

Conclusion

Greenfield site that has been restored following previous use. Located in a residential area. Recommended for residential allocation within the SLP.

The site is too small for a gypsy and traveller site.

Appropriate uses given	Housing	Employment	Gypsy and traveller
constraints and infrastructure			
requirements			



Site Known as	171: QUESLETT ROAD					
Site Address	Land at The Crescen	t, Que	slett Road, Great Barr			
Ward	Great Barr with Yew	Tree	Call for Site Ref	634		
Site Area (ha)	0.55 ha		Capacity proposed in Call	18 dwellings		
			for Sites submission			
Land Type	Greenfield		Site Assessment Reference	SA-0016-SAN / 158		
Background / Context						
Current uses (list)	Vacant scrubland					
Surrounding land	Primarily residential.	M6 Mo	torway to the east with pasture ar	nd woodland to the		
uses	north.					
Constraints						
Gateway Constraints (where affecting part	Name	e / Details	Amount covered		
of submitted site)				(ha's)		
SSSI / SAC		N/A				
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve		N/A				
Site of Importance for	Nature	Yes -	- Holly Wood and Pasture SINC	0.55ha (entire site)		
Conservation						
Flood Risk Zone 3		N/A				
Registered Park & Gard			- Great Barr Hall (Grade II)	0.55ha (entire site)		
Scheduled Ancient Mo		N/A				
HSE Consultation Zone		N/A				
Operational Burial Gro	und	N/A N/A				
Common Land						
Green Belt				0.55ha (entire site)		
Ancient Hedgerows						
Strategic Open Space			N/A			
Existing Policy Designations (list)			Within the Green Belt and covered by SINC designation.			
		Within the Registered Park and Garden of Great Barr Hall.				
Sustainability Appraisal						

Sustainability Appraisal

The site was not assessed as part of the Sustainability Appraisal as it is not suitable for development.

Conclusion

The site is wholly affected by gateway constraints therefore is has not been fully site assessed and is considered unsuitable for development.

Gateway constraints at the site include:

- Wholly within the Green Belt
- Wholly covered by a SINC designation (Holly Wood and Pasture SINC)
- Wholly within a Registered Park and Garden (Great Barr Hall Grade II)

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	172: WATER LANE						
Site Address			arr. We	est Bromwich			
Ward	Charlemont				N/A		
.,	Vale	5.51			1,7,1		
Site Area (ha)	29.23			Capacity proposed in Call	N/A		
ono / mou (mu)	20.20			for Sites submission	1,07		
Land Type	Greenfield			Site Assessment Reference	SA-0	012-SAN	
Background / Context	0.00				0, 10	<u> </u>	
Current uses (list)	Open space	/arazina l	orcoc	– part of parcel is allotments an	d also s	oworago	
Current uses (list)	pumping sta	-	101565	– part of parcer is anothrerits an	u aiso s	ewerage	
Surrounding land			ent to	north and west, dual carriage wa	av to so	uth which	
uses		-		south. M5 motorway to the east	-		
4.000	open space	•		Seam me meterway to the each	. Dodna	ary arra raranor	
Constraints	open opass boyona						
Gateway Constraints (where affect	ing part	Name	e / Details	Amo	unt covered	
of submitted site)		J			(ha's		
SSSI / SAC			N/A		, , ,	•	
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar	den		N/A				
Scheduled Ancient Mo			N/A				
HSE Consultation Zone	e 1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			Yes 29.2			3 (entire site)	
Ancient Hedgerows			Yes			, ,	
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		Wildlife corridor, SLINC (0.27 ha), Area of Archaeological				
			impo	rtance			
Green Belt and Landso	ape Sensitiv	ity Asses	ssmen	nt			
Criteria		Assessi					
Green Belt Harm		The sub-	-parce	I makes a strong contribution to		Very High	
(B79 (a))			•	sprawl of the West Midlands		, 5	
· · · · //		-	pation, maintaining the separation of West				
			vich and Birmingham, and preventing				
		encroacl	achment on the countryside. The valley				
landforn			create				
edges, s			o any	expansion would represent a			
weaken			ng of t				
				aration between towns.			
Landscape Sensitivity				nsidered to have an overall mode	erate-	Moderate to	
(BL23 / BL24)		_	•	to residential or employment		High	
		-	nent, based on its combination of historic				
		-	terns, valued natural features and significant				
				lue (in parts). While the M5 cuts			
		_	the area running north-south, reducing				
		tranquilli	ty and	forming an isolated urbanising			

	facture, this is not particularly prominent in views	
	feature, this is not particularly prominent in views,	
	and the area retains a largely rural character, so that	
	on balance is not considered to justify reducing the	
	overall sensitivity rating.	
	onmental, economic and social criteria	
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously	Greenfield / Green belt	
Developed Land		
Topography	Topography is a major issue with various changes in	
	levels across the site.	
Agricultural Land Quality using	Not agricultural land	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	No TPOs, trees on the boundaries primarily and	
Mature Trees of Value on site or	hedgerow which could retained (particularly on M5	
significantly affecting	elevation). Trees in centre of site follow public right of	
boundaries	way.	
Biodiversity or Geodiversity on	Presence of birds within the site	
site or significantly affecting	Treserice of birds within the site	
boundaries		
Heritage Assets on site or	None, but Wigmore Lodge faces the site which is a	
_		
significantly affecting	quality Victorian Building	
boundaries	Con comparate list for LIED records within a 400m	
	See separate list for HER records within a 100m	
\(\text{\text{\$\ext{\$\text{\$\exittin{\text{\$\exittit{\$\text{\$\exittit{\$\text{\$\text{\$\text{\$\texi}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}	buffer	
Visual Amenity and Character of	Provides views across from the north towards	
the Area	Forge Farm and valley beyond for existing	
	residents.	
	Impact on visual amenity of adjacent land users,	
	including existing residents	
Flood risk, drainage and ground	Standing water on the bowl of the site.	
water (refer to flood consultees	Area is close to River Tame flood plains area.	
where drainage issues, in flood	·	
zone 2 or over 1 ha)	Evidence of flooding on Wigmore Lane beneath	
	motorway and some minor infringement onto the	
	north of the site in that vicinity.	
	The presence of existing detention and retention	
	pools and waterways.	
Ground Contamination	Not aware of any issues	
Ground stability	Parts of site High risk coal mining and surface coal	
	resources	
Air Quality impact of adjoining	Motorway to east and dual carriage way to south	
uses		
Noise impact of adjoining uses	Motorway to east and dual carriage way to south	
Mineral Extraction and Mineral	No mineral extraction or mineral resource constraints	
Resource Areas		
Mineral Infrastructure and	No mineral infrastructure constraints	
Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	None	
Economic		

Employment Developme Opportunities	ent	Not s	suitable fo	r employment use				
Employment Land		Not e	existing en	nployment land				
Delivery / Phasing (take	n from			onstraints which could	d affec	t delivery:		
Delivery Study where re				liverable during Plan		•		
Viability (taken from Via				in medium / low valu	•			
Study where referenced		Oice	illiela site	in mediani / low valu	ic area			
Availability of utilities -		Some	Some capacity issues for gas; Water Cycle Study					
electricity, gas, water, se	ewage	indic	ates there	is significant headro	om / ca	apacity at		
treatment		Minw	orth Wast	tewater Treatment W	orks w	hich serves		
		this a	area, but n	eed to be aware that	it also	serves		
		Birmi	ingham's (growth over the same	e perio	d		
Infrastructure constraint	s on /	No k	nown cons	straints				
under site (electric cable	es/sub-							
stations, water/sewage	-							
gas pipes, pylons, culve	rts,							
rights of way)								
Highways access and			•	om Water Lane pote				
transportation (state nar				age but would require	e a sig	nalised		
quality of access points		junct	ion.					
		A site	e this large	e would require a nur	nber o	f		
			•	vever, all these would				
		serve	ed off Wat	er Lane rather than th	ne 50n	nph red		
		routed Newton Road which is part of the wider						
			strategic route network.					
		This would therefore put pressure on the junctions of						
		Pennyhill Lane / Holyhedge Road; Wigmore Lane /						
		Newton Road and All Saints Way / Newton Road.						
Impact on the wider road	t	Single access point would not be acceptable. This						
network		would therefore put pressure on the junctions of						
		Pennyhill Lane / Holyhedge Road; Wigmore Lane /						
		Newton Road and All Saints Way / Newton Road.						
Other Economic (specify	/)	None)					
Social								
Primary School	Need to in			Strategic Centre /		Half within 2		d
	to site; ma			Employment Area		half within 3		
	within 15					following ar	ny viable	
	part within	10 m	ins			mitigation		
Secondary School				Centre / Foodstore)	Majority of	site within 1	5
, , , , , , , , , , , , , , , , , , , ,	Within 20	mins f	ollowing			mins follow		
	any viable					mitigation	g sarry Trak	
GP / Health Centre /		ver 15 mins						
Walk in centre		I part within 15						
	mins							
Housing Density	Very High		Hia	h Density (min 50		Moderate De	nsity (40-	Х
Location - Draft Plan	Density (n			, max 100 dph)		50 dph)	• (
Policy (x)	100 dph)			. ,		. ,		
Any character constrain	ts on	The t	topograph	y of the site is bowled	d shap	ed, with vario	ous change:	s in
density		l .		next to a flood plain			•	
•		1		•			<u> </u>	

the	· · · · · · · · · · · · · · · · · · ·	sting detention				
		the north of the site in that vicinity. The presence of existing detention				
and	and retention pools and waterways. A primary school may be needed					
on s	on site. The site also a Wildlife corridor.					
Connections to local cycle route Pub	Public right of way dissects the site into two – Water					
networks Lan	e and not far from the A34 Perry Barr Extension					
thro	ough to Walsall					
Public Open Space (ha's and Acc	ess to small COS over 400m Sandwell Valley					
ype) abo	ut 1000m. There is sufficient quantity of open					
spa	space in the local area to meet the needs of new					
resi	dents. An off-site contribution will be required to					
add	ress local quality deficiencies, which could also					
forn	n mitigation for loss of green belt.					
oss of Playing Field / Sports N/A						
Pitches (ha's / number and type						
of pitches)						
Other Social (specify) If the	is site is delivered a primary school may be					
nee	ded on site which would reduce the number of					
hon	nes.					
Any character constraints on N/A						
lensity (list)						

Would mean the loss of Green Belt that would result in Very High harm and Moderate/ High Landscape sensitivity.

Sustainability Appraisal

Not SA - Green belt, so is excluded

Conclusion

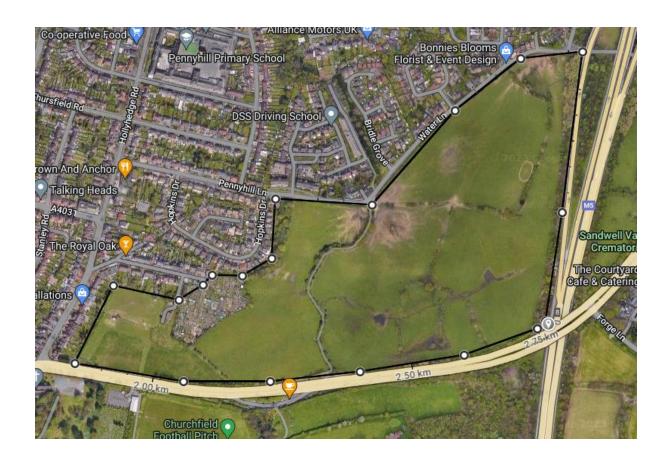
The site has significant constraints in the topography and would also mean the loss of Green Belt that would result in Very High harm and Moderate / High landscape sensitivity. The proximity of the motorway would limit development of the whole site and trees would have to be retained to provide a landscape buffer further reducing the net area. Given that the site is a SLINC and wildlife corridor the retention of most of the trees on the boundaries would also impact on the developable area. The site would need to be developed in two parts due to the public right of way which dissects the sites.

Although the principal of residential use is considered suitable, the physical constraints of the site due to the topography of the site is a significant physical issue and is not considered deliverable.

The site would be appropriate for residential use aside from the harm to greenbelt and the significant constraints. The site would not be an appropriate use for employment.

The site is within the Green Belt and unsuitable for development.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	173: OLDBURY POLICE STATION					
Site Address	Oldbury Pol	ice Statio	n, Stor	ne Street, Oldbury B69 4JD		
Ward	Oldbury			Call for Site Ref		
Site Area (ha)	0.08			Capacity proposed in Call for Sites submission	15+ a	apartments
Land Type	Previously of	developed	land	Site Assessment Reference		
Background / Context						
Current uses (list)	Police static	on, car pa	rk			
Surrounding land				gway, a busy dual carriageway, wi	ith Oldl	bury town
uses			,	s a former courts building which h		•
				age; to the south is Stone Street b		
	_			ntial apartment buildings; to the we	•	
				bury Ringway.		,
Constraints	L					
Gateway Constraints (where affect	ing part	Name	e / Details	Amo	unt covered
of submitted site)					(ha's	5)
SSSI / SAC			N/A			•
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for	Nature		N/A			
Conservation						
Flood Risk Zone 3			N/A			
Registered Park & Gar	den		N/A			
Scheduled Ancient Mo			N/A			
HSE Consultation Zone	e 1		N/A			
Operational Burial Gro	und		N/A			
Common Land			N/A			
Green Belt			N/A			
Ancient Hedgerows			N/A			
Strategic Open Space			N/A			
Existing Policy Design	ations (list)		N/A			
Green Belt and Landso	ape Sensitiv	ity Asse	ssmen	nt		
Criteria		Assessi	ment			Rating
Green Belt Harm				n the green belt		Ü
(B79 (a))						
Landscape Sensitivity		N/A				
(BL23 / BL24)						
Detailed assessment against environmental, economic and social criteria						
Criteria	eria Assessment				Rating	
Environmental						
Greenfield / Previously	y Previously developed land					
Developed Land						
Topography		Topography is considered to be level and not pose a				
		constraint to development.				
Agricultural Land Qual	•	N/A				
Magicmap Landscape	post-1988					
map						

Tree Preservation Orders /	There are no trees on site.	
Mature Trees of Value on site or		
	There are several mature sycamore and plane trees	
significantly affecting	to the north of the site within the strip of landscaping	
boundaries	along Oldbury Ringway.	
Biodiversity or Geodiversity on	Negligible ecological potential is expected on site.	
site or significantly affecting		
boundaries		
Heritage Assets on site or	The Oldbury Conservation Area boundary starts 20m	
significantly affecting	north of the site within the middle of Oldbury	
boundaries	Ringway. Heritage assets are not expected to be a	
	constraint.	
Visual Amenity and Character of	The site is close to but outside the Oldbury	
the Area	Conservation Area.	
	The area has a fragmented character with a variety	
	of uses and architectural styles. The block that the	
	site is situated within comprises a large area of car	
	parking in the centre which erodes the character and	
	sense of containment. Buildings in the vicinity vary	
	from one- to three-storeys in height.	
	Visual amenity and character are not expected to be	
	a constraint to redevelopment.	
Flood risk, drainage and ground	The site is in Flood Zone 1 and below 1ha.	
water (refer to flood consultees	The culverted Rive Tame skirts the northern	
where drainage issues, in flood	boundary of the site. There may be an opportunity to	
zone 2 or over 1 ha)	re-naturalise the river.	
Ground Contamination	Site is previously developed land. Some	
	contamination may be present.	
Ground stability	Site already accommodates modern built	
	development and ground stability is not expected to	
	be an issue.	
Air Quality impact of adjoining	Site is adjacent to Oldbury Ringway which may result	
uses	in poor air quality due to passing heavy traffic. It is	
	less than 200m from the elevated M5 motorway.	
	Any development proposals may need to mitigate	
	against the impact of poor air quality however this is	
	not expected to be a constraint to development.	
Noise impact of adjoining uses	The site is less than 200m from the elevated M5	
	motorway. Passing traffic creates a constant	
	background noise.	
	Any development proposals may need to mitigate	
	against noise impact however this is not expected to	
	be a constraint to development.	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	Site subject to restrictive covenant in the conveyance	
	limiting the use of the land or building for any other	
	purposes other than that of a police station. The	
	restrictive covenant would need to be resolved by	
	negotiation.	

Economic								
Employment Developme	ent	N/A						
Opportunities								
Employment Land		N/A -	- site not a	assessed in BEAR.				
Delivery / Phasing (taker	n from	Repr	esentatior	ns made to the Reg.1	8 SL	P on behalf		
Delivery Study where re	ferenced)	of the	alandown	er indicate that the si	te wil	l be		
		availa	able in 0-2	2 years and can be d	evelo	ped within 0-		
		2 yea	rs. No ev	idence has been ider	ntified	that would		
		sugg	est these	timescales are not re	alistic	Э.		
Viability (taken from Via	bility	The \	iability of	individual sites will b	e ide	ntified as		
Study where referenced)	part o	of ongoing	work on the SLP				
Availability of utilities -				ns submitted on beha				
electricity, gas, water, se	ewage			cate that the site has	acce	ss to all		
treatment			utilities.					
Infrastructure constraint		None	known.					
under site (electric cable								
stations, water/sewage	-							
gas pipes, pylons, culve	rts,							
rights of way)								
Highways access and				ts from an existing ve				
transportation (state nar				eet that could be inco	orpora	ated in any		
quality of access points			· ·	proposals.				
Impact on the wider road	d	Traffic generation from a residential scheme would						
network		be expected to be less than use as a police station.						
Other Economic (specify	/)	None	:					
Social								
Primary School	Within 5 n	ninutes	walk –	Strategic Centre /		Significant e		
	St Francis			wi		opportunities available		
	Catholic F	Primary School				within 20 m		
						Oldbury To		
						industrial us		nuth
						Way and Po	•	
Secondary School	Within 20			Centre / Foodstore		Within 10 minutes w		
	15 minute					Sainsbury's supermark		cet
	transport					in Oldbury		
	Bromwich	Colle	jiate					
CD / Hoolth Courter /	Academy Within 5 n	oin.ut -	wolls					
GP / Health Centre / Walk in centre								
	Oldbury H			h Donoity /min 50		Moderate De	noity (40	
Housing Density Location – Draft Plan	Very High Density (n			h Density (min 50 , max 100 dph)	Х	Moderate De 50 dph)	1151LY (4U-	
Policy (x)	100 dph)	11111	upri	i, max 100 upn <i>j</i>		ou upri)		
Any character constrain		N/A						<u> </u>
density	13 011	'*/^						
Connections to local cyc	ele route	Site is adjacent to prepaged avalages to the en Oldhorn						
networks	ole Toule	Site is adjacent to proposed cycle route on Oldbury Ringway						
Public Open Space (ha's	and	N/A						
type)								

Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A	
Other Social (specify)	N/A	
Any character constraints on	None	
density (list)		

Opportunity to convert existing building and/or redevelop site to provide new housing.

Site was not assessed by the BEAR and is too small for new employment use.

Site is too small for Gypsy and Traveller pitches.

Sustainability Appraisal

The site was not assessed as part of the Sustainability Appraisal as it is not suitable for development.

Conclusion

The site is suitable, available and deliverable for housing development. It should not be allocated as it is less than 0.1ha and would be expected to come forward as a windfall.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	174: LAND OFF BRADES CLOSE, OLDBURY					
Site Address	Land Off Brade	Land Off Brades Close Tividale, Oldbury B69 1NX				
Ward	Tividale		Call for Site Ref			
Site Area (ha)	0.87		Capacity proposed in Call			
			for Sites submission			
Land Type	Greenfield		Site Assessment Reference			
Background / Context						
Current uses (list)	Strategic Oper	n Space				
Surrounding land	Residential					
uses	Strategic Oper	n Space				
Constraints						
Gateway Constraints (where affecting	<i>part</i> Nam	e / Details	Amount covered		
of submitted site)				(ha's)		
SSSI / SAC		N/A				
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve		N/A				
Site of Importance for	Nature	Yes		0.87		
Conservation						
Flood Risk Zone 3		N/A				
Registered Park & Gar	den	N/A				
Scheduled Ancient Mo	nument	N/A				
HSE Consultation Zone	e 1	N/A				
Operational Burial Gro	und	N/A				
Common Land		N/A				
Existing Policy Design	ations (list)	Strat	egic Open Space – BCP Policy EN	IV1		
		Wild	ife Corridor – BCP Policy NC5			
Green Belt and Landso	cape Sensitivity	Assessme	nt			
Criteria	A	ssessment		Rating		
Green Belt Harm	N/	/A				
(B79 (a))						
Landscape Sensitivity	N _i	/A				
(BL23 / BL24)						
Detailed accessment	agingt carries	mantal sass	semie and social suitavia			
Criteria		mental, ecol ssessment	nomic and social criteria	Rating		
Environmental	A	556521116111		Rating		
Greenfield / Previously	,	reenfield				
Developed Land	G	i e e i i i e i i				
Topography	ТІ	he site is aer	erally uniform and has an elevation	n of		
Topography			lower that surrounding land west of			
		ie site.	15Wor that surrounding land west t			
Agricultural Land Qual		/A				
Magicmap Landscape		,,,				
map	p = 0.000					
Tree Preservation Orde	ers / Ti	he site is cov	ered with some mature trees. Capa	acity		
Mature Trees of Value			ficantly limited unless harm is caus			
		relevant tre	•			

- ''f' (b ff f'		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	The site is within Portway Hill Open Space which is	
site or significantly affecting	designated as a Site of Importance for Nature	
boundaries	Conservation (SINC). It is also designated as a	
	wildlife corridor. Development in this area could have	
	significant impact on habitat.	
Heritage Assets on site or	N/A	
significantly affecting		
boundaries		
Visual Amenity and Character of	Development will have significant impact on the	
the Area	visual and local character of the area.	
Flood risk, drainage and ground	N/A – site not within Flood Zone 2 or 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No source of contamination has been identified so no	
	site remediation is required.	
Ground stability	No known ground stability problems	
Air Quality impact of adjoining	Potential air quality impact from Wolverhampton	
uses	Road which lies approximately 370m east of the site	
Noise impact of adjoining uses	Potential noise impact from Wolverhampton Road	
15 (2)	which lies approximately 370m east of the site	
Mineral Extraction and Mineral	N/A	
Resource Areas Mineral Infrastructure and	N/A	
Brickworks	IN/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic (Specify)	INOTIE	
Employment Development	The site is under 1 ha and is within Site of	
Opportunities	Importance for Nature Conservation. Employment	
- Pportunitio	development would generate more adverse impact	
	on existing habitat	
Employment Land	Predominantly open space and would be suitable for	
	residential development	
Delivery / Phasing (taken from	Land is vacant and has some constrains which need	
Delivery Study where referenced)	to be mitigated but delivery could be realistic within	
	the plan period	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities -	Existing utilities	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		

				11 114	241 1 12 1			
Highways access and	Query new access possibilities with Highway							
transportation (state nar	Engineers	Engineers – from St Brades Close or Kennford Close						
quality of access points		Now roois	lontio	I proportion way	ld arasta (additional		
Impact on the wider road network	ı			I properties wou oad network give				
network				er, this can be a				
Other Economic (cnecify	<i>,</i> \	None	owev	er, triis carr be a	uequatery	miligated		
Other Economic (specify Social	()	ivone						
Jucial								
Primary School	Within 15			Strategic Cent				
	pedestriar	n access		Employment A	Area			
	Within 10	mins public	<u> </u>					
	transport							
Secondary School	Within 30	minutes		Centre / Foods	store			
GP / Health Centre /	Within 25	minutes						
Walk in centre								
Housing Density	Very High		Hig	h Density (min 5	0	Moderate De	nsity (40-	Х
Location - Draft Plan	Density (n	nin	dph	, max 100 dph)		50 dph)		
Policy (x)	100 dph)							
Any character constrain	ts on			owley Hills whicl		•		
density		of Sandwell. As such, development would have to be designed to						
		sustain and reinforce the special character.						
Connections to local cyc	cle route	N/A						
networks								
Public Open Space (ha's	and	Site is part of Portway Hill Strategic Open Space and						
type)		development would create a loss of 0.87ha						
Loss of Playing Field / S	-	N/A						
Pitches (ha's / number a	nd type							
of pitches)		NI/A						
Other Social (specify)	10 on	N/A						
Any character constrain	12 011	As above						
density (list)								
Opportunities Opportunities could be take	ren to enha	nca tha str	ategic	nnen snace				
Opportunities could be tak	ten to enna	ile ile su	ategic	орен зрасе.				
Sustainability Appraisal								
The site was not assessed	d as part of	the Suctair	ahilit	ν Appraisal as it	is not suit	table for devel	onment	
	as part or	ule Sustail	labilit	y Appiaisai as it	15 1101 501	lable for devel	оринени.	
Conclusion								
The site is part of Rowley		-						
Development would prejud							-	
impact on the existing townscape and landscape. Development would impact the area and create a loss of 0.87ha of the strategic open space. Site is not suitable for employment or housing due to links to SINC						Of		
			uitabl	e tor employmer	nt or housi	ng due to links	s to SINC	
Strategic Open Space and	vviialite Co			Turn la var aut	C	uo vollor		
Appropriate uses given	icture	Housing		Employment	Gypsy/T	raveller		
constraints and infrastru	ucture							
requirements								



Site Known as	175: LAND OF	175: LAND OFF FALCON PLACE, OLDBURY					
Site Address	Land Off Falco	n Place,	Tividale	, Oldbury B69 1PD			
Ward	Tividale		Ca	III for Site Ref			
Site Area (ha)	0.16			pacity proposed in Cal	I		
			fo	r Sites submission			
Land Type	Greenfield		Si	te Assessment Referen	ce		
Background / Context							
Current uses (list)	Strategic Open	n Space					
Surrounding land	Residential						
uses							
Constraints							
Gateway Constraints (where affecting	<i>part</i> N	lame / [Details		ount covered	
of submitted site)					(ha'	s)	
SSSI / SAC			I/A				
Ancient Woodland / Ve	teran Trees		I/A				
Local Nature Reserve			I/A				
Site of Importance for	Nature	Y	'es		0.16		
Conservation							
Flood Risk Zone 3			I/A				
Registered Park & Gar			I/A				
Scheduled Ancient Mo			I/A				
HSE Consultation Zone			I/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Existing Policy Design	ations (list)		SINC Strategic Open Space – BCP Policy ENV1				
					_		
0 0 1	0 ''' ''			Corridor – BCP Policy NC	5		
Green Belt and Landso		Assessi	ment	Corridor – BCP Policy NC	25		
Criteria	As	Assessi ssessme	ment	Corridor – BCP Policy NC	25	Rating	
Criteria Green Belt Harm		Assessi ssessme	ment	Corridor – BCP Policy NC	C5	Rating	
Criteria	As	Assessi ssessme	ment	Corridor – BCP Policy NC	C5	Rating	
Criteria Green Belt Harm	As	Assessi ssessme	ment	Corridor – BCP Policy NC	C5	Rating	
Criteria Green Belt Harm (B79 (a))	As	Assessi ssessme /A	ment	Corridor – BCP Policy NC	25	Rating	
Criteria Green Belt Harm	As N/	Assessi ssessme /A	ment	Corridor – BCP Policy NC	C5	Rating	
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity	As N/	Assessi ssessme /A	ment	Corridor – BCP Policy NC	C5	Rating	
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity	As N/	Assessi ssessme /A	ment ent		C5	Rating	
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity (BL23 / BL24)	As N/	Assessi ssessme /A	ment ent		C5	Rating	
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity (BL23 / BL24) Detailed assessment a Criteria Environmental	As N/	Assessi ssessme /A /A mental, e	ment ent		C5		
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity (BL23 / BL24) Detailed assessment a Criteria Environmental Greenfield / Previously	As N/	Assessi ssessme /A /A	ment ent		C5		
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity (BL23 / BL24) Detailed assessment a Criteria Environmental Greenfield / Previously Developed Land	gainst environn As	Assessi ssessme /A /A mental, e ssessme	econom	ic and social criteria			
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity (BL23 / BL24) Detailed assessment a Criteria Environmental Greenfield / Previously	gainst environn As Tr	Assessine //A //A mental, e ssessme reenfield he site is	economent general	ic and social criteria	on of		
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity (BL23 / BL24) Detailed assessment a Criteria Environmental Greenfield / Previously Developed Land	gainst environn As Th	Assessine /A //A //A mental, e ssessme reenfield he site is 43m which	economent general	ic and social criteria	on of		
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity (BL23 / BL24) Detailed assessment a Criteria Environmental Greenfield / Previously Developed Land Topography	gainst environn As Th 24 50	Assessine /A /A /A mental, e ssessme reenfield he site is 43m which buth of the	economent general	ic and social criteria	on of		
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity (BL23 / BL24) Detailed assessment a Criteria Environmental Greenfield / Previously Developed Land Topography Agricultural Land Qual	gainst environn As Th 24 so ity using N/	Assessine /A /A /A mental, e ssessme reenfield he site is 43m which buth of the	economent general	ic and social criteria	on of		
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity (BL23 / BL24) Detailed assessment a Criteria Environmental Greenfield / Previously Developed Land Topography Agricultural Land Qual Magicmap Landscape	gainst environn As Th 24 so ity using N/	Assessine /A /A /A mental, e ssessme reenfield he site is 43m which buth of the	economent general	ic and social criteria	on of		
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity (BL23 / BL24) Detailed assessment a Criteria Environmental Greenfield / Previously Developed Land Topography Agricultural Land Qual Magicmap Landscape map	gainst environn As The second of the second	Assessive seessme /A /A mental, essessme reenfield he site is 43m which outh of the first outh outh of the first outh outh of the first outh outh outh outh outh outh outh out	economent general h is high	ic and social criteria ly flat and has an elevationer than surrounding land	on of		
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity (BL23 / BL24) Detailed assessment a Criteria Environmental Greenfield / Previously Developed Land Topography Agricultural Land Qual Magicmap Landscape map Tree Preservation Orde	gainst environn As Th 24 so ity using post-1988 ers / No	Assessine /A /A /A mental, e ssessme reenfield he site is 43m which buth of the	economent general h is high	ic and social criteria ly flat and has an elevationer than surrounding land	on of		
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity (BL23 / BL24) Detailed assessment a Criteria Environmental Greenfield / Previously Developed Land Topography Agricultural Land Qual Magicmap Landscape map Tree Preservation Orde Mature Trees of Value	gainst environn As Th 24 so ity using post-1988 ers / No	Assessive seessme /A /A mental, essessme reenfield he site is 43m which outh of the first outh outh of the first outh outh of the first outh outh outh outh outh outh outh out	economent general h is high	ic and social criteria ly flat and has an elevationer than surrounding land	on of		
Criteria Green Belt Harm (B79 (a)) Landscape Sensitivity (BL23 / BL24) Detailed assessment a Criteria Environmental Greenfield / Previously Developed Land Topography Agricultural Land Qual Magicmap Landscape map Tree Preservation Orde	gainst environn As Th 24 so ity using post-1988 ers / No	Assessive seessme /A /A mental, essessme reenfield he site is 43m which outh of the first outh outh of the first outh outh of the first outh outh outh outh outh outh outh out	economent general h is high	ic and social criteria ly flat and has an elevationer than surrounding land	on of		

Biodiversity or Geodiversity on	The site is within Portway Hill Open Space which is	
site or significantly affecting	designated as a Site of Importance for Nature	
boundaries	Conservation. It is also designated as a wildlife	
boundaries	corridor. Development in this area could have	
	significant impact on habitat.	
Heritage Assets on site or	N/A	
significantly affecting	IVA	
boundaries		
Visual Amenity and Character of	Development would have significant impact on the	
the Area	visual and local character of the area.	
Flood risk, drainage and ground	N/A – site not within Flood Zone 2 or 3.	
water (refer to flood consultees	14/A – Site flot within 1 lood Zone Z or 3.	
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No source of contamination has been identified so no	
Ground Containination	site remediation is required.	
Ground stability	No known ground stability problems	
Air Quality impact of adjoining	Potential air quality impact from Portway Hill road	
uses	which lies approximately 250m west of the site and	
uses		
	Tower Road and Lye Cross Road which lies south of the site.	
Noise impact of adjoining uses	Potential noise impact from Portway Hill road which	
Noise impact of adjoining uses	lies approximately 250m east of the site and Tower	
	Road and Lye Cross Road which lies north of the	
	site.	
Mineral Extraction and Mineral	N/A	
Resource Areas	INA	
Mineral Infrastructure and	N/A	
Brickworks	IVA	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic (Specify)	NOTIC	
Employment Development	The site is under 0.4ha and development would	
Opportunities	generate less than 1000sqm of new building which	
Opportunities	would not constitute optimal use of the site.	
Employment Land	Predominantly residential uses surrounding the site	
Linployment Land	and would be suitable for residential development	
Delivery / Phasing (taken from	Land is vacant and relatively unconstrained, so	
Delivery Study where referenced)	delivery could be realistic within the plan period	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
otady whole lefelloca)	Part of origoning work off the OLI	
Availability of utilities –	Existing utilities	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
Clatione, materiocomage Biboot		i l
gas pipes, pylons, culverts, rights of way)		

Lighwaya aggas and		Λοοοοο (200.00	tontially be achie	a rod from l	Foloop			
Highways access and		Access can potentially be achieved from Falcon							
transportation (state name	Place su	Place subject to advice from Highway Engineers							
quality of access points)		NI.	New residential properties would create additional						
Impact on the wider road	1								
network				road network giv					
				er, this size of th					
				would be at a sma	alls scale v	vith			
		negligibl	e impa	act.					
Other Economic (specify	<u>'</u>)	None							
Social									
Primary School	Within 10	mins		Strategic Cent	tre /	Within 30 m	ninutes		
,	pedestriar	access		Employment A					
				' '					
	Within 10	mins publ	ic						
	transport								
Secondary School	Within 25	minutes		Centre / Foods	store	Within 15 m	nins pedest	rian	
GP / Health Centre /	Within 15	minutes				access			
Walk in centre						Within 10 m	nins public		
						transport			
Housing Density	Very High		Hiç	h Density (min 5	0	Moderate De	nsity (40-	Х	
Location - Draft Plan	Density (n	nin	dpl	n, max 100 dph)		50 dph)			
Policy (x)	100 dph)								
Any character constraint	ts on	Site is w	ithin F	Rowley Hills which	h is a local	ly distinctive I	nistoric asp	ect	
density		of Sandwell. As such, development would have to be designed to							
		sustain and reinforce the special character.							
Connections to local cyc	le route	N/A	N/A						
networks									
Public Open Space (ha's	and	Site is pa	Site is part of Portway Hill Strategic Open Space and						
type)		development would create a loss of 0.16ha							
Loss of Playing Field / S	ports	N/A							
Pitches (ha's / number a	nd type								
of pitches)									
Other Social (specify)		N/A							
Any character constraint	s on	As above	As above						
density (list)									
Opportunities									
Opportunities could be tak	en to enha	nce the st	rategi	c open space.					
			-	•					
Sustainability Appraisal									
The site was not assessed	as part of	the Susta	inabili	tv Appraisal as it	is not suita	able for devel	opment.		
				7 11					
Conclusion			P						
The site is part of Rowley									
Development would prejud						-			
impact on the existing town			•	•			of		
0.16ha of the strategic open space. Site is not suitable for employment or housing due to links to SINC									
Strategic Open Space and	l Wildlife Co								
Appropriate uses given constraints and infrastru		Housing		Employment	Gypsy/1r	aveller			

requirements



Site Known as	176: 192-200 DUDLEY ROAD EAST, OLDBURY						
Site Address	192-200 Dudley Road East			t, Oldbury, B69 3DS			
Ward	Oldbury			Call for Site Ref	N/A		
Site Area (ha)	0.58			Capacity proposed in Call	50-80) flats above	
				for Sites submission	grour	nd floor	
					comn	nercial	
Land Type	Previously of	developed	land	Site Assessment Reference	N/A		
Background / Context							
Current uses (list)	Petrol filling	station, h	and ca	ar wash, terraced residential dwel	lings, c	ar parking,	
, ,	amenity gra	•		,	0 ,	. 0	
Surrounding land	Predominar	ntly reside	ntial. T	he site fronts onto Dudley Road I	East wh	nich is a busy	
uses	road linking	Oldbury t	o Dud	ley and Tipton which is frequently	used b	y HGVs and	
	marked as a	a red route	Э.				
Constraints							
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered	
of submitted site)					(ha's)	
SSSI / SAC			N/A			-	
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar	den		N/A				
Scheduled Ancient Mo	nument		N/A				
HSE Consultation Zone	e 1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			N/A				
Ancient Hedgerows			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		White	e land (no specific land use design	nation)		
Green Belt and Landso	ape Sensitiv	ity Asse	ssmer	t			
Criteria		Assessi	ment			Rating	
Green Belt Harm		N/A – sit	e not v	within the Green Belt			
(B79 (a))							
Landscape Sensitivity		N/A					
(BL23 / BL24)							
Detailed assessment a	gainst envir	onmental	, econ	omic and social criteria			
Criteria Assessr			ment			Rating	
Environmental							
Greenfield / Previously	Greenfield / Previously Site is pre			sly developed land			
Developed Land							
Topography				is level with a steep slope behind			
		_		gs up to the amenity grassland or	ı		
		Waterwa		ve. ed properties at 188-190 Dudley F	Dood		
				vel with significant retaining wall t			
				-	o iiie		
		west and south.					

	T	
	These levels changes would likely reduce the	
A missikumal I and Constitution	developable area of the site to approximately 0.47ha.	
Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
map	On and and an investment of the second of the	
Tree Preservation Orders /	Several mature trees located in the south of site	
Mature Trees of Value on site or	behind the built-up area. These are located on the	
significantly affecting	steep slope and are considered unlikely to reduce	
boundaries	developable area over and above the constraint	
	caused by the steep slope. The trees are not	
	protected.	
Biodiversity or Geodiversity on	No designated habitat. Mature trees situated behind	
site or significantly affecting	developed part of site may have some ecological	
boundaries	potential however this is considered to have	
	negligible impact on site capacity	
Heritage Assets on site or	No assets / negligible impact on site capacity.	
significantly affecting	A pre-1850s Listed Building, 9 Brades Cottage, was	
boundaries	situated in the southwest corner of the site. However,	
	the building was demolished in 1997 and is no longer	
	recorded on Historic England's list. The footprint of	
	the demolished building remains cleared.	
	The site is not within an area of archaeological	
	potential, however there may be archaeological	
	remains associated with the demolished 9 Brades	
	Cottage building.	
Visual Amenity and Character of	Despite location on the busy red-routed Dudley Road	
the Area	East, the area is suburban and characterised by two-	
	storey Victorian terraced housing and 20th century	
	semi-detached housing.	
	Visual amenity and character pose negligible impact	
	on site capacity.	
Flood risk, drainage and ground	No flooding issues. Site under 1 ha.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Part of site is used as a petrol filling station and	
	substantial remediation will be necessary to prepare	
	the land for redevelopment.	
Ground stability	Record of mine shaft behind 194 Dudley Road East	
	(SMBC ID 13448). The status of the shaft is	
	unknown. Further due diligence will be required.	
Air Quality impact of adjoining	Proximity to busy Dudley Road East may require	
uses	inclusion of mitigation measures relating to air	
	quality.	
Noise impact of adjoining uses	Proximity to busy Dudley Road East may require	
	inclusion of mitigation measures relating to noise.	
Mineral Extraction and Mineral	No issues with mineral extraction	
Resource Areas		
Mineral Infrastructure and	None	
Brickworks		
Waste Infrastructure	No issues	
Other Environmental (specify)	None	

Economic								
Employment Developme	ent	N/A - not id	denti	fied as employment la	nd			
Opportunities	-							
Employment Land		N/A – not id	dent	ified as employment la	nd			
Delivery / Phasing (take	n from			be comprehensively r		loped		
Delivery Study where re				romoted on behalf of th		•		
	. J.		-	n on the regulation 18				
				o be wholly within the				
				no restrictive covenar		.		
				and capable of delivering		elopment		
		within 0-5 y			J	, , , , , ,		
Viability (taken from Via	bility			individual sites will be	identif	ied as		
Study where referenced	-		-	work on the SLP				
,			- 3					
Availability of utilities -		It is conside	erec	I that utilities would be	availa	ble		
electricity, gas, water, se	ewage			ies are not known				
treatment								
Infrastructure constrain	ts on /	None know	/n					
under site (electric cable	es/sub-							
stations, water/sewage								
gas pipes, pylons, culve	-							
rights of way)								
Highways access and		Site can be	aco	cessed via existing acc	ess or	nto		
transportation (state nai	me /	Dudley Roa	ad E	ast.				
quality of access points)							
Impact on the wider road	d	Site would be expected to generate fewer trips when						
network		redeveloped than existing use as petrol filling station						
		and car wash.						
Other Economic (specify	y)	None						
Social								
Primary School	Within 15	mins walk -		Strategic Centre /		Significant	employmen	nt
	Rounds G	reen Primar	y	Employment Area		opportunitie	es within 20	1
	School				minute wa		(
Secondary School	Within 15	minute walk	-	Centre / Foodstore		Within 15 n	ninute walk	-
	Ormiston	Community				Sainsbury's	Oldbury	
	Academy							
GP / Health Centre /		mins public						
Walk in centre	transport -							
	Family Pra							
Housing Density	Very High		-	h Density (min 50		oderate De	nsity (40-	X
Location - Draft Plan	Density (n	nin	dph	, max 100 dph)	50) dph)		
Policy (x)	100 dph)							
Any character constrain	ts on	•		n on the busy, red-rout		•		rea
density				d characterised by two		•	terraced	
				Oth century semi-detach				
Connections to local cy	cle route			anal towpath can be ac				
networks		track and connection on Waterways Drive. No direct						
		cycle connection at present.						

Public Open Space (ha's and	Site is not public open space	
type)		
Loss of Playing Field / Sports	N/A	
Pitches (ha's / number and type		
of pitches)		
Other Social (specify)	N/A	
Any character constraints on	N/A	
density (list)		

The site is suitable for residential use and its comprehensive redevelopment could improve the appearance of the area. Representations were made to the Reg.18 consultation on the SLP on behalf of the landowner and suggest that the site is available and deliverable within 0-5 years. New commercial units would be inappropriate at the site and would conflict with the retail evidence base and draft policy SEC6 which states that there is a clear presumption in favour of focussing appropriate uses in centres.

Employment use is considered inappropriate as it would result in a relatively small, isolated employment site which may lead to conflict with surrounding residential uses.

Due to levels changes in the south of the site the developable area is estimated to be below 0.5ha. The developable area is too small to be considered for Gypsy and Traveller pitches.

Sustainability Appraisal

The development of this site will have positive impacts on housing, education and transport.

However, there could also be some adverse impacts on climate change adaptation, natural resources, pollution, health and economy if appropriate mitigation measures are not put in place.

The impacts on landscape and biodiversity are uncertain.

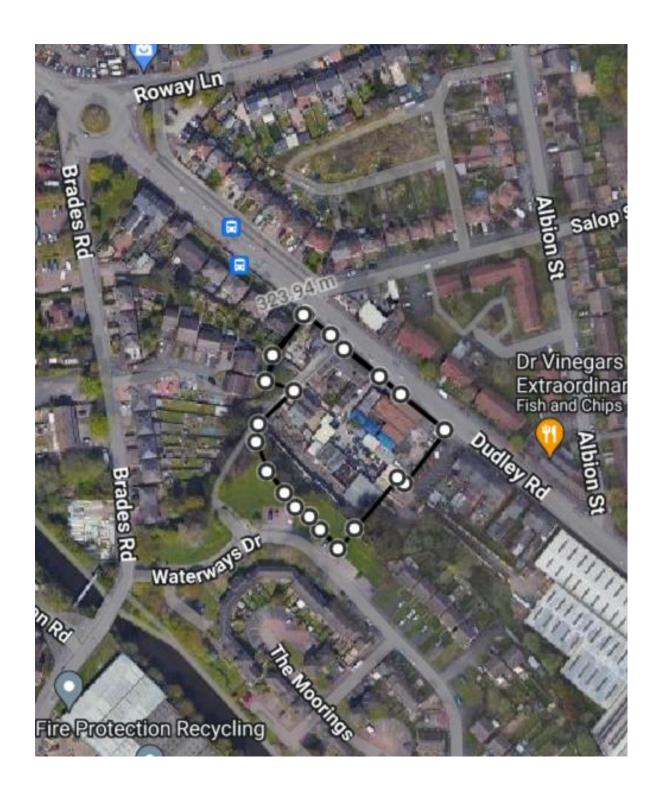
The development would not be anticipated to impact cultural heritage, climate change mitigation, waste and equality.

Conclusion

The site is suitable for residential use at moderate density 40-50dph and its comprehensive redevelopment could improve the appearance of the area. The developable area of the site could accommodate a minimum of approximately **24 dwellings** (40dph minimum).

Representations were made to the Reg.18 consultation on the SLP on behalf of the landowner and suggest that the site is available and deliverable within 0-5 years. New commercial units would be inappropriate at the site and would conflict with the retail evidence base and draft policy SEC6 which states that there is a clear presumption in favour of focusing appropriate uses in centres.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Address	Site Known as	177: WINDMILL HOUSE, SMETHWICK						
Site Area (ha)	Site Address							
Capacity proposed in Call for Sites submission To+ residential apartments					*			
Indicating the content of the cont	Site Area (ha)	0.21			Capacity proposed in Call	70+ r	esidential	
Land Type	(,							
Background / Context Current uses (list) Police station (3-5 storeys) and associated car parking	Land Type	Previously o	developed	land				
Current uses (list) Surrounding land uses Si Matthews primary school and church to the north; rear of terraced residential properties to the east with further residential properties beyond; residential properties and apartments to the south; Windmill Lane to the west with St Matthews primary school beyond. Constraints Gateway Constraints (where affecting part of submitted site) Sist / SAC Ancient Woodland / Veteran Trees N/A Site of Importance for Nature Conservation Flood Risk Zone 3 Registered Park & Garden N/A Scheduled Ancient Monument N/A HSE Consultation Zone 1 N/A Operational Burial Ground N/A Green Belt N/A Ancient Hedgerows N/A Strategic Open Space N/A Existing Policy Designations (list) White land (no specific policy designation) Green Belt Harm (B79 (a)) Landscape Sensitivity (BL23 / BL24) Detailed assessment against environmental, economic and social criteria Assessment Greenfield / Previously Developed Land Topography Site is level. Topography not expected to be a constraint to development N/A N/A Not rees on site. Two mature trees within boundary of Parr House may impact development on the southern side of the site. These trees are not		1	, o , o , o p o o					
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significantly affecting southern side of the site. These trees are not			No trees	on sit	e. Two mature trees within bound	lary		
		on site or						
					of the site. These trees are not			
boundaries protected.	boundaries		protected	d.				

Biodiversity or Geodiversity on	Site is expected to have very limited ecological value.	
site or significantly affecting		
boundaries		
Heritage Assets on site or	Grade II Listed Church of St Matthew located 70m to	
significantly affecting	the north and separated from site by St Matthews C	
boundaries	of E Primary School. Heritage asset not expected to	
	impact deliverability of development capacity of the	
	site.	
Visual Amenity and Character of	The surrounding area is mostly in residential use.	
the Area	Windmill Road fronted by community facilities	
	including St Matthews Church, St Matthew primary	
	school, Smethwick Jamia Masjid, and the CAP	
	Centre. The character of the area changes 300m to	
	the south where Windmill Road skirts the edge of	
	Windmill Shopping Centre (a retail park). The land uses described above create a varied	
	character which is likely to have negligible impact on	
	site capacity.	
Flood risk, drainage and ground	No flooding issues identified. Site under 1 ha.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site comprises a police station and associated	
	car parking. Ground contamination may be present	
	however this is not expected to prevent the	
	redevelopment of the site.	
Ground stability	No issues identified.	
Air Quality impact of adjoining	Air quality is not expected to constrain the capacity of	
uses	the site.	
Noise impact of adjoining uses	Air quality is not expected to constrain the capacity of	
	the site. Mitigation may be required to safeguard	
	future residents from any noise impact associated with the adjacent primary school.	
Mineral Extraction and Mineral	No issues with mineral extraction	
Resource Areas	THE ISSUES WITH HIMISTAL EXTRACTION	
Mineral Infrastructure and	None	
Brickworks	· · · · · ·	
Waste Infrastructure	No issues	
Other Environmental (specify)	Development capacity may be impacted by the	
	relationship with the adjacent primary school and the	
	need to safeguard the welfare of students.	
Economic		
Employment Development	N/A	
Opportunities	NI/A pot identified as assulations of the l	
Employment Land	N/A – not identified as employment land	
Delivery / Phasing (taken from	The site was promoted for residential development to	
Delivery Study where referenced)	the regulation 18 consultation on the SLP on behalf	
	of the landowner. The representations suggest the site will be available in 0-2 years and developable in	
	0-2 years.	
	The site should come forward for comprehensive	
	redevelopment.	

Viability (taken from Via	-		The viability of individual sites will be identified as						
Study where referenced)	part of ongoing work on the SLP.							
Assettat Provide Control			Information submitted on behalf of landowner to the						
Availability of utilities –		_							
electricity, gas, water, so treatment	ewage				onsultation on the SL by all main services.	_P Su	ggesis mai		
Infrastructure constrain	ts on /		known		y all main services.				
under site (electric cable		INOITE	KIIOWI	ı					
stations, water/sewage									
gas pipes, pylons, culve	•								
rights of way)	·								
Highways access and		Site c	an be	acc	cessed by existing ac	cess	on Windmill		
transportation (state nai	me /	Lane.	i						
quality of access points									
Impact on the wider road	d				elopment is expecte	_			
network	,		•	nar	n current use as a po	lice st	ation.		
Other Economic (specify	y)	None							
Social									
	I								
Primary School	The site is	•		St	Strategic Centre /		Significant	•	
	Matthews				Employment Area			opportunities within 20 minutes including new	
	Primary S	cnooi						_	
								Metropolitan	
								ersity Hospital and thouse	
							around Rolf		iu
Secondary School	Within 20	minute	walk -	_				minute walk –	
, , , , , , , , , , , , , , , , , , , ,	Shireland						Asda (Wind		
	Academy	Ŭ					Centre)	• • • • • • • • • • • • • • • • • • • •	Ŭ
GP / Health Centre /	Within 10	minute	walk -	-					
Walk in centre	Victoria H	ealth C	entre						
Housing Density	Very High			_	h Density (min 50	X	Moderate De	nsity (40-	
Location - Draft Plan	Density (n	nin	d	lph	, max 100 dph)		50 dph)		
Policy (x)	100 dph)								
Any character constrain	ts on				r is not considered st	_	•	ected to	
density					ery or development c	•	•		4
			•		opment is 3-5 storeys ommodate flatted dev		•	s expected	το
Connections to local cyc	olo routo				on 20mph traffic-caln				
networks	cie route				•				
HCLWOINS				the segregated cycle route being					
		constructed on Soho Way which is eventually expected to link Smethwick Galton Bridge train							
		station through to Birmingham City Centre							
Public Open Space (ha's and					ic open space				
type)			•						
Loss of Playing Field / Sports		N/A							
Pitches (ha's / number and type									
of pitches)									
Other Social (specify)		N/A							
Any character constrain	ts on	N/A							
density (list)									

The site is considered most suitable for residential use and its comprehensive redevelopment could improve the street scene whist delivering new homes. Representations submitted on behalf of the landowner to the Reg.18 consultation on the SLP suggest that the site it available and deliverable within 0-2 years. The site could be developed at a High Density.

The site is too small for employment use and was not considered as part of the BEAR.

The site is too small to be considered for employment or Gypsy and Traveller use.

Sustainability Appraisal

The development of this site will have positive impacts on climate change adaptation, natural resources housing, education and transport.

However, there could also be some adverse impacts on pollution, equality, health and economy if appropriate mitigation measures are not put in place.

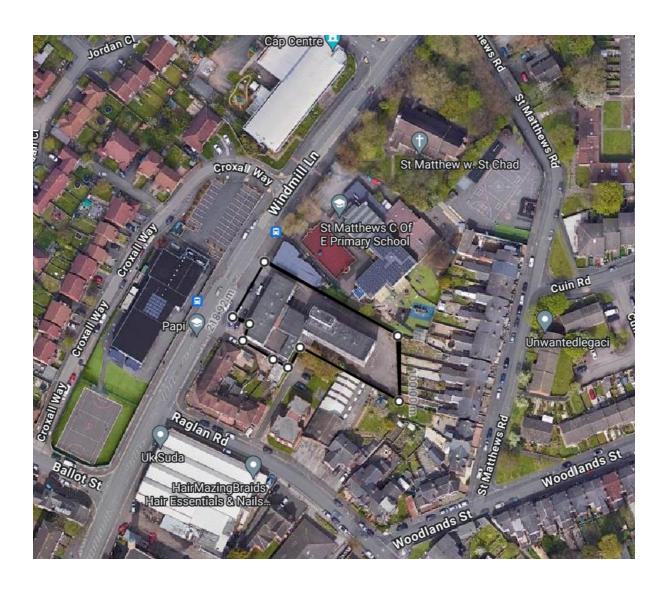
The impacts on landscape and biodiversity are uncertain.

The development would not be anticipated to impact cultural heritage, climate change mitigation and waste.

Conclusion

The site is considered suitable, available and deliverable for housing development. It could accommodate a minimum of 10 dwellings if developed at High Density (45dph minimum).

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	178: SMETHWICK POLICE STATION AND SMETHWICK LAW COURTS					
Site Address	Smethwick Police Station, Piddock Road, Smethwick, B66 3BL					
Ward	Soho and V	ictoria		Call for Site Ref		
Site Area (ha)	0.22			Capacity proposed in Call	60+ r	esidential
				for Sites submission	apart	ments
Land Type	Previously of	developed	land	Site Assessment Reference		
Background / Context						
Current uses (list)	Police static	n and ass	sociate	ed car parking.		
	The site cor	nprises a	grand	red-brick purpose-built police sta	tion (da	ated 1906)
	facing Piddo	ock Road	assum	ed to be two storeys plus basem	ent. A r	modern three-
	storey exter	nsion adjo	ins the	original station to the west (cust	ody sui	te) and a
		-		n adjoins the original station to th		
		•	ed land	includes another two-storey Victor	orian b	uilding, 45
	Crocketts La					
Surrounding land				d and terraced residential proper		
uses		_	-	is currently used as offices and		
			•	vhich are several imposing Victor		•
		•		or community uses which have		
				an area of car parking associated		•
	west is a ch	-	mich is	Crocketts Lane and new-build te	errace r	lousing, to the
Constraints	west is a cit	uicii.				
Gateway Constraints (where affect	ing nart	Name	e / Details	Δmo	unt covered
of submitted site)	mioro arroot	ing part	l III		(ha's	
SSSI / SAC			N/A		(· /
Ancient Woodland / Ve	teran Trees		N/A -	no trees on site		
Local Nature Reserve			N/A			
Site of Importance for	Nature		N/A			
Conservation						
Flood Risk Zone 3			N/A			
Registered Park & Gar	den		N/A			
Scheduled Ancient Mo	nument		N/A			
HSE Consultation Zone			N/A			
Operational Burial Gro	und		N/A			
Common Land			N/A			
Green Belt			N/A			
Ancient Hedgerows			N/A			
Strategic Open Space			N/A			
Existing Policy Design				e land (no specific policy designat	tion)	
Green Belt and Landso	ape Sensitiv			ıt		
Criteria					Rating	
Green Belt Harm	N/A – site not within the Green Belt					
(B79 (a))	A.V.A					
Landscape Sensitivity N/A						
(BL23 / BL24)						
Detailed assessment against environmental, economic and social criteria						
Criteria Assessment Rating						
Environmental						

Developed Land Topography Site slopes genitly down from north to south. Topography Agricultural Land Quality using Magicmap Landscape post-1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries Wishin a Conservation Area and works to trees would require consent. Majority of site expected to have negligible ecological value. Some ecological potential potential for roosting bats within historic buildings. Biodiversity not expected to be a constraint to development. Full heritage assessment undertaken. Full heritage assessment et offertaken. Full h	Greenfield / Previously	Previously developed land	
Site slopes gently down from north to south. Topography is not expected to constrain development of the site. N/A		i reviously developed land	
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Resource Areas Mineral Infrastructure and Brickworks Waste Infrastructure N/A Other Environmental (specify) Site within area of potential archaeological	Minoral Extraction and Minoral	·	
Mineral Infrastructure and Brickworks Waste Infrastructure N/A Other Environmental (specify) Site within area of potential archaeological		IN/A	
Brickworks Waste Infrastructure Other Environmental (specify) Site within area of potential archaeological		L NI/A	
Waste Infrastructure N/A Other Environmental (specify) Site within area of potential archaeological		N/A	
Other Environmental (specify) Site within area of potential archaeological			
, , , , ,		<u> </u>	
importance	Other Environmental (specify)	,	
		importance	

Economic								
Employment Developme	nt	N/A -	not identi	fied for employment	use			
Opportunities								
Employment Land		N/A -	not ident	ified for employment use				
Delivery / Phasing (taker	n from			romoted for residentia		elopment to		
Delivery Study where re				18 consultation on the		•		
	,		-	er. The representatio				
				ilable in 0-2 years an				
		0-2 y		•		•		
				d come forward for co	mpreh	nensive		
			elopment/		•			
Viability (taken from Via	bility	The v	iability of	individual sites will b	e iden	tified as		
Study where referenced)	part c	of ongoing	work on the SLP				
Availability of utilities -		Inforn	nation sub	omitted on behalf of la	andow	ner to the		
electricity, gas, water, se	ewage	regula	ation 18 c	onsultation on the SL	P sug	gests that		
treatment		site is	served b	y all main services.				
Infrastructure constraint	s on /	None	known					
under site (electric cable	es/sub-							
stations, water/sewage	oipes,							
gas pipes, pylons, culverts,								
rights of way)								
Highways access and	Highways access and		Site can be accessed via existing vehicular access					
transportation (state nar		on Crocketts Lane.						
quality of access points		A bus stop is located adjacent to the site on						
		Crocketts Lane with services approximately 6 times						
		an hour between Birmingham and West Bromwich,						
Impact on the wider road	t	Redeveloped site would be expected to generate						
network	,	fewer trips than existing use as a police station.				ation.		
Other Economic (specify	/)	None	!					
Social								
-								
Primary School	Within 10			Strategic Centre /		Employmen		
	- Crocket		imunity	Employment Area		within 20 m		at
	Primary S	chool				Rolfe Street		
						Midland Me	•	
						University H	•	נ
Socondary Sahaal	Within 20	minute	wolls	Centre / Foodstore		teaching ca Within 10 m		
Secondary School				Centre / FOOdstore	•	Star Superr		
	Shireland	Colleg	iate			(Smethwick		\ + \
GP / Health Centre /	Academy	oinuto i	wolk			(Sillettiwick	nigh Shee	<i>(</i> 1)
Walk in centre		5 minute walk – vick Medical						
walk in centre	Centre	Kivieulcai						
Housing Density			Lia	h Density (min 50	V	Moderate De	neity (40	Х
Location – Draft Plan	Very High Density (n		_	, max 100 dph)		моderate De 50 dph)	1131ty (40-	^
Policy (SHO3)	100 dph)	11111	upri	, max 100 upm		oo upii)		
		Fyicti	na buildin	as on site are locally	lietad	and sita is wi	thin	
density	Any character constraints on density Existing buildings on site are locally listed and site is within Smethwick High Street and Crocketts Lane Conservation Area.							
uensity			Existing buildings may be suitable for conversion.					
		LAISU	ng ballall	igo may bo sullable li	J. 0011	· 0101011.		

Connections to local cycle route	No direct cycle routes at site.	
networks	New segregated cycle route on Soho Way is located	
	approximately 300m away.	
Public Open Space (ha's and	Site is not public open space	
type)		
Loss of Playing Field / Sports	N/A	
Pitches (ha's / number and type		
of pitches)		
Other Social (specify)	N/A	
Any character constraints on	All buildings on site locally listed	
density (list)	Site within Smethwick High Street and Crocketts	
	Lane Conservation Area.	

There is an opportunity to convert existing buildings on site into residential use whilst mitigating any impact on heritage assets. There is the opportunity to enhance the setting of the locally listed Smethwick Police Station by sensitive redevelopment of modern extensions on the west and east of the building.

Moderate or High Density development is considered appropriate on this site as it meets the relevant accessibility standards and the conversion of existing locally listed buildings would likely result in a predominantly flatted scheme.

The site is considered unsuitable for employment development as it was not assessed by the BEAR and would be a conflicting land use given its location within a mature residential suburb. It is also too small to be considered an employment site.

The site is considered unsuitable for Gypsy and Travellers as it is too small and contains locally listed buildings which would be expected to be retained and converted.

Sustainability Appraisal

The development of this site will have positive impacts on climate change adaptation, natural resources housing, education, health and transport.

However, there could also be some adverse impacts on cultural heritage, pollution and economy if appropriate mitigation measures are not put in place.

The impacts on landscape and biodiversity are uncertain.

The development would not be anticipated to impact climate change mitigation, waste and equality.

Conclusion

The site is suitable for allocation as a residential site with Moderate or High Density. Development should look to convert locally listed buildings.

The capacity of the site is likely to deliver a minimum of approximately **10 dwellings** (45dph minimum). Representations made on behalf of the landowner to the Reg.18 SLP consultation indicate that the site will be available in 0-2 years and is deliverable.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	179: WEDNESBURY	POLI	CE STATION				
Site Address	Wednesbury Police Station, 53 Holyhead Road, Wednesbury WS10 7DF						
Ward	Wednesbury South		Call for Site Ref				
Site Area (ha)	0.332		Capacity proposed in Call	80+ residential			
			for Sites submission	aparti	ments		
Land Type	Previously developed land		Site Assessment Reference				
Background / Context	, , , , , , , , , , , , , , , , , , , ,						
Current uses (list)	Police offices, car par	rkina s	small area of landscaping				
Surrounding land	· ·		supermarket then Wednesbury to	wn cen	tre to the		
uses			ursery and Mecca Bingo with larg				
4000			Street, recently closed Spires Hea				
	, •		Albert Street public car park to th		•		
	is Wednesbury Muse			o oaoi	boyona willon		
Constraints	10 Wouldesday Maco	ann an	a rut Canory.				
Gateway Constraints (where affecting part	Nam	e / Details	Amoi	unt covered		
of submitted site)	more uncoming part	'taiii	o / Botano	(ha's			
SSSI / SAC		N/A		(114 0	/		
Ancient Woodland / Ve	toran Troos	N/A					
Local Nature Reserve	teran rices	N/A					
Site of Importance for	Natura	N/A					
Conservation	ivatui c	14/7					
Flood Risk Zone 3							
Registered Park & Gard	dan	N/A N/A					
Scheduled Ancient Mo		N/A					
HSE Consultation Zone		N/A					
Operational Burial Gro		N/A					
Common Land	unu	N/A					
Green Belt		N/A					
		N/A					
Ancient Hedgerows Strategic Open Space		N/A					
Existing Policy Design	otiono (liot)		e land (no existing policy designat	ion) C	ita ia within an		
Existing Policy Design	ations (list)		`	,	ite is within an		
		area of potential archaeological importance.					
			and to the west and south identified as local employmend and long-term residential in the SAD.				
Cross Bolt and Landon	ana Canaitivity Assa			Ηυ.			
Green Belt and Landso	-		ıı		D. C		
	Criteria Assessi		to 20.2 and a second ball		Rating		
Green Belt Harm	N/A – Sit	e is no	t within the green belt				
(B79 (a))							
Landscape Sensitivity N/A							
	(BL23 / BL24) Detailed assessment against environmental, economic and social criteria						
			omic and social criteria		Dating		
Criteria	Assessi	ment			Rating		
Environmental	- Dor		alan ad land	1			
-		siy dev	eloped land				
Developed Land	011.1.1	and the land Tanaman to the material and the same at the					
Topography			dly level. Topography is not expected to				
	impact o	ieveiop	ment capacity.				

Agricultural Land Quality value	N/A	
Agricultural Land Quality using	IN/A	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	Five mature trees in small landscaping area in	
Mature Trees of Value on site or	northern corner of the site. Trees are not protected.	
significantly affecting		
boundaries	_	
Biodiversity or Geodiversity on	Negligible habitat on site. Small area of landscaping	
site or significantly affecting	on Holyhead Road expected to have limited	
boundaries	ecological potential	
Heritage Assets on site or	Full heritage assessment undertaken	
significantly affecting		
boundaries		
Visual Amenity and Character of	The character of the area has changed significantly	
the Area	over time with the site situated in an area of transition	
	between	
	 Collection of Victorian civic buildings on 	
	Holyhead Road which present a strong	
	building line and significantly contribute to	
	the character of the area.	
	The town centre fringe, with the rear of the	
	Morrisons supermarket presenting an	
	inactive and oppressive boundary on the	
	north of Holyhead Road	
	Diverse collection of commercial and	
	industrial uses between the town centre and	
	Great Western Street which create a loose	
	urban environment with prevalence of car	
	parking and poor quality unattractive	
	frontages onto the road network including	
	Victoria Street (key pedestrian route	
	between metro and town centre).	
	Redevelopment of the site is an opportunity to better	
	connect the area of transition, make better use of a	
	corner site and improve relationship to surrounding	
	roads including Victoria Street.	
Flood risk, drainage and ground	No issues. Site under 1 ha.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Site was historically used for housing before being	
	redeveloped as a police station. Some contamination	
	may affect ground conditions however this is not	
	expected to be a barrier to development or reduce	
	development capacity.	
Ground stability	No mine shaft records recorded on site. Mine shafts	
,	of unknown status recorded to the north of site on	
	Holyhead Road and west of site on Victoria Street.	
	Site was used as terraced housing prior to	
	redevelopment as police station.	
	Ground stability is not expected to be a barrier to	
	development or reduce development capacity.	
	as voispinions of roution development dapasity.	

Air Quality impact of adjaining	Cita in approximately 100m from 1461 dual	
Air Quality impact of adjoining	Site is approximately 100m from A461 dual	
uses	carriageway and close to industrial uses including	
	approximately 150m from Biffa Waste Management	
	facility on Potters Lane. Mitigation may be required to	
	offset impact of air quality however this is not	
	expected to impact deliverability of site or	
	development capacity.	
Noise impact of adjoining uses	Site is approximately 100m from A461 dual	
	carriageway and close to industrial uses including	
	approximately 150m from Biffa Waste Management	
	facility on Potters Lane. Mitigation may be required to	
	offset impact of noise however this is not expected to	
	impact deliverability of site or development capacity.	
Mineral Extraction and Mineral	No issues with mineral extraction	
Resource Areas		
Mineral Infrastructure and	None	
Brickworks		
Waste Infrastructure	No issues	
Other Environmental (specify)	Site is within an area of potential archaeological	
(c),	importance. Site has already been redeveloped from	
	housing to police station so likelihood of	
	undiscovered archaeological remains to be present is	
	considered low.	
Economic	oniciación iow.	
Employment Development	N/A	
Opportunities		
Employment Land	N/A – not identified as employment land	
Delivery / Phasing (taken from	The site was promoted for residential development to	
Delivery Study where referenced)	the regulation 18 consultation on the SLP on behalf	
Delivery Study where referenced)	of the landowner. The representations suggest the	
	site will be available in 0-2 years and developable in	
	· · · · · · · · · · · · · · · · · · ·	
	0-2 years.	
	The site should come forward for comprehensive	
Waltifer to Law to an Waltifer	redevelopment.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities	Information submitted on behalf of landowner to the	
Availability of utilities –		
electricity, gas, water, sewage	regulation 18 consultation on the SLP suggests that	
treatment	site is served by all main services.	
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)	000	
Highways access and	Site can be accessed via existing access on Victoria	
transportation (state name /	Street. Access arrangement should respond to	
quality of access points)	segregated cycle route on Victoria Street.	
	The site is well connected by public transport, with	
	Wednesbury bus station and Great Western Street	
	tram stop both within a 10 minute walk.	
	· · · · · · · · · · · · · · · · · · ·	

Impact on the wider road network			Redeveloped site would be expected to generate						
Other Economic (specify)		None	fewer trips than existing use as a police station.						
· · · · · · · · · · · · · · · · · · ·	y)	None)						
Social									
Primary School	Within 10	minute	walk	<u> </u>	Strategic Centre /		Within 20 m	ninutes –	
	St Johns I	Primar	y		Employment Area		several emp	oloyment	
	Academy						opportunitie	s available	
							within walki	ng distance)
Secondary School	9 minute p	oublic			Centre / Foodstore)	Within 10 m	ninutes –	
	transport,	22 mir	nute				Morrisons s	upermarke	t
	walk – Wo	densb	oroug	gh					
	Ormiston	Acade	my						
GP / Health Centre /	Within 10	minute	es –						
Walk in centre	Jubilee He	ealth C	entre						
Housing Density	Very High			Hig	h Density (min 50	n 50 X Modera		nsity (40-	
Location - Draft Plan	Density (n	nin		dph	n, max 100 dph)		50 dph)		
Policy (x)	100 dph)								
Any character constrain	ts on	Development may need to have regard to setting of Grade II Listed				d			
density		Wednesbury Museum and Art Gallery							
Connections to local cyc	cle route	Site connects directly to segregated cycle route on							
networks		Victoria Street							
Public Open Space (ha's	and	Site is not public open space							
type)									
Loss of Playing Field / Sports		N/A							
Pitches (ha's / number and type									
of pitches)									
Other Social (specify)		N/A							
Any character constrain	ts on		Setting of Grade II Listed Wednesbury Museum and						
density (list)		Art G	allery						

Opportunities

The site is considered most suitable for residential use and its comprehensive redevelopment could enhance local character and visual amenity whilst improving the outlook of the key pedestrian/cycle route along Victoria Street between Great Western Street tram stop and Wednesbury Town Centre.

The site is likely to be included within the Wednesbury Masterplan. The Masterplan will include a detailed appraisal of the site to determine an appropriate density and indicative layout. The Masterplan is likely to suggest Very High Density given the accessibility of the site and proximity to Wednesbury Town Centre. The site is not considered suitable for employment use given its small size, proximity to heritage assets as

The site is not considered suitable for employment use given its small size, proximity to heritage assets and proximity to Wednesbury town centre.

The site is too small for Gypsy and Traveller.

Sustainability Appraisal

The development of this site will have positive impacts on climate change adaptation, natural resources housing, education, health and transport.

However, there could also be some adverse impacts on cultural heritage, pollution and economy if appropriate mitigation measures are not put in place.

The impacts on landscape and biodiversity are uncertain.

The development would not be anticipated to impact climate change mitigation, waste and equality.

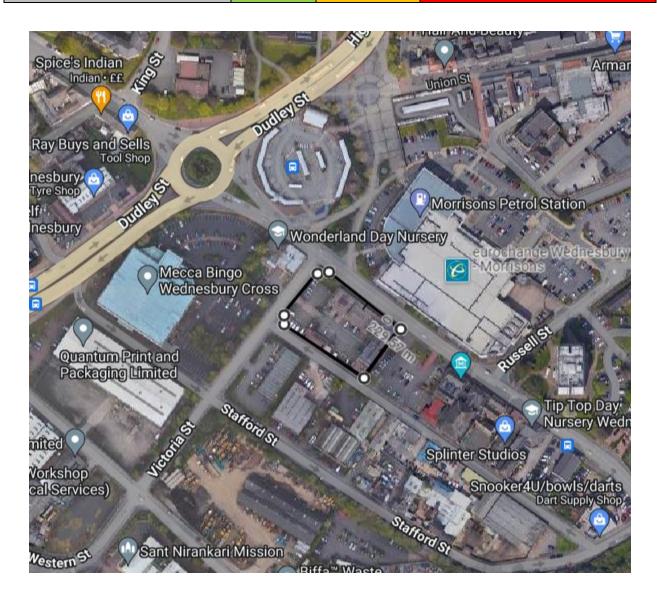
Conclusion

The site is suitable, available and deliverable for housing development. A scheme developed at High Density could deliver a minimum of **15 dwellings** (45dph minimum) at the site.

Appropriate uses given constraints and infrastructure requirements

Housing Employment

Sypsy/Traveller



Site Known as	180: PALMERS TIMBER YARD					
Site Address	Palmers Timber Yard	Palmers Timber Yard, Granville Works, 104 Station Road, Cradley Heath, B64 6PW				
Ward	Cradley Heath and Old Hill		Call for Site Ref			
Site Area (ha)	2.96ha		Capacity proposed in Call for Sites submission	Capa sugge	city not ested	
Land Type	Previously developed	dland	Site Assessment Reference			
Background / Context						
Current uses (list)	Timber merchant; incomparking, servicing an	-	warehousing, light industrial, opees	n stora	ge, car	
Surrounding land	To the north is Old H	ill railw	ay station on the Kidderminster to	Birmir	ngham Snow	
uses	_		e station car park and several smattree belt beyond which are reside			
Constraints						
Gateway Constraints (of submitted site)	where affecting part	Nam	e / Details	Amo (ha's	unt covered)	
SSSI / SAC		N/A			-	
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve		N/A				
Site of Importance for	Nature	N/A -	- some of site falls within SLINC			
Conservation						
Flood Risk Zone 3		N/A				
Registered Park & Gar		N/A				
Scheduled Ancient Mo	nument	N/A				
HSE Consultation Zon		N/A				
Operational Burial Gro	und	N/A				
Common Land		N/A				
Green Belt		N/A				
Ancient Hedgerows		N/A				
Strategic Open Space	- (' - · · - (1' - t)	N/A Residential allocation (ref. H13.7)				
Existing Policy Design	ations (list)	SLIN	C (ref. 92) ife Corridor			
Green Belt and Landso	cape Sensitivity Asse	ssmer	nt			
Criteria	Assess	ment			Rating	
Green Belt Harm	N/A – si	te not v	within the green belt			
(B79 (a))	NI/A					
Landscape Sensitivity	N/A					
(BL23 / BL24) Detailed assessment against environmental, e			nomic and social criteria			
Criteria	Assess		onno ana obolai onteria		Rating	
Environmental	7,0003					
Greenfield / Previously Developed Land	Previous	Previously developed land				
Topography	Land to rear of p	the so	s gently down from south to north. uth of the site slopes steeply up to ies on High Haden Road and High nts. There have been reports of a	the n		

	landslip affecting the residential gardens of properties	
	on High Haden Crescent.	
	Topography is not expected to impact deliverability of	
	site or developable area.	
Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
тар		
Tree Preservation Orders /	The site is bounded by woodland designated as a	
Mature Trees of Value on site or	SLINC on its eastern, southern and western sides.	
significantly affecting	Some trees or vegetation may be within the site	
boundaries	boundary, however the site is mostly devoid of trees	
	and this is not expected to pose a constraint to	
	development.	
Biodiversity or Geodiversity on	The site is bounded by woodland designated as a	
site or significantly affecting	SLINC on its eastern, southern and western sides.	
boundaries	The site is blanketed by a Wildlife Corridor	
	designation. Nevertheless, aerial imagery suggests	
	the majority of site is developed as industrial	
	buildings, roads and hardstanding with limited	
	ecological potential.	
Heritage Assets on site or	N/A	
significantly affecting		
boundaries		
Visual Amenity and Character of	The site is well screened on three sides by woodland.	
the Area	The northern boundary is adjacent to Old Hill railway	
	station acting as an arrival point into the area.	
	Visual amenity and character are not expected to be	
	a constraint to development.	
Flood risk, drainage and ground	No flooding issues identified.	
water (refer to flood consultees	Site is greater than 1ha in area and an application for	
where drainage issues, in flood	planning permission would need to be accompanied	
zone 2 or over 1 ha)	by a Flood Risk Assessment.	
Ground Contamination	The site is previously developed land including light	
	industrial uses and some instances of contamination	
	may be present. This is not expected to be a	
	constraint to development	
Ground stability	There are no mine shaft records on the site.	
Air Quality impact of adjoining	Air quality may be impacted by trains sitting at Old	
uses	Hill station and using the adjacent railway line which	
	is not electrified.	
	Air quality is not expected to be a constraint to	
N	development.	
Noise impact of adjoining uses	The adjacent railway line may have a noise impact	
	on future users of the site.	
	Noise impact is not expected to be a constraint to	
Mineral Entroption and Mineral	development.	
Mineral Extraction and Mineral	N/A	
Resource Areas	NI/A	
Mineral Infrastructure and	N/A	
Brickworks	L NI/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	

Economic								
Employment Developme	ent	The s	site was a	ssessed in the Black	Cour	ntry		
Opportunities		Empl	oyment A	rea Review (ref. 288)). The	site scored		
			nd was re	commended for Loca	al Em	ployment		
			allocation	following engageme	nt wit	th the		
		occu	pier indica	iting the site was not	availa	able for		
		deve	lopment.					
Employment Land		Has	ootential to	o be employment lan	d.			
Delivery / Phasing (taker	n from	Land	owner has	s indicated that the si	te ha	s the		
Delivery Study where re	ferenced)	poter	ntial to be	redeveloped for hous	sing ir	n the		
		medi	um to long	g-term within the Plar	n peri	od within		
		repre	sentation	s to the Reg.18 cons	ultatio	on on the		
		SLP.	However	, the site has been or	ccupie	ed as		
		empl	oyment la	nd for many decades	and	the		
		lando	wner has	not provided informa	ation a	about		
		times	cales for	relocating the existing	g bus	iness.		
Viability (taken from Via	bility	The \	iability of	individual sites will b	e ider	ntified as		
Study where referenced		part o	of ongoing	work on the SLP				
Availability of utilities -		The s	site is curr	ently used as a timbe	ers m	erchant and		
electricity, gas, water, se	ewage	is ex	pected to	be served by all mair	serv	ices		
treatment								
Infrastructure constraint	ts on /	No kı	nown issu	es.				
under site (electric cable	es/sub-							
stations, water/sewage	oipes,							
gas pipes, pylons, culve	rts,							
rights of way)								
Highways access and		Site can be accessed via existing access junction on						
transportation (state nar	ne /	Station Road. Access appears wide enough for a						
quality of access points)	carriageway in each direction and a narrow footpath.						
		Further highways work will be required.						
		Access road is in the same ownership as the site.						
Impact on the wider road	d	Site already operates as an active timber yard. No						
network		significant adverse impact is expected on the wider						
		road network following redevelopment.						
Other Economic (specify	/)	None)					
Social								
Primary School	Within 15	mins		Strategic Centre /		Within 20 n	nins walk	
	pedestriar	acces	SS	Employment Area				
	Mithin 40	moi e e	u bli s					
	Within 10	mins p	DUDIIC					
	transport					1100		
Secondary School	Within 30 mins			Centre / Foodstore	9	Within 10 n	nins walk	
GP / Health Centre /	Within 25	minis						
Walk in centre	Mar. 111 1			h Danatt (cd. 52	V	Madeir	it- //0	
Housing Density	Very High			h Density (min 50	X	Moderate De	ensity (40-	Х
Location – Draft Plan	Density (n	nın	dph	, max 100 dph)		50 dph)		
	Policy (x) 100 dph)			anatraine Otto I		annal ara (1 co	ا ماماد	
Any character constrain	ts on			onstrains. Site is wel	ı scre	enea on three	sides by	
density	existi	ng trees.						

Connections to local cycle route	An improved off-road route along the Dudley Canal	
networks	towpath can be access on the opposite side of	
	Station Road from the site access. Crossing facilities	
	over Station Road would improve accessibility to the	
	towpath.	
Public Open Space (ha's and	N/A	
type)		
Loss of Playing Field / Sports	N/A	
Pitches (ha's / number and type		
of pitches)		
Other Social (specify)	N/A	
Any character constraints on	N/A	
density (list)		

Opportunities

The site has been occupied as employment land for many decades. The occupier appears to be trading well with periodic investment in the facility which indicates that the site may well continue to function successfully as employment land in the future despite scoring only 19 in the BEAR. The site owner has recently submitted a planning application to demolish older buildings on the site and develop a new unit (ref. DC/24/69156).

The landowner has promoted the site to the Reg.18 consultation on the SLP for residential development. However, the landowner has provided negligible evidence regarding the deliverability and availability of the site for residential development, indicating that it may come forward within the medium to long-term within the Plan period.

The site is appropriate for a draft policy SEC4 (Other Employment Site) allocation which would give it some protection as an existing employment site but would allow housing to come forward in the future were the site to meet the criteria set out in the draft policy.

The site is unsuitable for gypsy and travellers as it is too large and is occupied for employment uses.

Sustainability Appraisal

The development of this site will have positive impacts on education.

However, there could also be some adverse impacts on biodiversity, climate change adaptation, natural resources, pollution, health and transport if appropriate mitigation measures are not put in place.

The impacts on landscape, climate change mitigation, waste, housing and economy are uncertain.

The development would not be anticipated to impact cultural heritage and equality.

Conclusion

The site is proposed as a draft policy SEC4 (Other Employment Site) allocation which would give it some protection as an existing employment site, but would allow housing to come forward in the future were the site to meet the criteria set out in the draft policy

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	181 PROVIDENCE PLACE/ BRATT STEET						
Site Address	Providence Place /	Bratt St	treet, West Bromwich				
Ward	West Bromwich Ce	ntral	Call for Site Ref				
Site Area (ha)	0.74ha		Capacity proposed in Call	40			
			for Sites submission				
Land Type	Previously develope	ed land	Site Assessment Reference	SH51	1		
Background / Context							
Current uses (list)	Car parking						
, ,	The site is within th	e West I	Bromwich Town Centre and the W	est Br	omwich		
	Regeneration Area	It comp	rises car parking associated with	the Sa	ndwell		
	Register Office and	Provide	ence Place South Car Park which	serves	the car		
	parking need of res	idents a	nd employees within the centre.				
Surrounding land	The site is surround	led by c	ommercial buildings, office buildin	gs and	residential		
uses	buildings.						
Constraints							
Gateway Constraints (where affecting par	t Nam	e / Details	Amo	unt covered		
of submitted site)				(ha's	s)		
SSSI / SAC		N/A					
Ancient Woodland / Ve	teran Trees	N/A -	- No trees				
Local Nature Reserve		N/A					
Site of Importance for	Nature	N/A					
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Gar	den	N/A					
Scheduled Ancient Mo	nument	N/A					
HSE Consultation Zone	9 1	N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Green Belt		N/A					
Ancient Hedgerows		N/A					
Strategic Open Space		N/A					
Existing Policy Design	ations (list)	West	West Bromwich Area Action Plan (WBAAP) WBPr7 and				
		WBF	r8				
Green Belt and Landso	ape Sensitivity Ass	essmer	nt				
Criteria	Asses	sment			Rating		
Green Belt Harm	N/A -	site not	within the Green Belt				
(B79 (a))							
Landscape Sensitivity	N/A						
(BL23 / BL24)							
Detailed assessment a	Detailed assessment against environmental, economic and social criteria						
Criteria Assessm					Rating		
Environmental							
Greenfield / Previously	Previo	usly Dev	veloped Land				
Developed Land							
Topography	The sit	e is gen	erally uniform				
Agricultural Land Qual	ity using N/A						
Magicmap Landscape							
map							
•							

Tree Preservation Orders /	No trees	
Mature Trees of Value on site or	No trees	
significantly affecting boundaries		
	No. 1 of 200	
Biodiversity or Geodiversity on	No habitat	
site or significantly affecting		
boundaries		
Heritage Assets on site or	Part of the site is with the West Bromwich	
significantly affecting	Conservation Area	
boundaries		
Visual Amenity and Character of	Development will have limited impact on the visual	
the Area	and local character of the area.	
Flood risk, drainage and ground	N/A – site not within Flood Zone 2 or 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No source of contamination has been identified so no	
	site remediation is required.	
Ground stability	No known ground stability problems	
Air Quality impact of adjoining	Potential air quality impact from A41 Road which lies	
uses	north of the site	
Noise impact of adjoining uses	N/A	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development	N/A - not identified for employment use	
Opportunities	,,,,,,,, .	
Employment Land	N/A - not identified for employment use	
Delivery / Phasing (taken from	All capacity deliverable during Plan period	
Delivery Study where referenced)	This depactly deliverable defining that period	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
	Fact of Singoling Work on the OLI	
Availability of utilities –	Existing utilities	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	No constraint	
transportation (state name /		
quality of access points)		
Impact on the wider road	40 new residential properties would create additional	
network	impact on the road network. However, this can be	
	adequately mitigated.	
	aucquatery miligateu.	

Other Economic (specify	y)	None	9						
Social	Social								
Primary School	Within 15	mins			Strategic Cent	tre /	Within 20 n	nins walk	
	pedestriar	n acce	SS		Employment A				
	Mithin 40		مناطنية						
	Within 10	mins p	oublic	;					
	transport				<u> </u>		14771	<u> </u>	
Secondary School	Within 30				Centre / Foods	store	Within 10 n	nins walk	
GP / Health Centre /	Within 25	minis							
Walk in centre	\					2		'' (10	
Housing Density	Very High		X	_	h Density (min 5	0 X	Moderate De	ensity (40-	
Location – Draft Plan	Density (n	nın		apn	, max 100 dph)		50 dph)		
Policy (x)	100 dph)	0			- M D '-	1.0			
Any character constrain	its on	Site	is witr	nın tr	e West Bromwid	ch Consei	vation Area		
density	ala manuta	Offici	40	ساده س			tit-		
Connections to local cyclestworks	cie route	Ulisi	te wo	rks r	equired to create	e connecti	on to site		
Public Open Space (ha's	e and	Sito	Cita is not public ones onese						
type)	s allu	Site	Site is not public open space						
Loss of Playing Field / S	norte	Site is not playing field							
Pitches (ha's / number a	-	One is not playing held							
of pitches)	ma typo								
Other Social (specify)		N/A							
Any character constrain	ts on	N/A							
density (list)									
Opportunities									
Opportunities exist to incr	ease the vit	ality a	nd via	ability	of the West Bro	mwich to	wn centre thro	ough this	
development.		,		,				J	
Sustainability Appraisal									
The development of this s		positi	ive im	npact	s on housing, ec	ducation.	economy and	transport.	
However, there could also		•		•	•	-	•	•	
natural resources, pollutio						-	•	•	
The impacts on landscape		-	-		_				
The development would not be anticipated to impact climate change mitigation, waste and equality.,									
Conclusion									
The site is suitable for allocation as a residential site with Very High or High Density. The capacity of the site									
is likely to deliver a minimum of approximately 40 dwellings.									
Appropriate uses given		Hous	sing		Employment	Gypsy/T	raveller		
constraints and infrastru	ucture								
requirements									



Site Known as	182 EDWIN RICHARDS QUARRY, PORTWAY ROAD, ROWLEY REGIS					
Site Address	Edwin Richards	Edwin Richards Quarry, Portway Road, Rowley Regis				
Ward	Rowley	-	Call for Site Ref			
Site Area (ha)	52ha		Capacity proposed in Call	526		
			for Sites submission			
Land Type	Previously deve	loped land	Site Assessment Reference	SH37	,	
Background / Context						
Current uses (list)	Quarry					
	The site compris	ses Hailstor	e Quarry and surrounding land us	ed for	quarrying	
	related activities	s. Permissio	n has been grated subject to cond	litions f	or the	
			pment comprising of 276 No. dwe	_	•	
			DC/14/57745 under the application			
	10.81ha of the s	site. The ma	in quarry site is currently in the pro	ocess o	of being filled	
		• •	r residential development is disuse			
Surrounding land			orth by Portway Hill / Oakham Ro			
uses		-	nighest peak in the West Midlands			
			additional residential properties or	•	•	
	·		nded to the west and south by the	existin	g residential	
Constraints	areas of Springt	rield and Du	dley Road respectively.			
	bawa affaatina	marré Nama	o / Dotoilo	A	unt severed	
Gateway Constraints (of submitted site)	wnere arrecting	part Nam	e / Details		unt covered	
SSSI / SAC		N/A		(ha's)	
Ancient Woodland / Ve	teran Trees	N/A N/A				
Local Nature Reserve	terair rices	IN/A				
Site of Importance for	Nature	N/A-	some of site falls within SLINC			
Conservation	· tatai o	14//	oomo or one rane within our ve			
Flood Risk Zone 3		N/A				
Registered Park & Gar	den	N/A				
Scheduled Ancient Mo		N/A				
HSE Consultation Zone	e 1	N/A				
Operational Burial Gro	und	N/A				
Common Land		N/A				
Green Belt		N/A				
Ancient Hedgerows		N/A				
Strategic Open Space		0.86	.86ha to north and 0.32ha to west of 1.18			
		site is	s allocated as strategic open			
			e and cannot be built on			
Existing Policy Design	• •	_	C SA070			
Green Belt and Landso	ape Sensitivity	Assessmer	nt			
Criteria	As	sessment			Rating	
Green Belt Harm N/A – site not within the Green Belt						
Green Belt Harm (B79 (a))	TWA — Site flot within the Green Delt					
Landscape Sensitivity The residential environment would be improved if this						
(BL23 / BL24)			eloped for housing. However, rega			
(32207 5227)			to the adjacent open space.	A1 W		
Detailed assessment a	Detailed assessment against environmental, economic and social criteria					
_ station accessificate a	Janiot 011711011111	.o.mai, cool	and Jooidi ontona			

Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Previously developed land	
Topography	The ground is uneven and plateaued. The site is currently in the process of being filled to create a uniformed ground suitable for development	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The northeastern part of the site is heavily treed. Sufficient mitigation is required to protect relevant trees.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Limited development possible without harm to habitat of SLINC value or subject to sufficient mitigation	
Heritage Assets on site or significantly affecting boundaries	Limited development possible without harming asset or subject to sufficient mitigation as part of site is an area of potential archaeological importance	
Visual Amenity and Character of the Area	Limited development possible without harming visual amenity / local character or subject to sufficient mitigation due to the nature of the site	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A – site not within Flood Zone 2 or 3.	
Ground Contamination	The site at risk of exposure to potential historical contamination and ground gas. However, it is viable to remediate site	
Ground stability	Ground has been engineered, creating a series of man-made plateaus. It is viable to remediate site	
Air Quality impact of adjoining uses	Air quality issues which can be sufficiently mitigated without significantly reducing capacity	
Noise impact of adjoining uses	Noise issues can be sufficiently mitigated without significantly reducing capacity	
Mineral Extraction and Mineral Resource Areas	The site comprises a Hailstone Quarry	
Mineral Infrastructure and Brickworks	The site comprises a mineral infrastructure (Edwin Inert Recycling and Soil Facility	

Waste Infrastructure		No waste infrastructure constraints				
Other Environmental (specify)		None				
Economic						
Employment Development Opportunities		N/A - not ident				
Employment Land		N/A - not ident				
Delivery / Phasing (taken from Delivery Study where referenced)		All capacity de				
Viability (taken from Viability Study where referenced)		The viability of individual sites will be identified as part of ongoing work on the SLP				
Availability of utilities – electricity, gas, water, sewage treatment		Existing utilities				
Infrastructure constraints on / under site (electric cables/substations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)		Not known				
Highways access and transportation (state name / quality of access points)		Query new access possibilities with Highway Engineers – from Portway Road				
Impact on the wider road network		New residential properties would create additional impact on the road network. However, this can be adequately mitigated.				
Other Economic (specify)		None				
Social						
Primary School	Springfield and Rowle schools	mins walk to d, Brickhouse ey Hall Primary mins public	Strategic Centre / Employment Area	Within 30 mins		
Secondary School	Within 15 mins to St Michaels Secondary School and Sixth Form		Centre / Foodstore	Within 10 mins walk food store and 20 mins walk to Lion Farm Local Centre		

GP / Health Centre / Walk in centre	Within 15 mins to Hawes Lane Surgery								
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)			High Density (min 50 dph, max 100 dph)		X	Moderate Density (40- 50 dph)		X
Any character constraints on density		Some of the site falls within SLINC, Wildlife Corridor and a strategic open space							
Connections to local cycle route networks		Offsite works required to create connection to site							
Public Open Space (ha's and type)		Site is not public open space							
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)		Site is not playing field							
Other Social (specify)		N/A							
Any character constraints on density (list)		N/A							
Opportunities									

Opportunities exist to contribute to achieving sustainable housing growth as well as enhance the strategic open space

Sustainability Appraisal

The development of this site will have positive impacts on housing, economy and education.

However, there could also be some adverse impacts on cultural heritage, biodiversity, climate change mitigation & adaptation, natural resources, pollution, waste, health and transport if appropriate mitigation measures are not put in place.

The impact on landscape is uncertain.

The development would not be anticipated to impact equality.

Conclusion

The site is unsuitable for gypsy and travellers and employment use. The site is suitable for allocation as a residential site with Moderate or High Density.

The capacity of the site is likely to deliver a minimum of approximately 526 dwellings in the plan period and 100 in post-plan period.

Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			

