

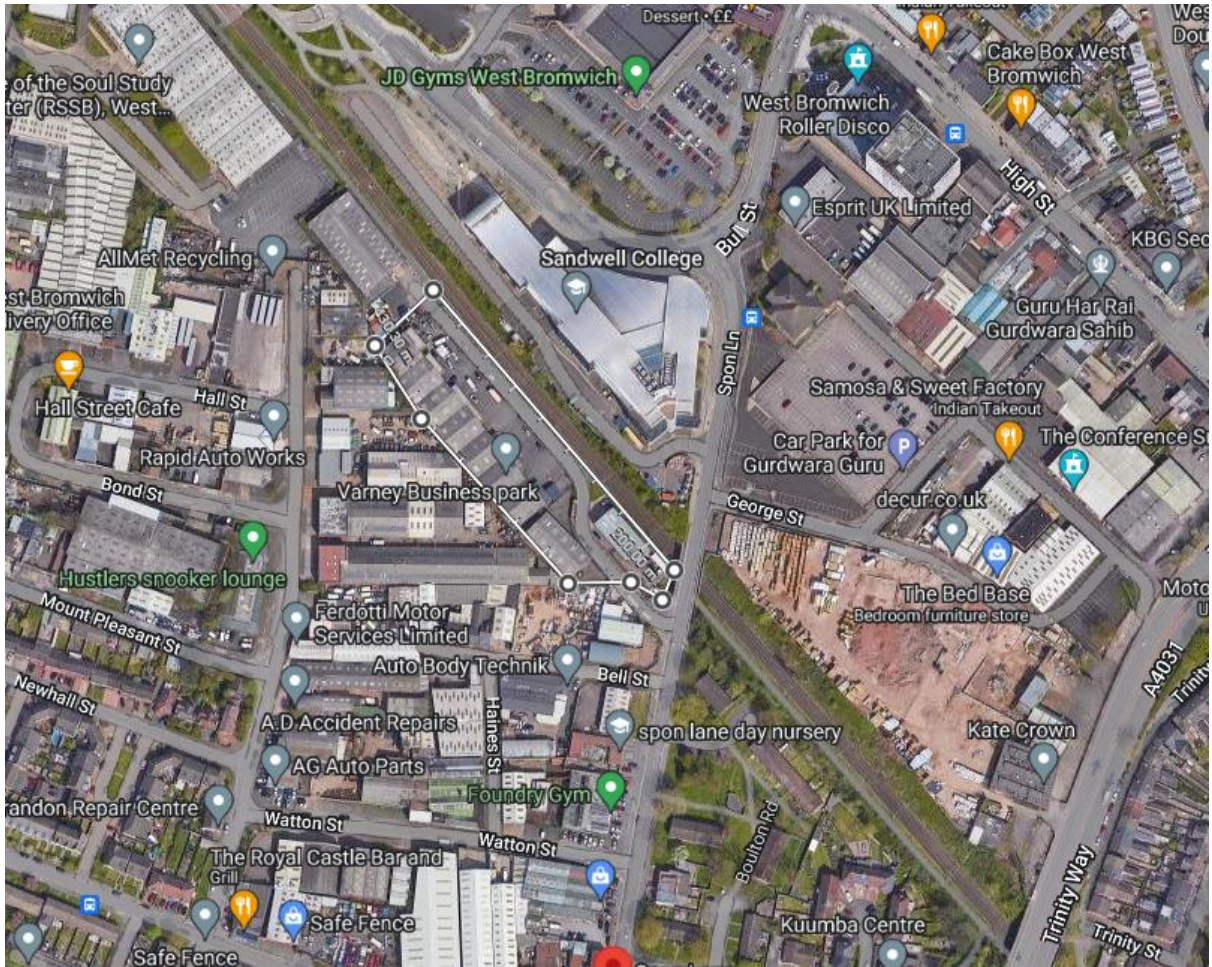


SANDWELL LOCAL PLAN
Site Assessment Report
Appendix D: Proformas 1-100
September 2024

Site Known as	1: VARNEY BUSINESS PARK, VARNEY AVENUE, West Bromwich		
Site Address	Varney Avenue, West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	N/A
Site Area (ha)	0.73	Capacity proposed in Call for Sites submission	N/A
Land Type	Vacant land	Site Assessment Reference	1 EMP3-181 SEC3-181
Background / Context			
Current uses (list)	Employment		
Surrounding land uses	Employment		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	BCP Employment		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	Previously developed land		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	N/A		

Biodiversity or Geodiversity on site or significantly affecting boundaries	N/A	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	Fairly modern	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining uses	Employment uses, proximity of Metro line north of the site	
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	Limited opportunities given popular, fairly modern well-located units.	
Employment Land	Given the predominance of employment land around the site, continued land allocation as such would seem appropriate	
Delivery / Phasing (taken from Delivery Study where referenced)	Redevelopment for either residential or employment uses would seem unlikely within the plan period.	
Viability (taken from Viability Study where referenced)	As above, the viability of bringing forward residential or new employment development within the plan period is unlikely.	
Availability of utilities – electricity, gas, water, sewage treatment	Existing	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known	
Highways access and transportation (state name / quality of access points)	Existing access seems to be acceptable	
Impact on the wider road network	Residential use could create additional vehicular movements	
Other Economic (specify)		
Social		

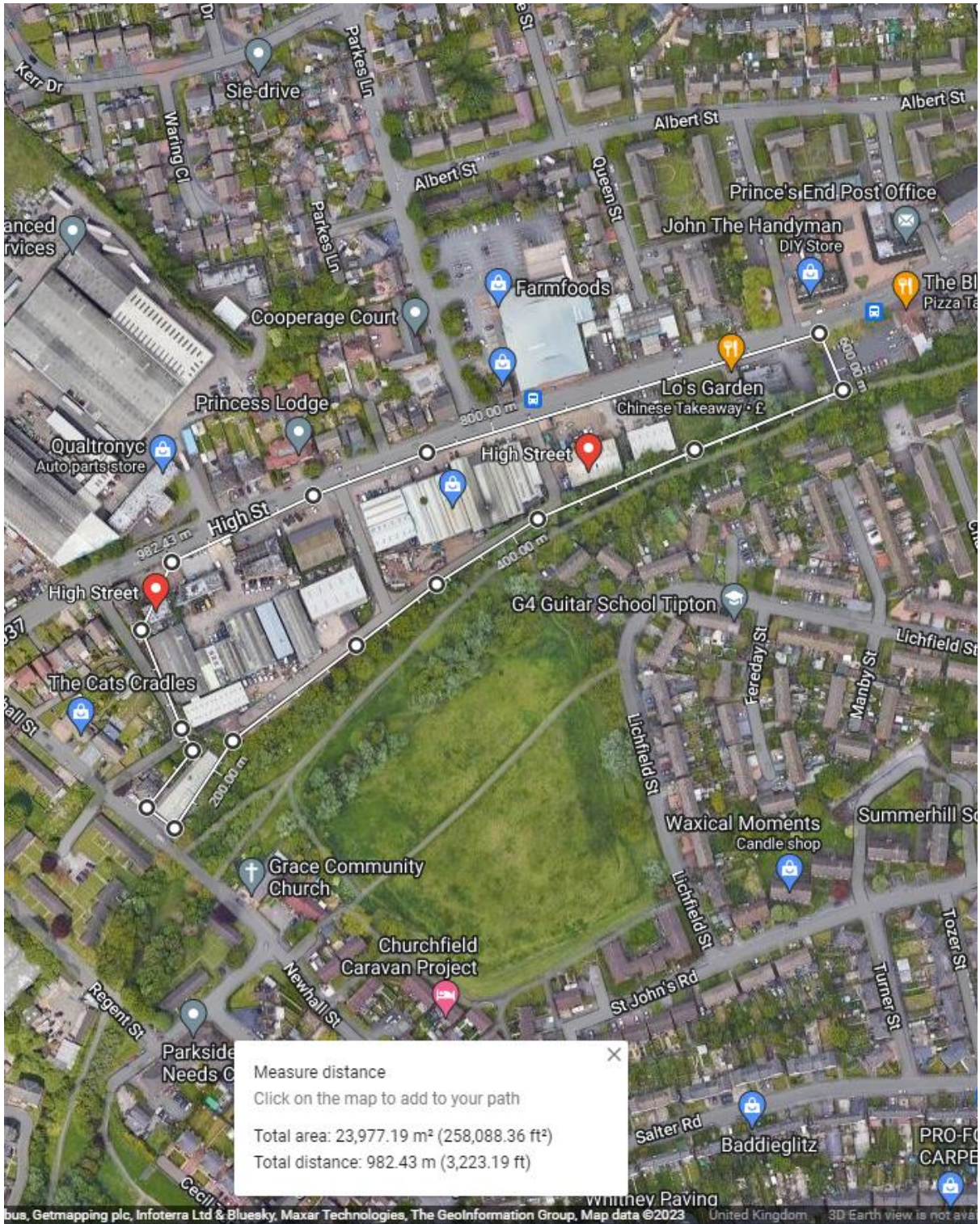
Primary School	10 mins	Strategic Centre / Employment Area			20 mins
Secondary School	20 mins	Centre / Foodstore			Ped access 15mins
GP / Health Centre / Walk in centre	10 mins				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	X	Moderate Density (40-50 dph)
Any character constraints on density	Proximity to West Bromwich town centre, to the metro stop and Sandwell College could justify higher density residential development in the long term – particularly if a more comprehensive land use reallocation is planned (e.g. extending the Lyng housing neighbourhood to the north and north east.)				
Connections to local cycle route networks	Cycle route along the metro line adjoining the site to the north				
Public Open Space (ha's and type)	N/A				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A				
Other Social (specify)					
Any character constraints on density (list)					
Opportunities					
The opportunity to bring the site forward for residential purposes within the plan period seems unlikely given its good connectivity, popularity and relatively low- cost rental values for small businesses. Consequently, allocation for gypsy and traveller use is not considered appropriate. Continued allocation for Employment use is recommended.					
Sustainability Appraisal					
The Sustainability Appraisal assesses the site as having neutral impacts for objectives 1, 10, 11 and 14; minor positive impacts for objective 6; major positive impacts for objectives 9 and 12; minor negative impacts for objectives 5 and 7; and uncertain impacts for objectives 2, 3, 4, 8 and 13.					
Conclusion					
The site is suitable for housing or employment use. Continuation of the BCP allocation for Employment use is preferred.					
Appropriate uses given constraints and infrastructure requirements	Housing		Employment		Gypsy and Traveller



Site Known as	2: ZION STREET, TIPTON		
Site Address	Land south of High Street, Princes End, Tipton		
Ward	Princes End	Call for Site Ref	N/A
Site Area (ha)	2.43	Capacity proposed in Call for Sites submission	N/A
Land Type	Previously developed land	Site Assessment Reference	2 EMP4-1 SEC4-1
Background / Context			
Current uses (list)	Local employment land – mixed use including retail, manufacturing and storage		
Surrounding land uses	Employment uses, open space to the south of the site. Mixed use north of the site off Princes End including residential, food retail, hot food takeaways and a large autoparts unit		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	SAD Local employment land BEAR assessed 19		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	N/A		
Landscape Sensitivity (BL23 / BL24)	Continued use for employment should acknowledge the value of the adjoining open space to the south		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Previously developed land		
Topography	Fairly uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs but heavily planted southern boundary should be safeguarded	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Adjoining open space with mature trees defining pedestrian walkway and Lichfield Street Open Space (assessed as Low Quality, Low Value)	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	The site comprises a mix of well- established seeming viable businesses – some with some historic visual amenity.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Site not in flood risk area	
Ground Contamination	Possible given mix of established industrial uses	
Ground stability	Not known	
Air Quality impact of adjoining uses	Heavily trafficked Princes End (A4037) with queuing traffic, along with existing employment uses could adversely affect air quality	
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	Redevelopment for employment use would result in a loss of businesses and jobs – not realistic within the plan period	
Employment Land	Existing employment land	
Delivery / Phasing (taken from Delivery Study where referenced)	Development not deliverable within the plan period	
Viability (taken from Viability Study where referenced)	Viability work for the SLP is ongoing	
Availability of utilities – electricity, gas, water, sewage treatment	Existing utilities	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known	
Highways access and transportation (state name / quality of access points)	Existing access from Princes End	
Impact on the wider road network	Redevelopment could increase vehicular impact on Princes End	

Other Economic (specify)	None			
Social				
The site is a valuable swathe of established seemingly viable businesses				
Primary School	10 minutes		Strategic Centre / Employment Area	20 minutes
Secondary School	25 minutes pedestrian access 20 minutes public transport		Centre / Foodstore	10 minutes
GP / Health Centre / Walk in centre	15 minutes ped access 10 minutes pub transport			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	N/A			
Connections to local cycle route networks	Cycle network along former railway line immediately to the south of the site (The Railer)			
Public Open Space (ha's and type)	Adjacent to Lichfield Street open space			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	None			
Other Social (specify)	None			
Any character constraints on density (list)	N/A			
Opportunities				
Opportunity to retain viable businesses. Residential redevelopment would be unviable and result in a loss of employment land				
Sustainability Appraisal				
The Sustainability Appraisal assesses the site as having neutral impact on objectives 10 and 14; major positive impacts on objective 9; minor negative impacts on objectives 1, 6, 7, 11 and 12; major negative impacts on objective 5; and uncertain impacts on objectives 2, 3, 4, 8 and 13.				
Conclusion				
Site not considered appropriate for residential use or gypsy and traveller site given surrounding predominantly employment uses. Extant planning permission for a small infill storage unit on part of the site Extensive redevelopment for employment not considered viable – loss of jobs, loss of viable businesses, lack of relocation opportunities.				
Appropriate uses given constraints and infrastructure requirements	Housing		Employment	Gypsy and Traveller



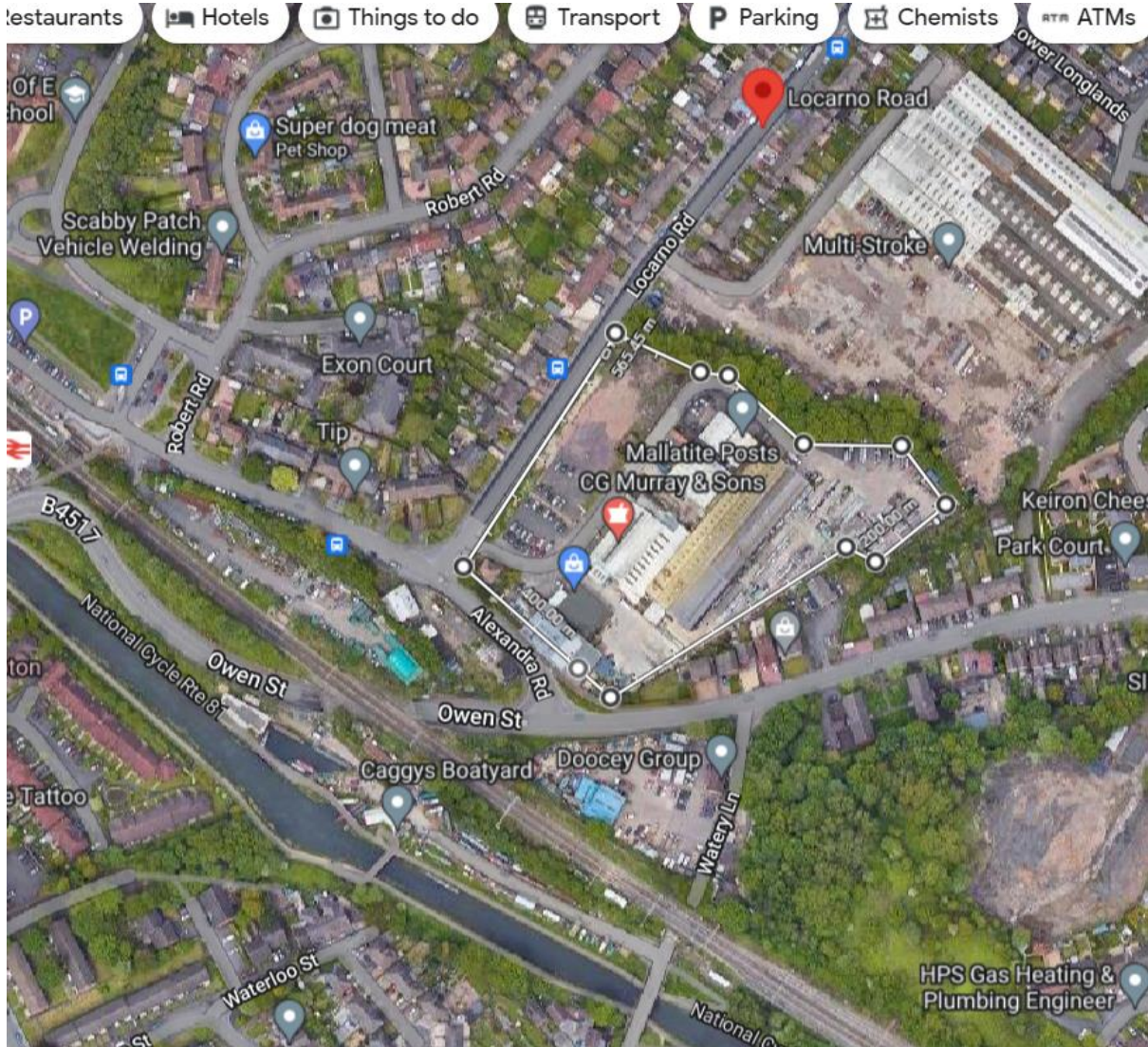
Site Known as	3: ALEXANDRA INDUSTRIAL ESTATE, ALEXANDRA ROAD, TIPTON		
Site Address	Land east of Locarno Road, north of Alexandra Road		
Ward	Tipton Green	Call for Site Ref	N/A
Site Area (ha)	1.87	Capacity proposed in Call for Sites submission	N/A
Land Type	Previously developed land - Employment	Site Assessment Reference	3 EMP3-9 SEC3-9
Background / Context			
Current uses (list)	Employment, Offices, Open storage, car parking, residential		
Surrounding land uses	Existing employment site to the northeast, residential to the southeast and northwest, employment and open storage on the opposite side of Alexandra Road to the southwest.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	SAD residential BCP employment		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	Previously developed land		
Topography	Site appears uniform		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	N/A	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Mature planting along north east boundary – site close to Tipton Canal	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	The local area has a combination of land uses with a limited visual quality. However, the site is close to the Tipton Canal and Caggies Boatyard – an historic feature	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	The local area is renowned for having adverse ground conditions so detailed site investigations would be necessary to determine whether new development would be viable.	
Ground stability	As above ground stability would need to be assessed	
Air Quality impact of adjoining uses	The adjoining site to the north east comprises an 8000sqm metal manufacturing business – potentially affecting air quality	
Noise impact of adjoining uses	As above, the metal manufacturers (including forging) could create noise impact although the building is approximately 80 m away from the site boundary	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	Site not within Flood Zone 2 or 3 on EA flood map, however site known to have flooding issues resulting in approximately 2/3 of the site could be developed for employment use – ca 3000sqm	
Employment Land		
Delivery / Phasing (taken from Delivery Study where referenced)	Site is currently occupied – willingness of landowner to relocate is not known	
Viability (taken from Viability Study where referenced)	Viability of redevelopment is limited due to known and unknown adverse ground conditions and the presence of several current employment uses. Viability of sites within the SLP still being investigated.	
Availability of utilities – electricity, gas, water, sewage treatment	Existing	

Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Needs further investigation				
Highways access and transportation (state name / quality of access points)	Existing vehicular access from Locarno Road could be acceptable but the access close to Alexandra Road appears unsatisfactory for new development.				
Impact on the wider road network	The capacity of the site to accommodate ca 45 new houses could introduce additional vehicle movements compared to the existing uses.				
Other Economic (specify)	None				
Social					
Primary School	10 mins		Strategic Centre / Employment Area	20 mins	
Secondary School	20 mins		Centre / Foodstore	PED15 mins	
GP / Health Centre / Walk in centre	15 mins			PT 10 mins	
Housing Density Location – Draft Plan Policy (x)				Moderate Density (40-50 dph)	X
Any character constraints on density	Parts of the site could be developed at a higher density given the location of the site and its good connections to local services				
Connections to local cycle route networks	Nearest cycle route 500m to the east along Tipton Brook				
Public Open Space (ha's and type)	N/A				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A				
Other Social (specify)	N/A				
Any character constraints on density (list)	None				
Opportunities					
There is limited opportunity for development given the site constraints but approximately 3000sqm of employment space could be created, or ca 45 new homes. Due to the size of the site Gypsy and Traveller use is unsuitable.					
Sustainability Appraisal					
The Sustainability Appraisal assesses the site as having neutral impact on objective 1 and 14; minor positive impact on objective 6; major positive impact on objectives 9 and 12; minor negative impact on objectives 3, 7 and 11; major negative impacts on objective 5 and uncertain impacts on objectives 2,4,8 and 13.					
Conclusion					
Notwithstanding site constraints if the existing employment user was willing /able to relocate, residential use would be suitable in view of the proximity of local services and good transport connections. Site is too large for gypsy and traveller site.					

The BEAR recommends that the site is retained as employment land. It is recommended that the site is allocated as employment land in the SLP.

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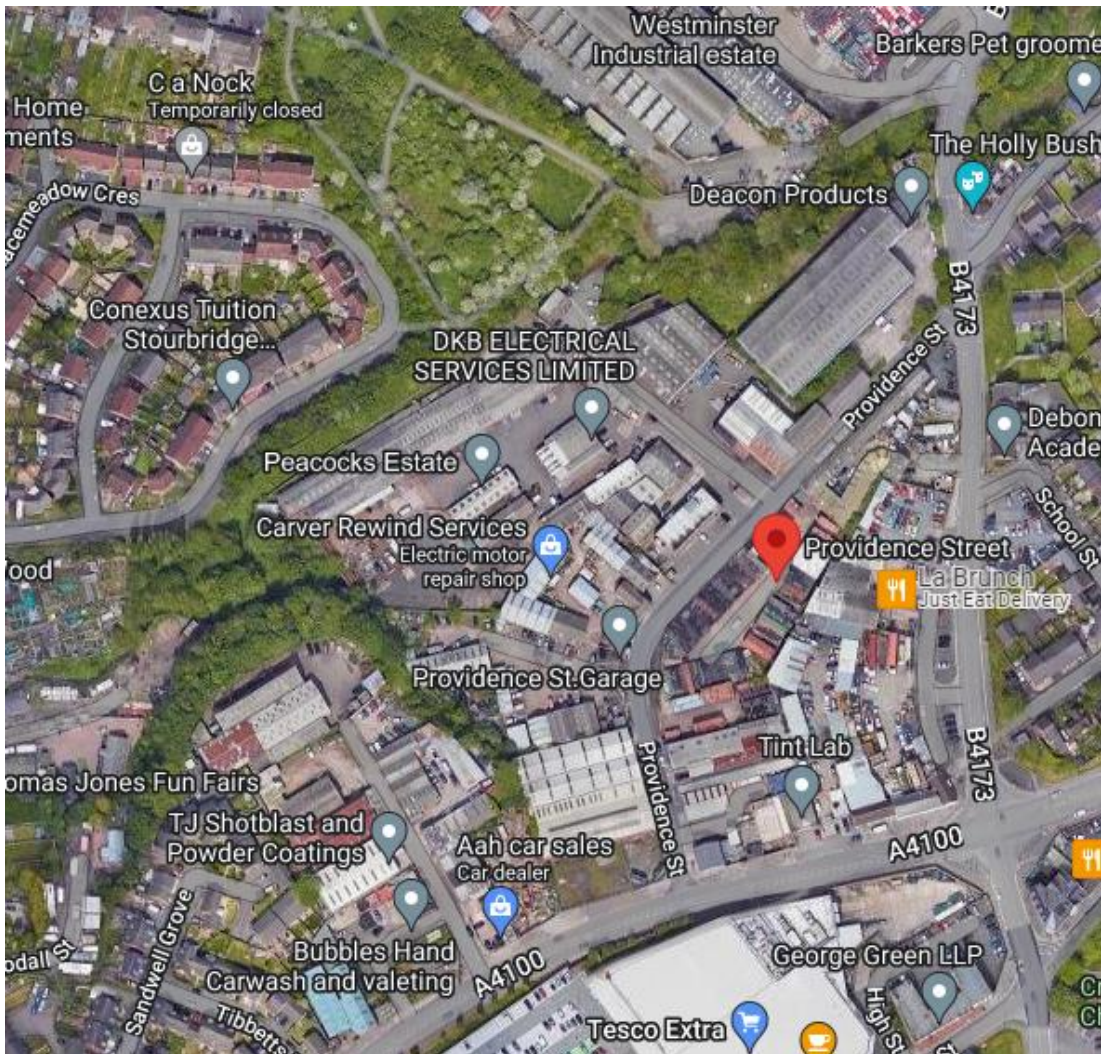


Site Known as	4: PROVIDENCE STREET, CRADLEY HEATH		
Site Address	Land north of High Street, both sides of Providence Street, west of Newtown Lane, Cradley Heath		
Ward	Cradley Heath and Old Hill	Call for Site Ref	
Site Area (ha)	6.3	Capacity proposed in Call for Sites submission	
Land Type	Employment uses	Site Assessment Reference	EMP3-99
Background / Context			
Current uses (list)	Variety of operational businesses including car repairs, electrical services, cranes and lifting gear, and used car sales		
Surrounding land uses	Site is mainly surrounded by other employment uses with residential separated by open space to the north west and a Tesco Extra south of the site off Upper High Street.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	Yes		
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 Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	SAD Residential BCP Employment BEAR score 18		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not in the Green Belt		
Landscape Sensitivity (BL23 / BL24)	Existing well-established business uses		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Developed land		
Topography	Site appears to slope from south to north		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	N/A	
Biodiversity or Geodiversity on site or significantly affecting boundaries	N/A	
Heritage Assets on site or significantly affecting boundaries	AHHTV Site partly within Area of Potential Archaeological Importance. Offsite but within 100m: Monument: MBL2751INDUST BDGS; NEWTOWN LANE/FOX OAK LANE Monument: MBL2750 WORKSHOP; NEWTOWN LANE/PROVIDENCE ST	
Visual Amenity and Character of the Area	This site is occupied by a mix of operational businesses of no particular visual amenity or quality.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Site is affected by Flood Risk Zone 3b- Mouseweat Brook	
Ground Contamination	Possible ground contamination in view of long-established industrial uses	
Ground stability	Site investigations likely to be necessary	
Air Quality impact of adjoining uses	Mainly employment uses in the vicinity of the site and heavily trafficked roads to the east and south could impact upon air quality	
Noise impact of adjoining uses	Nature of employment uses around the site could create adverse noise conditions	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	Limited opportunities for new employment development given the number of established businesses and the low operational costs	
Employment Land	Continues allocation for Employment seems appropriate	
Delivery / Phasing (taken from Delivery Study where referenced)	Not likely within the plan period given the above comments	
Viability (taken from Viability Study where referenced)	As above, viability of redevelopment within the plan period is unlikely	
Availability of utilities – electricity, gas, water, sewage treatment	Existing utilities within the site	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	Not known	

gas pipes, pylons, culverts, rights of way)				
Highways access and transportation (state name / quality of access points)	Access from Providence Street			
Impact on the wider road network	Residential allocation could create additional impact on road network			
Other Economic (specify)	N/A			
Social				
Primary School	10 mins – ped and pt	Strategic Centre / Employment Area		
Secondary School	Ped 25 mins PT 20 mins	Centre / Foodstore		
GP / Health Centre / Walk in centre	10 mins			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density	Site is well connected to local services for pedestrians and public transport users and to local centre – sustainable location justifying higher density.			
Connections to local cycle route networks	No			
Public Open Space (ha's and type)	No loss of open space			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	No loss of playing fields			
Other Social (specify)				
Any character constraints on density (list)				
Opportunities				
<p>The extent of operational uses occupying popular low-cost units, and the lack of relocation opportunities, makes an employment allocation appropriate for this site.</p> <p>Although the site is well located and connected to existing facilities the realistic opportunity to redevelop the site for residential purposes seems unlikely within the plan period. The predominance of surrounding employment uses makes new residential less attractive and adverse ground conditions could also detrimentally affect viability.</p> <p>Similarly, allocation of part of the site for gypsy and traveller use is also considered to be inappropriate.</p>				
Sustainability Appraisal				
The Sustainability Appraisal assesses the site as having neutral impact on objective 10, 11 and 14; minor positive impact on objective 6; major positive impact on objectives 9 and 12; minor negative impact on objectives 1, 3, 5 and 7; and uncertain impacts on objectives 2,4,8 and 13.				
Conclusion				
The BCP allocation for Employment use is considered to be the favoured land use allocation.				

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller
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Site Known as	5: BROWN LION STREET, TIPTON		
Site Address	Former Roman Mosaic Site, Land between Bloomfield Road, Brown Lion Street and Hipkins Street, Tipton		
Ward	Tipton Green	Call for Site Ref	N/A
Site Area (ha)	0.5	Capacity proposed in Call for Sites submission	N/A
Land Type	Previously developed land	Site Assessment Reference	5 EMP3-87 SH1
Background / Context			
Current uses (list)	Vacant land (cleared site)		
Surrounding land uses	Employment, Residential, Car Parking		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Employment BCP, Residential SAD		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	Previously developed land		
Topography	The site is generally flat		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	N/A cleared site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Mature trees along northern and eastern site boundary.	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	Site bounded by an A road to the west, mature trees to the east and north. and south. There is an operational private works car park opposite the site on Brown Lion Street.	
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	Not known but suspected given historic industrial uses on and around the site	
Ground stability	Not known	
Air Quality impact of adjoining uses	Bloomfield Road is heavily trafficked and surrounding uses may cause adverse air quality which would need to be investigated if development is forthcoming.	
Noise impact of adjoining uses	As above, the impact of noise arising from surrounding uses and the heavily trafficked Bloomfield Road, should be investigated if redevelopment proves to be viable.	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Although only the site only comprises just under 0.5 hectares, up to ca 1500sqm of employment development could be accommodated. BEAR not assessed EDNA2 rejected	
Employment Land	Predominantly employment uses surrounding the site, previous employment use.	
Delivery / Phasing (taken from Delivery Study where referenced)	The site has been vacant for some time. Given the nature of historic uses in the area, adverse ground conditions would need to be investigated – with possible remediation measures necessary. This could affect delivery within the plan period	
Viability (taken from Viability Study where referenced)	Viability of redevelopment would be dependent on results of site investigations.	

Availability of utilities – electricity, gas, water, sewage treatment	Existing utilities				
Infrastructure constraints on / under site (electric cables/sub-stations, 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 – preferably from Brown Lion Street rather than Bloomfield Road				
Impact on the wider road network	Employment use would result in increased impact onto the road network given that the site is vacant – however this would need to be assessed against the previous use.				
Other Economic (specify)					
Social					
Primary School	15 minutes ped access 10 minutes public transport		Strategic Centre / Employment Area	20 minutes	
Secondary School	20 minutes		Centre / Foodstore	15 minutes ped access 10 minutes pub transport	
GP / Health Centre / Walk in centre	15 minutes				
Housing Density Location – Draft Plan Policy (x)			High Density (min 50 dph, max 100 dph) 25-50 units	X	Moderate Density (40-50 dph) 20-25 units
Any character constraints on density	Proximity to busy A road – higher density could be considered				
Connections to local cycle route networks	Cycle route 150m to the east along former railway line				
Public Open Space (ha's and type)	N/A				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A				
Other Social (specify)					
Any character constraints on density (list)	As Above				
Opportunities					
There is an opportunity to combine this site with EMP3-133 to create a more comprehensive land use change to residential.					
Sustainability Appraisal					
The Sustainability Appraisal assesses the site as having neutral impacts on objectives 1, 4, 8 and 11; minor positive impacts on objectives 5, 6 and 10; major positive impacts on objective 9 and 13; minor negative impacts on objectives 7, 12 and 14; and uncertain impacts on objective 2 and 3.					
Conclusion					
Planning application for 28 dwellings refused on 08/02/2023 (reference DC/22/67646) due to absence of information relating to land ownership and impact of proposed development on highway safety and design.					

Despite refusal, residential development considered appropriate subject to overcoming adverse ground conditions, noise, and air quality. Moderate or higher density units could be introduced. Employment use appropriate given disposition of surrounding land uses and good transport connections. Gypsy and traveller site not appropriate given that the site is under 0.5 ha the predominant employment uses around the site, and the lack of connectivity to residential neighbourhoods.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller
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Site Known as	6: BRANDON WAY EAST SIDE				
Site Address	Land on the east side of Brandon Way, west of Clifford Road, West Bromwich				
Ward	Greets Green and Lyng	Call for Site Ref		N/A	
Site Area (ha)	0.5 ha	Capacity proposed in Call for Sites submission		N/A	
Land Type	Previously developed land - Employment	Site Assessment Reference		6 EMP3-113 SEC3-113	
Background / Context					
Current uses (list)	Brandon Hire Station, Lenson Select Building Supplier				
Surrounding land uses	Residential adjoining the site to the east, Employment uses on Brandon Way opposite and to the northwest.				
Constraints					
Gateway Constraints (where affecting part of submitted site)		Name / Details		Amount covered (ha's)	
SSSI / SAC		N/A			
Ancient Woodland / Veteran Trees		N/A			
Local Nature Reserve		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		N/A			
Green Belt		N/A			
Ancient Hedgerows		N/A			
Strategic Open Space		N/A			
Existing Policy Designations (list)		SAD Residential BCP - Employment			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph) X
Any character constraints on density	Narrow plot depth could prohibit traditional housing layout – higher density flatted development could be more appropriate on the wider part of the site				
Connections to local cycle route networks	Site is 160m from national cycleway along the Birmingham Mainline Canal				
Public Open Space (ha's and type)	N/A				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A				
Other Social (specify)	N/A				
Any character constraints on density (list)	Medium density housing in the vicinity of the site				
Opportunities					

The site is occupied by two operational uses. Given the likely difficulties in relocating existing businesses, or the willingness of landowners to do so, alternative employment - or residential use could be difficult to achieve within the plan period.

The narrow plot depth would constrain the design of a traditional housing layout, but three-storey flats could be achieved with car parking on the narrow section of the site – vehicular access could however be challenging.

Notwithstanding the above-mentioned constraints, the site area would preclude Gypsy and Traveller use.

Sustainability Appraisal

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

Conclusion

Continued allocation for Employment use would be preferred.

A small-scale housing redevelopment could be appropriate, but the main surrounding use is Employment. A continued allocation for Employment would therefore be the preferred option.

The site does not meet the criteria for Gypsy and traveller use as it is too small and irregular in shape.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller
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Site Known as	7: DROICON INDUSTRIAL ESTATE		
Site Address	Site off Portway Road, Rowley Regis		
Ward	Rowley	Call for Site Ref	N/A
Site Area (ha)	0.87	Capacity proposed in Call for Sites submission	N/A
Land Type	Previously developed land - Employment	Site Assessment Reference	7 EMP3-46 SEC3-46
Background / Context			
Current uses (list)	Industrial use		
Surrounding land uses	Residential, Employment, opposite Quarry		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	SAD Residential BCP - Employment		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	N/A		
Landscape Sensitivity (BL23 / BL24)	The predominantly residential environment would be improved if this site was redeveloped for housing. However, regard must be given to the adjacent open space.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Previously developed land		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs on site. Mature tree planting along east, south and west boundaries, providing screening to adjacent golf course	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Surrounded by Alsopp's Hill SLINC on east, south and western side. SLINC designation includes trees within site on western boundary.	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	Planted embankment opposite the site on nw side of Portway Road Golf Course adjoins site to south east Container storage to north east adjoining this site – ref SAH-093	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in flood risk zone 2 or 3.	
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining uses	Impact of heavily trafficked Portway Road	
Noise impact of adjoining uses	Minimal – residential and storage uses adjacent to site	
Mineral Extraction and Mineral Resource Areas	Working quarry opposite the site on Portway Road being used as landfill site.	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	Proximity to Golf Course Edwyn Richards Quarry opposite	
Economic		
Employment Development Opportunities	Opportunity to redevelop and optimise use of site for employment uses	
Employment Land	BCP allocation for employment BEAR assessed 20	
Delivery / Phasing (taken from Delivery Study where referenced)	Relocation of existing uses	
Viability (taken from Viability Study where referenced)	The need for relocation could affect viability in the short to medium term	
Availability of utilities – electricity, gas, water, sewage treatment	Existing utilities on adjoining site	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known	

Highways access and transportation (state name / quality of access points)	Existing access from Portway Road			
Impact on the wider road network	Optimum use of the site could create additional impact on Portway Road – ca 30 additional vehicle movements per day based on a moderate new housing density			
Other Economic (specify)				
Social				
Primary School	PT 15 mins	Strategic Centre / Employment Area	PED 20mins PT 20 mins	
Secondary School	PED 20mins PT 20 mins	Centre / Foodstore	PT 10 mins	
GP / Health Centre / Walk in centre	PED 15 mins PT 10 mins			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	Opportunity for high quality housing fronting golf course to the south			
Connections to local cycle route networks	Nearest cycle route along Dudley Canal towpath over 1km to the west.			
Public Open Space (ha's and type)	N/A			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A			
Other Social (specify)				
Any character constraints on density (list)				
Opportunities				
<p>Opportunity to introduce around 30 new houses in a predominantly residential area, although willingness/ability to relocate existing uses could be difficult in the short to medium term. The site is not well connected to local schools and services.</p> <p>Employment use also suitable and supported by BEAR study.</p> <p>The sites area could accommodate gypsy and traveller use but in view of the poor pedestrian connectivity to local services it does not meet all of the ideal criteria.</p>				
Sustainability Appraisal				
The Sustainability Appraisal assesses the site as having neutral impact on objectives 1, 10, 11 and 14; minor negative impacts on objectives 3, 6, 7, 9, and 12; major negative impacts on objective 5; and uncertain impact on objectives 2, 4, 8 and 13.				
Conclusion				
Site is suitable for residential or employment use. The BEAR study concluded that the site is appropriate for continued use as employment land and therefore it is recommended that the site is retained as employment land within the SLP.				

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

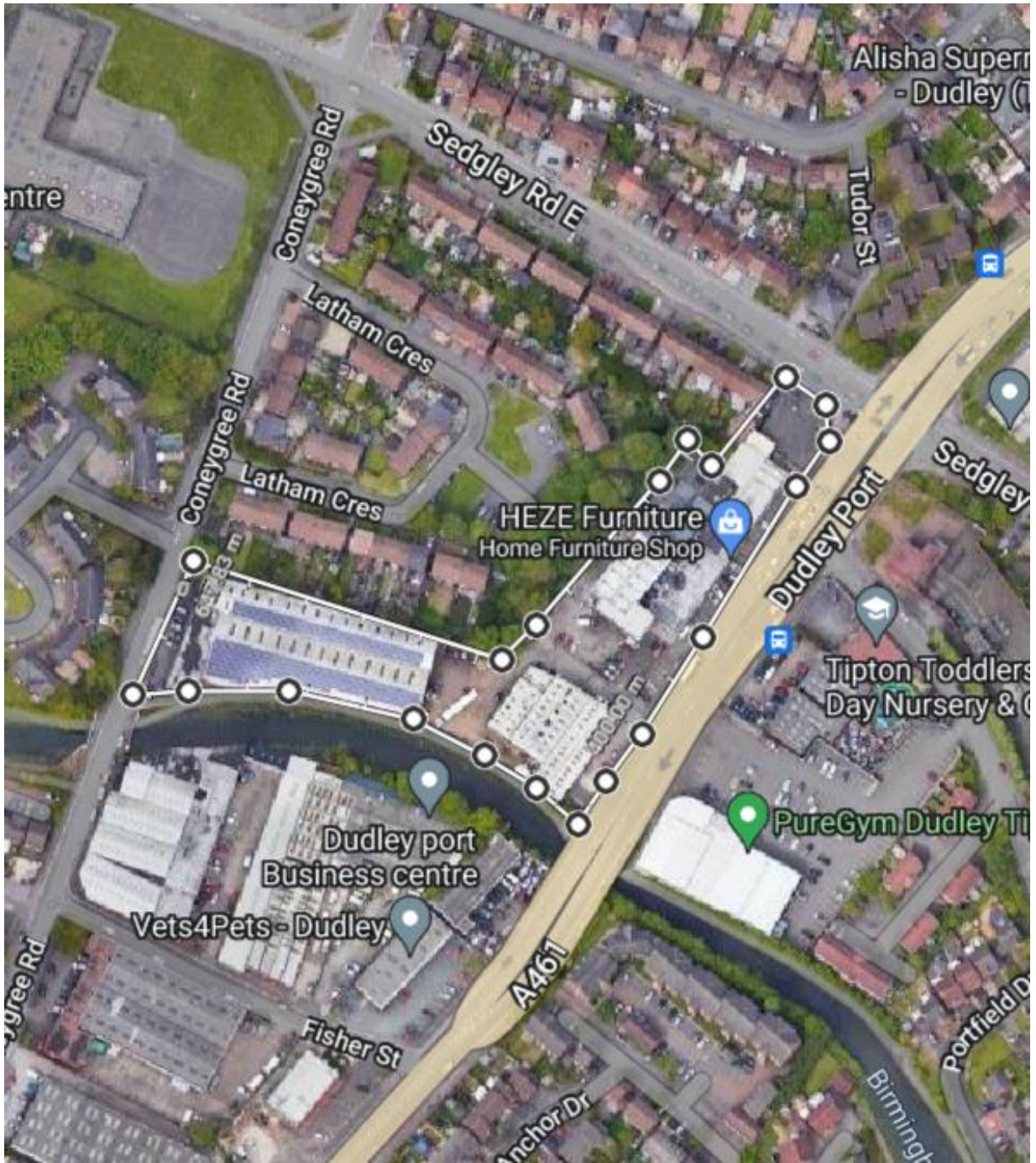
Gypsy and Traveller



Site Known as	8: CONEYGRE ROAD, BURNT TREE, TIPTON		
Site Address	Site northwest of Dudley Port, southwest of the junction with Sedgley Road East		
Ward	Tipton Green	Call for Site Ref	N/A
Site Area (ha)	1.02	Capacity proposed in Call for Sites submission	
Land Type	Employment land, open space (woodland)	Site Assessment Reference	303 EMP3-175
Background / Context			
Current uses (list)	Bathroom suppliers, home furnishing, martial arts centre, steel stockholder and supplier		
Surrounding land uses	Employment uses, residential, Birmingham canal,		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	SAD – Resi BCP- Employment		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	Previously developed land		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs on site but semi mature woodland adjoining north west boundary	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Assessment of woodland adjoining site boundary is advised.	
Heritage Assets on site or significantly affecting boundaries	The Birmingham Canal runs opposite the southern site boundary. Part of site adjoining includes woodland with several semi mature trees. No heritage assets on HER within 100m of site.	
Visual Amenity and Character of the Area	The site is occupied by several employment uses of no particular amenity value	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	Possible – further investigation required	
Ground stability	To be ascertained	
Air Quality impact of adjoining uses	Heavily trafficked Dudley Port would impact upon air quality	
Noise impact of adjoining uses	Possible adverse noise impact from traffic passing the site	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	Opportunity for new employment uses with good transport connections BEAR score of 20	
Employment Land	Potential for up to ca 3000sqm of new development	
Delivery / Phasing (taken from Delivery Study where referenced)	Delivery of a redevelopment site within the plan period is unlikely.	
Viability (taken from Viability Study where referenced)	Site occupied by several existing employment uses- viability is unlikely within the plan period	
Availability of utilities – electricity, gas, water, sewage treatment	TBC	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	TBC	
Highways access and transportation (state name / quality of access points)	Existing access from Dudley Port	

Impact on the wider road network	Additional impact depending on capacity of residential development compared to existing commercial vehicle movements				
Other Economic (specify)					
Social					
Primary School	10 ped 15 pt	Strategic Centre / Employment Area		20 minutes	
Secondary School	25 pt	Centre / Foodstore		15 minutes ped access 10 minutes public transport	
GP / Health Centre / Walk in centre	10 pt 10 ped				
Housing Density Location – Draft Plan Policy (x)			High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density	Two- and three-storey, fairly new residential development on the opposite side of Dudley Port				
Connections to local cycle route networks	WMLCWIP				
Public Open Space (ha's and type)	Loss of woodland				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	No loss of playing field or sports pitches				
Other Social (specify)					
Any character constraints on density (list)	Proximity to canal				
Opportunities					
<p>There is an opportunity for residential development of up to 100 dwellings if existing employment uses could be relocated. The site has a main road frontage, is surrounded by residential uses, with a canal frontage along its southwestern boundary. There is good pedestrian connectivity to local schools, health and shopping facilities.</p> <p>An employment allocation is supportive of existing viable businesses and would safeguard against job losses.</p> <p>The site also meets the criteria for gypsy and traveller needs given its size and connectivity, and as it is in a primarily residential area. However, this could negatively affect land values and redevelopment viability.</p>					
Sustainability Appraisal					
Minor negative impacts for criteria 1 and 7, uncertain for criteria 2,3,4,8 and 13, minor positive 5 & 6, major positive 9 & 12 and neutral impacts for criteria 10, 11 and 14.					
Conclusion					
Site suitable for residential, employment or gypsy and traveller uses. Moderate to high density housing.					
Appropriate uses given constraints and infrastructure requirements	Housing	Employment		Other (specify): Gypsy and Traveller	



Site Known as	9: SILVERTHORNE LANE/FORGE LANE CRADLEY HEATH. 3025		
Site Address	Silverthorne Lane, Cradley Heath		
Ward	Cradley Heath and Old Hill	Call for Site Ref	N/A
Site Area (ha)	1.05ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield industrial	Site Assessment Reference	9 SAH 096 SEC-36
Background / Context			
Current uses (list)	The site is currently a cleared vacant site.		
Surrounding land uses	There are industrial uses on Estates to the north and west though these sites are now allocated for residential use. There is new residential development to the east on the edge of Cradley Heath Town Centre. Cradley Heath railway station is within walking distance to the south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the Black Country Plan for housing and is within the SHLAA. The site is within a gateway site (gate2).		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield industrial land.		
Topography	The site is reasonably flat though the area slopes steadily down to the south.		

Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	Recent residential developments in the area have been of a moderate density.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 2 or 3.	
Ground Contamination	The previous uses of the site may have left a legacy of ground contamination.	
Ground stability	None known	
Air Quality impact of adjoining uses	Existing industrial uses to the north and west may require new development to incorporate air quality amelioration measures though these are allocated for residential redevelopment and may not be long-term uses.	
Noise impact of adjoining uses	Existing industrial uses to the north and west may require new development to incorporate noise amelioration measures though these are allocated for residential redevelopment and may not be long-term uses.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None known.	
Waste Infrastructure	No issues	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is cleared and not in beneficial use. It could be appropriate for employment development.	
Employment Land		
Delivery / Phasing (taken from Delivery Study where referenced)	It has been suggested that the site be comprehensively developed with adjoining sites in industrial use. The assembly and clearance of this combined site may delay delivery.	
Viability (taken from Viability Study where referenced)	Work is ongoing to determine the viability of development for the SLP.	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available though capacities are not known.	

Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known					
Highways access and transportation (state name / quality of access points)	There is an existing access on Silverthorne Lane.					
Impact on the wider road network	No issues anticipated.					
Other Economic (specify)	None					
Social						
Primary School	Within 15 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 20 minutes		Centre / Foodstore	Within 10 minutes		
GP / Health Centre / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	Recent residential developments in the area have been of moderate density.					
Connections to local cycle route networks	The site is located on Lower High Street that is identified in the SCWIP.					
Public Open Space (ha's and type)	There is no Public Open Space on the site.					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches					
Other Social (specify)	None					
Any character constraints on density (list)	Recent residential developments in the area have been of moderate density.					
Opportunities						
The site could be merged with neighbouring site 1437 (Lower High Street) currently in industrial use though allocated for residential use to provide a comprehensive residential redevelopment site. This is a sustainable location on the edge of the Cradley Heath Town Centre opposite the train station. In addition, the industrial site to the north of the site (Silverthorne Estate) is allocated in the BCP for residential use.						
Sustainability Appraisal						
The Sustainability Appraisal assesses the site as having neutral impact on objectives 1, 10, 11 and 14; minor positive impact on objectives 6; major positive impact on objectives 9 and 12; minor negative impact on objectives 3, 5 and 7; and uncertain impacts on objectives 2, 4, 8 and 13.						
Conclusion						
The site is suitable for residential or employment use. Residential use is preferred as the site is in a highly sustainable location adjacent to Cradley Heath Town Centre and adjacent to Cradley Heath train station. The site is located in a wider area of transition, with large amounts of poor quality employment land having been redeveloped into housing on land to the south of Cradley Heath train station on Woods Lane in recent years.						

The site was not assessed as part of the BEAR employment land study.
 The site is too large to be allocated as a gypsy/traveller site.

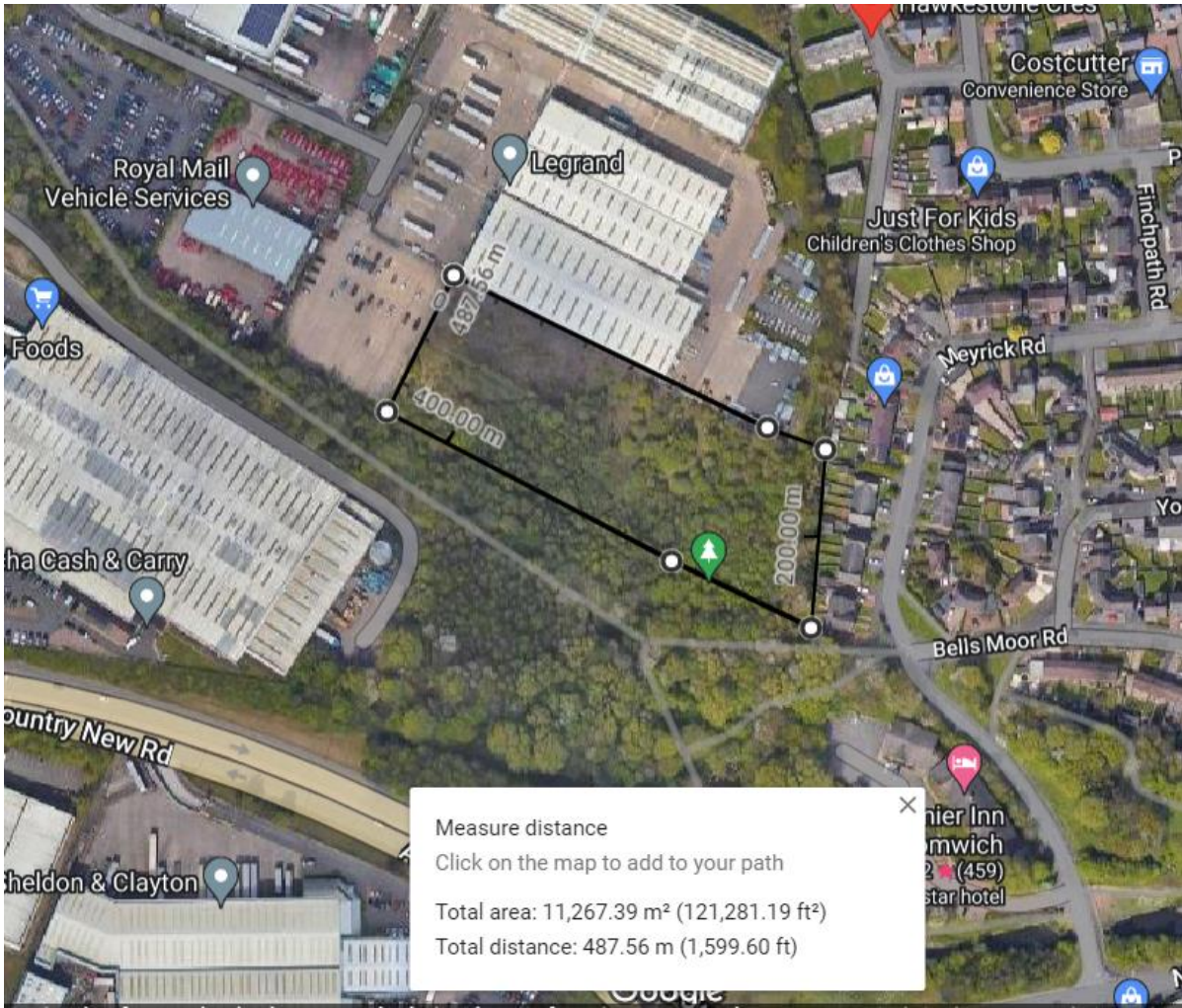
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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Site Known as	10: LAND OFF RICHMOND STREET, WEST BROMWICH		
Site Address	Land southwest of Hawkestone Crescent, east of Richmond Street, West Bromwich		
Ward	Wednesbury South	Call for Site Ref	N/A
Site Area (ha)	1.1	Capacity proposed in Call for Sites submission	N/A
Land Type	Previously developed land which is now wooded scrubland	Site Assessment Reference	10 EMP3-29 SEC3-29
Background / Context			
Current uses (list)	Previously developed land which is now wooded scrubland		
Surrounding land uses	Employment uses, Residential, Black Country new Road		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Employment development site SAD BCP Employment		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	No loss of green belt		
Landscape Sensitivity (BL23 / BL24)	Existing woodland		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Woodland – site previously developed		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOS but several semi mature trees	
Biodiversity or Geodiversity on site or significantly affecting boundaries	To be investigated. Likely to be some biodiversity potential associated with woodland	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	Site will present an attractive wooded area for residents	
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 area	
Ground Contamination	Possible need for investigation	
Ground stability	To be ascertained	
Air Quality impact of adjoining uses	Adjoining employment uses to be considered	
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	BEAR score of 19	
Employment Land	Site adjoins mainly employment uses	
Delivery / Phasing (taken from Delivery Study where referenced)	Dependent on ground conditions (site left vacant when surrounding area was developed)	
Viability (taken from Viability Study where referenced)	Work to understand viability of allocated development sites in the SLP is ongoing	
Availability of utilities – electricity, gas, water, sewage treatment	Existing	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known	
Highways access and transportation (state name / quality of access points)	Site is landlocked and will require third party land to create access from west across operational employment land. Access should not be formed from Meyrick Road due to potential adverse impact on the amenity of residential properties.	
Impact on the wider road network	Existing access roads should be acceptable for new employment use	
Other Economic (specify)	None	

Social					
Primary School	15 minutes pedestrian access 15 minutes public transport		Strategic Centre / Employment Area	20 minutes	
Secondary School	20 minutes		Centre / Foodstore	15 minutes	
GP / Health Centre / Walk in centre	15 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)
Any character constraints on density	Proximity to residential properties to the east				
Connections to local cycle route networks	Canal towpath 150m to the south is part of cycle network				
Public Open Space (ha's and type)	Site not public open space				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A				
Other Social (specify)	None				
Any character constraints on density (list)	Proximity to residential properties to the east				
Opportunities					
There is an opportunity to redevelop the site for employment use.					
Sustainability Appraisal					
The Sustainability Appraisal assesses the site as having neutral impacts on objectives 1, 10, 11 and 14; minor positive impacts on objective 12; major positive impact on objective 13; minor negative impact on objectives 5, 6, 7 and 9; and uncertain impact on objectives 2, 3, 4, and 8.					
Conclusion					
The site was assessed in the BEAR employment study as being suitable for employment uses (ref. 257a). Residential development is less suitable due to the site being in a predominantly industrial area. The site does not meet the criteria for Gypsy and Traveller use given the surrounding land uses and that the site exceeds the 1ha limit. Employment is the most suitable allocation in the SLP.					
Appropriate uses given constraints and infrastructure requirements	Housing		Employment		Other (specify):



Site Known as	11: CASTLE STREET TIPTON		
Site Address	Site bounded by canal and Castle Street, Tipton		
Ward	Tipton Green	Call for Site Ref	
Site Area (ha)	1.49 ha	Capacity proposed in Call for Sites submission	
Land Type	Employment	Site Assessment Reference	EMP3-148
Background / Context			
Current uses (list)	Employment uses		
Surrounding land uses	Predominantly housing, adjoining Dudley Canal (Dudley Junction)		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	SAD – Residential, BCP employment		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	N/A		
Landscape Sensitivity (BL23 / BL24)	Existing site of limited visual amenity value – residential redevelopment could produce an attractive site in a canalside setting.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	N/A		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	N/A		

Biodiversity or Geodiversity on site or significantly affecting boundaries	The site abuts the Birmingham Canal (Wolverhampton Level) which is a Wildlife Corridor NC5 ENV1	
Heritage Assets on site or significantly affecting boundaries	Factory Locks Tipton Conservation Area abuts site. Within 100m of site: Monument: MSD5558, Chapel Street, Tipton, West Midlands. Monument: MBL3068: SETTLEMENT; TIPTON GREEN, DSD429: OFFICE AND STORE WM ROUNDS, Castle Street, Tipton (Listed Building). Canal corridor core habitat zone 6 Dudley junction historic landmark south of site	
Visual Amenity and Character of the Area	Current poor-quality employment uses	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Not within a flood risk zone	
Ground Contamination	Possible contamination given existing well-established employment uses	
Ground stability	Not known but would need investigation prior to residential redevelopment.	
Air Quality impact of adjoining uses	Predominantly residential – adverse air quality not suspected.	
Noise impact of adjoining uses	Employment uses on north side of Castle Street – possible noise impact	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Opportunity for new employment uses	
Employment Land	BEAR reviewed former housing allocation score 20 - change to employment	
Delivery / Phasing (taken from Delivery Study where referenced)	Delivery of land use change constrained by need to relocate current businesses.	
Viability (taken from Viability Study where referenced)	Current employment uses, willingness to relocate?	
Availability of utilities – electricity, gas, water, sewage treatment	Existing utilities in Castle Street and Dudley Road	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known	

Highways access and transportation (state name / quality of access points)	Existing access from Castle Street could be utilised for new residential. Access from Dudley Road could be problematic in view of site levels and proximity to junction.					
Impact on the wider road network						
Other Economic (specify)						
Social						
Primary School	10mins pt 10mins ped		Strategic Centre / Employment Area	10mins		
Secondary School	20mins		Centre / Foodstore	10 minutes		
GP / Health Centre / Walk in centre	10 ped and pt					
Housing Density Location – Draft Plan Policy (x)			High Density (min 50 dph, max 100 dph)	X	Moderate Density (40-50 dph)	X
Any character constraints on density	Canal frontage opportunity for residential					
Connections to local cycle route networks	SCWIP					
Public Open Space (ha's and type)	No loss of POS					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A					
Other Social (specify)						
Any character constraints on density (list)	Higher density opportunities on canal frontage					
Opportunities						
<p>There is a good opportunity to create ca 60 high quality homes and remove unattractive, underused employment uses. The site has a long frontage to the canal providing an opportunity for possibly higher density homes. The site is well located close to the local centre and is well-connected to local services. New employment uses could be introduced ca3000sqm, but this allocation is not supported. Given site area and proximity to local services site could be allocated for G and T but this use could prejudice the viability of residential development.</p>						
Sustainability Appraisal						
Major negative on criteria 5, minor negatives on criteria 1 & 7, negligible impacts criteria for 10, 11 & 14, minor positives for 6, major positive impacts on criteria 9 & 12 and uncertain on criteria 2, 3, 4, 8 & 13.						
Conclusion						
<p>A SAD allocation for housing may be difficult to achieve within the plan period given the need to relocate existing businesses.</p> <p>Employment allocation would support existing businesses. In terms of site area, it exceeds the criteria for Gypsy and Traveller allocation.</p>						
Appropriate uses given constraints and infrastructure requirements	Housing		Employment		Gypsy and Traveller	

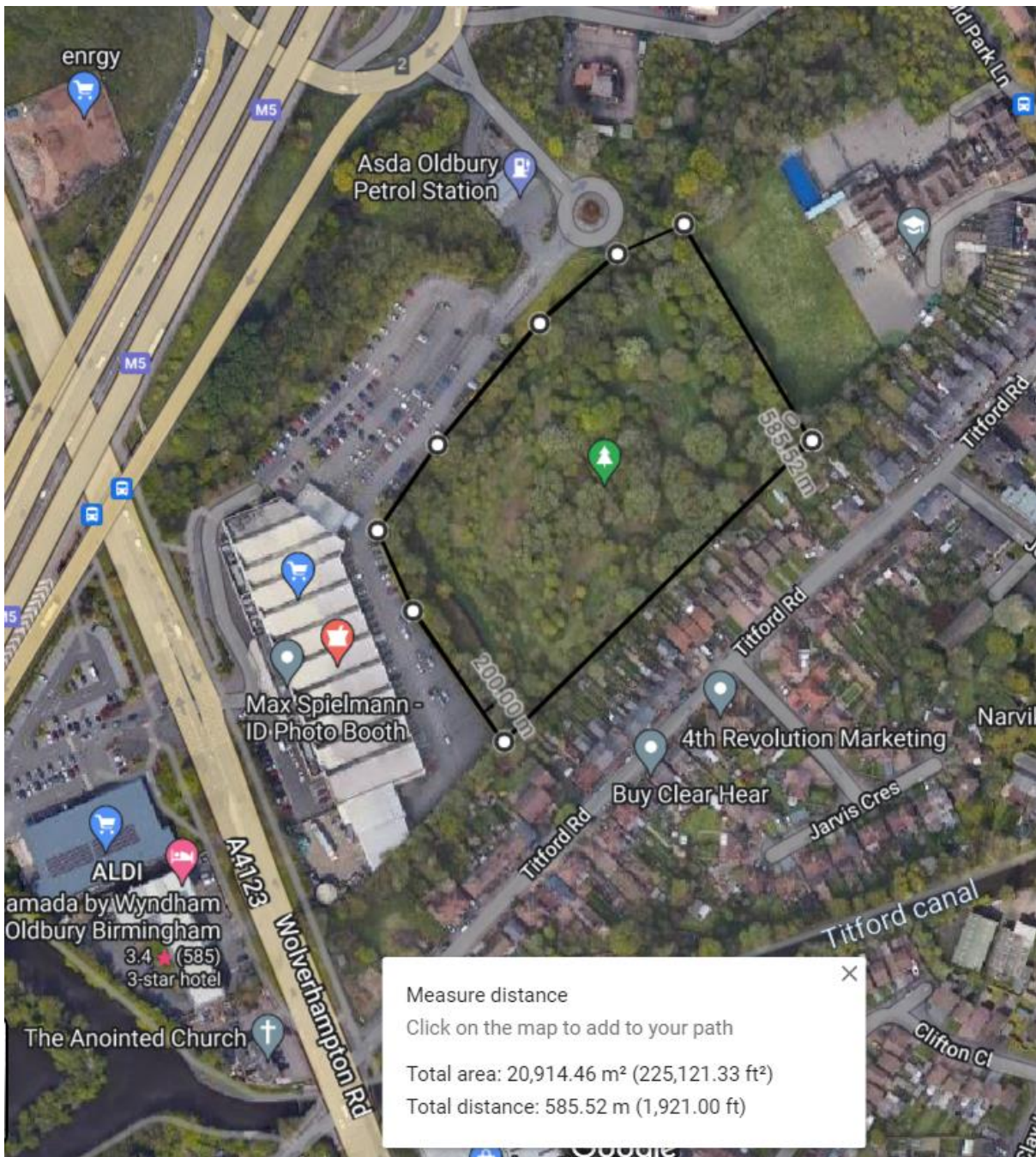


Site Known as	12: LAND ADJACENT TO ASDA, WOLVERHAMPTON ROAD, OLDBURY		
Site Address	Land adjacent to Asda and north of Titford Road, Wolverhampton Road, Oldbury		
Ward	Langley	Call for Site Ref	548 (BCP)
Site Area (ha)	2.1	Capacity proposed in Call for Sites submission	Employment
Land Type	Vacant land	Site Assessment Reference	12 SH2 EMP1-4 SAE200
Background / Context			
Current uses (list)	Vacant land self-set with trees and shrubs		
Surrounding land uses	Asda store and M5 junction 2 to north/ northwest, primary school to east and residential properties to south		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	Primary Flood Zone 1 with a small area being in Flood zone 2 around the watercourse. Surmountable constraint.		
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)	Wildlife policy NC 5 SAD employment BCP employment		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	Site not in the green belt		
Landscape Sensitivity (BL23 / BL24)	No landscape designations.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	No previous development on land last known use allotments. Considered greenfield land.		
Topography	The site is generally quite flat except to the boundaries with the river course, which are steeply		

	banked; there are changes in levels to the land between the residential properties on Titford Road, the site being higher.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO, the site benefits from tree cover which adds to the visual amenity of the area and assist with pollution given the elevated M5. The tree cover is generally self-seeded and the quality/condition of trees is unknown.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Site is designated a Wildlife Corridor. There is biodiversity potential associated with the presence of watercourse running around site boundaries and trees/vegetation. Has been assessed for SLINC status in 2023 but considered not sufficient to meet SLINC designation threshold.	
Heritage Assets on site or significantly affecting boundaries	No Heritage assets	
Visual Amenity and Character of the Area	The levels to the south for existing residents could cause harm in terms of loss of privacy/outlook depending on layout and heights. The existing space is also valued by residents which was demonstrated at the time of the previous planning application	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Part of the site to the north/north west which follows the water course is designated as flood zone 2. Therefore, some constraints but not insurmountable	
Ground Contamination	Site formerly used as allotments, potential risk of herbicides and pesticides so concern would be negligible.	
Ground stability	Historic colliery adjacent the site to north and west of the site but no probable recordings of shallow workings within the site	
Air Quality impact of adjoining uses	Proximity to elevated M5 Motorway so potential air quality issues and mitigation may reduce site area along the water course adjacent to M5 corridor	
Noise impact of adjoining uses	Noise impact from elevated M5	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Site previously allocated for employment use. Planning permission refused 09/12/2019 for industrial scheme due to high safety issues, overbearing on nearest residential properties and detrimental effect of proposed footpath on residential properties (reference DC/19/63297).	

	Site promoted for employment use as call for sites submission to Black Country Plan		
Employment Land	Not employment land		
Delivery / Phasing (taken from Delivery Study where referenced)	No obvious constraints on delivery given that adverse ground conditions are unlikely. Gaining planning consent could be protracted due to high potential for objections.		
Viability (taken from Viability Study where referenced)	Work to understand the viability of sites within the SLP is ongoing.		
Availability of utilities – electricity, gas, water, sewage treatment	Need to undertake studies to determine		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No limitations		
Highways access and transportation (state name / quality of access points)	Access for residential use would need to be solely served from Titford Road which is already congested and would likely cause significant issues. In addition, the access is poor and would need widening. Access from Birchley Island for residential use is not acceptable as pedestrian and cycle access is prohibited in view of Motorway restrictions. Employment use could only be accessed from Birchley Island as Titford Road would not be an acceptable access point for industrial vehicles through a residential area.		
Impact on the wider road network	Queueing traffic already evident during rush hour on Titford Road towards junction with Wolverhampton Road. A new site access for residential purposes could add to the impact in view of up to 50 vehicle movements per day.		
Other Economic (specify)	None		
Social			
Primary School	15 minutes ped access	Strategic Centre / Employment Area	20 minutes
Secondary School	20 minutes	Centre / Foodstore	10 minutes
GP / Health Centre / Walk in centre	15 minutes ped access 10 minutes pub transport		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) X
Any character constraints on density	Local housing character – two-storey inter war properties. Up to 40 dph considered appropriate. Primary Flood Zone 1 with a small area being in Flood Zone 2 around the watercourse – reduction in developable area.		

	Safeguard amenity of existing residents in Titford Road – adequate separation distance to prevent overlooking / lack of privacy. Access from Titford Road for residential use could reduce site capacity.		
Connections to local cycle route networks	No designated cycle routes from M5 junction 2 connections would be from Titford Road to the south of the site		
Public Open Space (ha's and type)	Not public open space but the area is valued by residents.		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	No loss of playing fields		
Other Social (specify)	None		
Any character constraints on density (list)	As above.		
Opportunities			
<p>There is an opportunity to introduce ca 50 homes on this site but overcoming access constraints is key. Access is solely available from Titford Road but previous objections from residents regarding the potential for increased use and congestion, would need to be satisfactorily addressed.</p> <p>Siting of houses should safeguard existing residential amenity and the asset of the watercourse and proposed SLINC should be acknowledged.</p> <p>The existing allocation for Employment use is acceptable with the caveat that a satisfactory site access from Birchley Island must be achieved, and new buildings must not detrimentally affect the amenity of existing residents by way of noise, outlook, overlooking and privacy.</p> <p>The site does not meet the criteria for Gypsy and Traveller Use.</p>			
Sustainability Appraisal			
The Sustainability Appraisal assesses the site as having neutral impact on objective 1, 4 & 8; major positive impact on objectives 12, 13 and 14; minor negative impact on objectives 6, 7, 9 and 11; major negative impact on objective 5; and uncertain impact on objectives 2 and 3.			
Conclusion			
<p>The site is suitable for a residential or employment allocation but issues of access, amenity, traffic generation and congestion, and biodiversity would need to be overcome or mitigated.</p> <p>Gypsy and Traveller use is not considered appropriate as the site is too big and does not adequately meet selection criteria.</p> <p>The site owner has been promoting the site for residential use and undertook pre-application community consultation for a residential scheme at the site in summer 2023.</p> <p>https://www.countrysidepartnerships.com/titford-road-oldbury</p> <p>It is recommended that the site is allocated for residential development in the SLP.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller



Site Known as	13: SOHO TRIANGLE		
Site Address	Land bounded by West Coast Main Line, Birmingham Canal and access from Victoria Street.		
Ward	Soho and Victoria	Call for Site Ref	N/A
Site Area (ha)	1.71	Capacity proposed in Call for Sites submission	N/A
Land Type	Overgrown vacant site formerly used as aggregate storage.	Site Assessment Reference	EMP4-4 SAD Employment BCP Employment
Background / Context			
Current uses (list)	Vacant overgrown site		
Surrounding land uses	Employment Uses, Transport		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	NO		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	NO		
Site of Importance for Nature Conservation	Merry Hill SLINC		
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 Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Wildlife policy NC5 applies – canal corridor Core habitat zone – canal corridor		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	N/A		
Landscape Sensitivity (BL23 / BL24)	Urban matrix recovery zone		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	N/A		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Land is predominantly overgrown scrubland	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Adjoining greenspaces	
Heritage Assets on site or significantly affecting boundaries	Monument: MBL2442, SOAP WORKS; MERRY HILL; SMETHWICK. Area of potential archaeological importance DSD184: Smethwick Summit, Galton Valley Conservation Area. EBL700 Survey,2002. Within 100m: Monument: MBL3174, LONDON WORKS FACTORY; SMETHWICK - MAIN NO. Local List: DSD650, Soho Junction Viaduct, above Wellington & Vittoria Streets, Smethwick	
Visual Amenity and Character of the Area	Site is heavily overgrown and is bounded by the Birmingham canal to the south and the west coast mainline railway to the north.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	Possible given adjoining uses and history of the area	
Ground stability	Not known	
Air Quality impact of adjoining uses	Adjacent west coast rail line employment uses	
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	Gateway site 2	
Economic		
Employment Development Opportunities	BEAR assessment?	
Employment Land	Access under rail line is unsuitable for larger vehicles	
Delivery / Phasing (taken from Delivery Study where referenced)	Unlikely that site could be developed given constrained access.	
Viability (taken from Viability Study where referenced)	Site is not considered to be suitable for development given the very limited vehicular access from Foundry Lane/Vittoria Street.	
Availability of utilities – electricity, gas, water, sewage treatment	Utilities available on Vittoria Street	
Infrastructure constraints on / under site (electric cables/sub-	Not known	

stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)			
Highways access and transportation (state name / quality of access points)	Poor quality highways access from Victoria Street under rail line		
Impact on the wider road network	Any development would increase vehicular movements on this poor site access.		
Other Economic (specify)			
Social			
Primary School	PED 15 mins PT 10 mins	Strategic Centre / Employment Area	20 mins
Secondary School	20 mins	Centre / Foodstore	15 mins
GP / Health Centre / Walk in centre	15 mins		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) X
Any character constraints on density			
Connections to local cycle route networks	National cycle route along Birmingham Canal adjoining the site to the south		
Public Open Space (ha's and type)	No POS loss		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A		
Other Social (specify)			
Any character constraints on density (list)	Proximity to West Coast mainline and Birmingham Canal		
Opportunities			
There is limited opportunity for either residential, employment or gypsy and traveller uses, given the very restricted site access. The previous use as open storage of aggregate could be continued subject to the height restriction of commercial vehicles in view of the access under the rail line.			
Sustainability Appraisal			
Minor negatives for criteria 1,6,7, 9,11 & 12. Negligible impacts on criteria 14. Minor positive for criteria 5 and major positive for criteria 13. Uncertain impacts on criteria 2, 3, 4 and 8. Neutral impact on criteria 10.			
Conclusion			
Very limited opportunities for residential uses in view of the site constraints but some open storage could be considered without detriment to local amenity.			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller

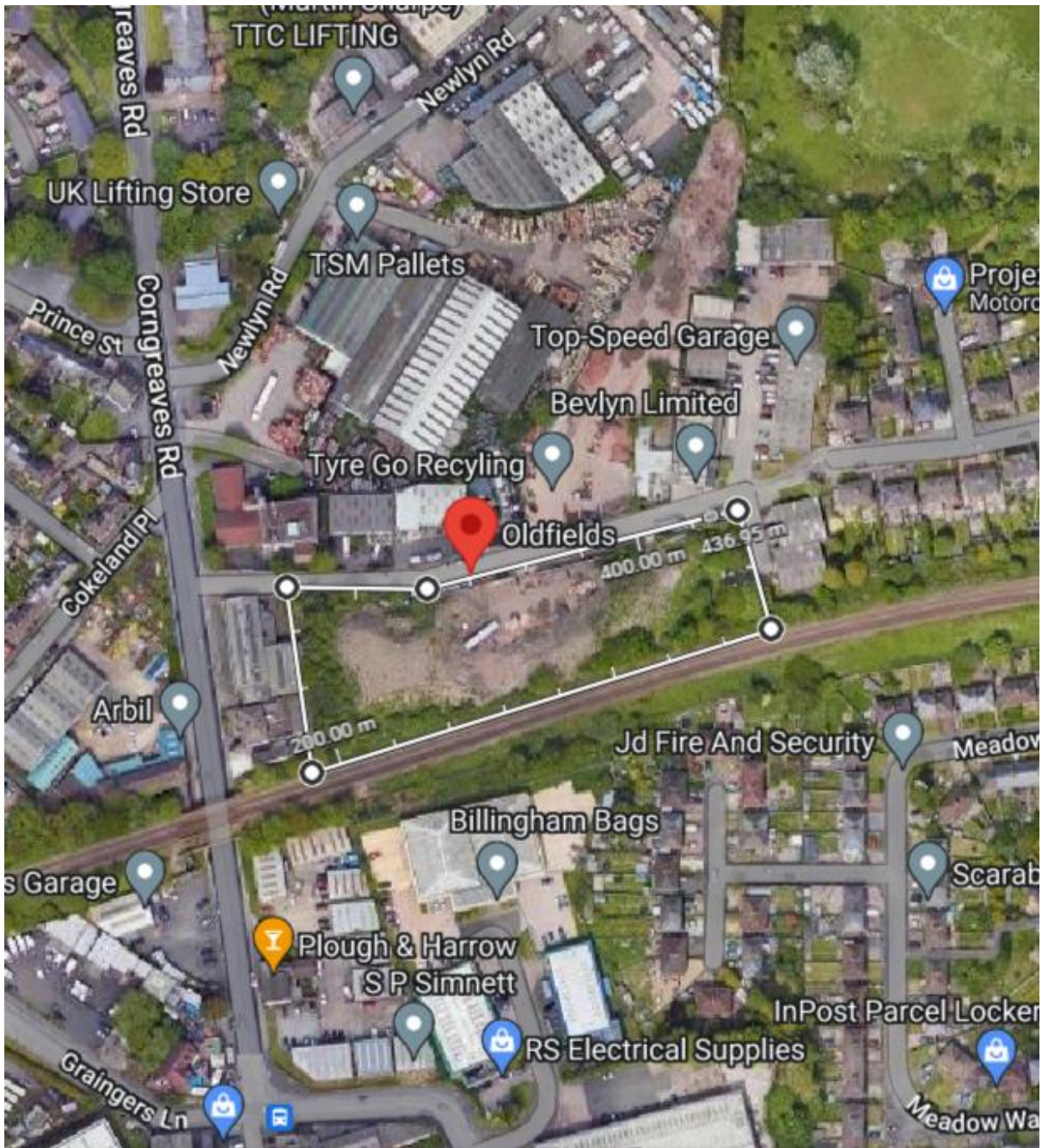


Site Known as	14: OLDFIELD TRADING ESTATE, CRADLEY HEATH		
Site Address			
Ward	Cradley Heath and Old Hill	Call for Site Ref	N/A
Site Area (ha)	1.76	Capacity proposed in Call for Sites submission	N/A
Land Type	Minerals and aggregate storage	Site Assessment Reference	Emp3-191
Background / Context			
Current uses (list)	Residential, Employment, Recycled aggregates (strategic site for aggregates and minerals in BCP) Catering Supplier		
Surrounding land uses	Employment Uses, Rail line, Residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	SAD Residential BCP Employment		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	N/A		
Topography	Site mounded		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	N/A	
Biodiversity or Geodiversity on site or significantly affecting boundaries	N/A	
Heritage Assets on site or significantly affecting boundaries	Area of potential archaeological importance Within 100 m: Monument: MBL2736, CHAIN PROVING HOUSE, NEWLYN ST, CRADLEY HEATH Monument: MBL2735, EAGLE CHAIN WORKS; CORNGREAVES RD	
Visual Amenity and Character of the Area	Unattractive operational site bounded by palisade and sheet metal fencing to Oldfields and a mature planted southern boundary to the south adjoining the elevated rail line. Triangular area north of Oldfields currently occupied by employment uses	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining uses	Potential for adverse air quality given existing site use, employment uses in the vicinity and the adjacent Birmingham Snow Hill to Kidderminster rail line with circa 8 trains an hour passing the site.	
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral Resource Areas	The site operation recycles aggregates and is an allocated strategic site for aggregate and minerals in BCP	
Mineral Infrastructure and Brickworks	Not known	
Waste Infrastructure	Not known	
Other Environmental (specify)		
Economic		
Employment Development Opportunities	BEAR assessed score 20	
Employment Land	Existing strategic site in BCP	
Delivery / Phasing (taken from Delivery Study where referenced)	Ability to achieve land use change in the short term in view of the need to identify an alternative strategic site for aggregates and minerals.	
Viability (taken from Viability Study where referenced)	As above land use change would not be viable in the short term.	
Availability of utilities – electricity, gas, water, sewage treatment	Sewers run along Oldfields	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	Not known	

gas pipes, pylons, culverts, rights of way)			
Highways access and transportation (state name / quality of access points)	Access possible from Oldfields		
Impact on the wider road network	Additional vehicular impact on Oldfields if new employment or residential uses are introduced.		
Other Economic (specify)			
Social			
Primary School	10 mins pedestrian and public transport	Strategic Centre / Employment Area	
Secondary School	25 mins ped and opt	Centre / Foodstore	10 mins
GP / Health Centre / Walk in centre	Ped 15mins Pt 10 mins		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) x
Any character constraints on density	Proximity to rail line, proximity to local service and public transport connections.		
Connections to local cycle route networks	N/A		
Public Open Space (ha's and type)	N/A		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A		
Other Social (specify)	N/A		
Any character constraints on density (list)	A moderate density should be considered if housing is a preferred use		
Opportunities			
The sites' strategic minerals use suggests its continuation. New employment uses could however be introduced. The site could accommodate 70 units of moderate density housing given its proximity to a local centre and facilities. The site is not suitable for gypsy and traveller use as it exceeds the 1ha parameter			
Sustainability Appraisal			
Scores strongly minus for criteria 5, minor negative for criteria 6, 7, 11. Negligible impacts on criteria 1, 10 & 14. Uncertain impacts on criteria's 2,3,4, 8 & 13. Strongly positive for criteria's 9 & 12.			
Conclusion			
The allocated use of this site should take into account the proximity of EMP3-37 and EMP3-40. Combined, the three sites total ca 6ha. All of these adjoining sites are currently operational with a variety of employment uses – having previously been allocated for residential in the SAD and subsequently Employment in the BCP. Occupiers who responded to previous consultation expressed no wish to relocate. Although the combined sites could provide a developable area for ca 240 houses the predominant existing employment uses and the lack of enthusiasm to relocate, along with the relatively poor environmental conditions, lead to a preferred allocation for Employment uses. Residential use on this site in isolation would not be preferred.			

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller
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Site Known as	15: 70 - 74 CRANKHALL LANE, WEDNESBURY		
Site Address	Site off west side of Crankhall Lane		
Ward		Call for Site Ref	N/A
Site Area (ha)	1.78	Capacity proposed in Call for Sites submission	N/A
Land Type	Employment – Laundry service with sports social club	Site Assessment Reference	EMP4-3
Background / Context			
Current uses (list)	Laundry service (aka Sunlight Laundry) Social Club		
Surrounding land uses	Residential /open space		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	Open space adjoining site to southwest		
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 Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Wildlife corridor link – policy NC5 ENV1 relating to open space adjoining the site to the south west		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	N/A		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	N/A	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Southwest site boundary adjoins open space – presence of a row of mature trees -canal on the southern boundary. Site abuts canal, a Wildlife Corridor.	
Heritage Assets on site or significantly affecting boundaries	The Tame Valley Canal runs along the southern boundary of the site, 190 m away is the Manor House, a medieval Grade 1 Listed Building now used as a museum. Area of potential archaeological importance within 100m.	
Visual Amenity and Character of the Area	Site surrounded by predominantly residential uses and open space as part of Sandwell Community School playing fields. Southern boundary adjoining the canal and overlooking the Manor House.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Although the site is not in the flood risk zone the adjoining school and playing fields adjoin the river Tame to the north west	
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining uses	Not considered to be detrimental	
Noise impact of adjoining uses	No significant noise impact given surrounding residential and playing fields	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	The site is operational as a laundry service and social club and given its area could accommodate ca 5000sqm of new employment uses.	
Employment Land	Land allocated for Employment use in the BCP	
Delivery / Phasing (taken from Delivery Study where referenced)	Relocation of existing use?	
Viability (taken from Viability Study where referenced)	Site does not appear to be physically constrained but the willingness/opportunity to relocate the existing use could hamper a realistic redevelopment timescale	
Availability of utilities – electricity, gas, water, sewage treatment	Existing utilities	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	Overhead power lines cross the adjacent playing fields with a pylon approximately 25m from the south west site boundary	

gas pipes, pylons, culverts, rights of way)								
Highways access and transportation (state name / quality of access points)	Existing 7m wide road allowing larger industrial vehicles to access the site							
Impact on the wider road network	Alternative employment use could increase vehicular movements							
Other Economic (specify)								
Social								
Primary School	PED – 10 mins PT 10 mins		Strategic Centre / Employment Area		PED 20 mins PT 20 mins			
Secondary School	PED 20 mins PT 20 mins		Centre / Foodstore		PED 10 mins PT 10 mins			
GP / Health Centre / Walk in centre	PED 15 mins PT 10 mins							
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40- 50 dph)			x
Any character constraints on density	Local area is predominantly medium density housing.							
Connections to local cycle route networks	Crankhall Lane							
Public Open Space (ha's and type)								
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A							
Other Social (specify)								
Any character constraints on density (list)								
Opportunities								
If the existing employment operation is willing / able to relocate, the preferred land use allocation would be residential. The existing 7m access road would allow a 5m carriageway and a single 1.8m footpath. The site is in a predominantly residential area and is close to open space a canal and an historic listed building – all assets which could command a high-quality housing development of ca 50 units.								
Sustainability Appraisal								
Minor negative scores for 5, 7 & 11. Negligible effect on criteria 1 & 14. Uncertain effects on criteria 2,3,4,8 &13. Minor positive for criteria 6, major positive impacts on criteria 9 & 12.								
Conclusion								
Local Employment allocation which would allow comprehensive redevelopment to residential under criteria, notwithstanding questionable viability in the short to medium term. Site too large for a G & T site.								
Appropriate uses given constraints and infrastructure requirements	Housing		employment		Gypsy/Traveller			



Site Known as	16: BRYMILL INDUSTRIAL ESTATE		
Site Address	Land west of open space known as The Cracker, east of Brown Lion Street, Tipton		
Ward	Tipton Green	Call for Site Ref	N/A
Site Area (ha)	1.97	Capacity proposed in Call for Sites submission	N/A
Land Type	Employment	Site Assessment Reference	16 EMP3-133 SEC3-133
Background / Context			
Current uses (list)	Employment, Vaping Shack, equestrian, open space, residential		
Surrounding land uses	Residential properties surrounding the site, woodland off Regent Street connecting to large area of open space, employment uses		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	SAD residential BCP Employment		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	Previously developed land		
Topography	Site generally level		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

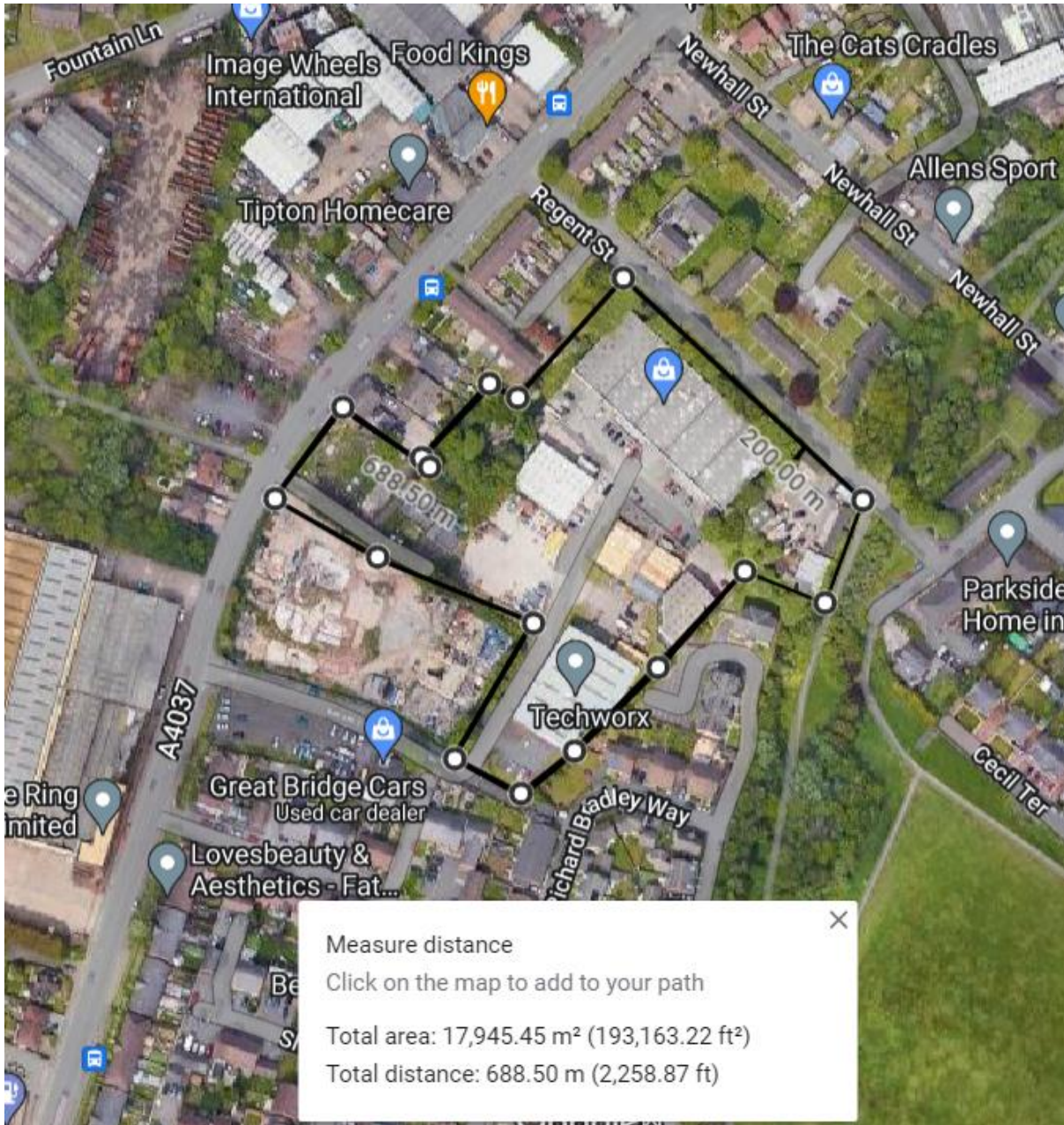
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Some mature trees on site. Trees not protected	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Some biodiversity potential associated with trees on site. The Princes End Disused Railway SLINC borders the site to the east.	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	Although the predominant surrounding land use is residential, there is a mix of existing employment uses on and around the site. There is an existing equestrian use within the site. An area of woodland lies within the site and connects it to a large area of open space to the south east.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Zone 2 or 3.	
Ground Contamination	Several areas of open space surround the site where adverse ground conditions are suspected in view of historic industrial uses. As with many such sites in Tipton ground contamination is a realistic possibility presenting constraints to new development.	
Ground stability	There is evidence of historic coal mining, the former branch railway line, a refuse tip and consequent landfill on the adjoining open space.	
Air Quality impact of adjoining uses	Existing employment uses	
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	There is opportunity for ca 6000sqm of new employment	
Employment Land	Existing employment land	
Delivery / Phasing (taken from Delivery Study where referenced)	Delivery of site could be phased.	
Viability (taken from Viability Study where referenced)	Viability could be questionable given the extent of site constraints. Work to understand viability of sites within the SLP is ongoing.	
Availability of utilities – electricity, gas, water, sewage treatment	Existing	
Infrastructure constraints on / under site (electric cables/sub-	Not known	

stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)			
Highways access and transportation (state name / quality of access points)	Access to the site could be gained from Regent Street, Hipkins Street or Brown Lion Street.		
Impact on the wider road network	New residential development would create additional impact on road network ca 100 vehicle movements per day		
Other Economic (specify)			
Social			
Primary School	15 ped access 10 pt	Strategic Centre / Employment Area 20 minutes	
Secondary School	20 minutes	Centre / Foodstore 15 minutes ped access 10 pub transport	
GP / Health Centre / Walk in centre	10 minutes		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	Proximity to open space Constraints because of adverse ground conditions		
Connections to local cycle route networks	Site is adjacent to cycle route along former Princes End railway line.		
Public Open Space (ha's and type)	Site adjacent to open space		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	No loss of playing fields or sports pitches		
Other Social (specify)	None		
Any character constraints on density (list)	As above		
Opportunities			
<p>The site appears to operational and viable with a mix of employment uses. It could be brought forward for residential use along with the vacant adjoining site off Brown Lion Street but the opportunity to assemble land within the plan period would be heavily constrained.</p> <p>There is a good opportunity to introduce over 100 new houses on the site with a longer-term land use change – adverse ground conditions however could affect viability along with the need to relocate existing businesses.</p> <p>Employment redevelopment could create 6000sqm of new floorspace;</p> <p>As the site exceeds 1ha it is not considered suitable for gypsy and travellers.</p>			
Sustainability Appraisal			
The site was assessed by the Sustainability Appraisal as having a neutral impact on objectives 1, 10 and 14; major positive impact on objective 9; minor negative impact on objective 3, 5, 6, 7, 11 and 12; and uncertain impact on objective 2, 4 and 8.			
Conclusion			

The site is suitable for residential or employment use. It was assessed as being suitable for employment use within the BEAR employment study, and is currently occupied by operational businesses. Therefore, it is recommended that the site is allocated for employment use within the SLP.

The size of the site prohibits Gypsy and Traveller use

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Travellers
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Site Known as	17: WATERFALL LANE, CRADLEY HEATH		
Site Address	Land south of Waterfall Lane, east and west of Dudley Canal, Cradley Heath		
Ward	Blackheath	Call for Site Ref	N/A
Site Area (ha)	1.78	Capacity proposed in Call for Sites submission	N/A
Land Type	This site comprises three separate areas of mainly employment land	Site Assessment Reference	17 EMP3-189 SEC3-189
Background / Context			
Current uses (list)	Employment – Sandwell taxi licensing depot, West Midlands Blinds, Building Material Suppliers.		
Surrounding land uses	Residential, Dudley Canal, Old Hill Train Station		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Not allocated in SAD – BCP employment Wildlife policy NC5 applies – proximity to canal along south west boundary		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	Not in the Green Belt		
Landscape Sensitivity (BL23 / BL24)	No landscape designation		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Previously developed land		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Mature trees line the boundary of the site and the Dudley Canal. Trees are not protected	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Core habitat zone 2 - Sites are bounded by the Dudley Canal, with mature trees along its edges. There is a mature belt of trees along the southern boundary of the site (on the northern edge of the rail line). The canal is designated a Wildlife Corridor.	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	Predominantly residential around the sites	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A – the site is not in Flood Zone 2 or 3	
Ground Contamination	Potential contamination associated with historic uses.	
Ground stability	Potential stability issues associated with historic uses and adjacency to canal	
Air Quality impact of adjoining uses	No obvious adverse air quality issues	
Noise impact of adjoining uses	Proximity of rail line and Old Hill station ca 100 m from south west site boundary	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	As the sites are currently occupied by employment uses, continued use as such during the plan period, would seem most likely. These sites combined could however accommodate ca 8000sqm of new employment development. BEAR score of 18	
Employment Land	Existing but a housing allocation would be appropriate given the site's excellent location in proximity to Old Hill train station, and to local facilities. 2.69 ha could accommodate up to 150 units with some higher density considered to be acceptable given the location.	
Delivery / Phasing (taken from Delivery Study where referenced)	Future of existing uses needs to be determined	
Viability (taken from Viability Study where referenced)	The viability of relocating existing businesses would be difficult in the plan period. The mainly Council owned site south of Waterfall Lane, east of the canal,	

	could be brought forward earlier with a view to a longer-term land use allocation for residential. Work to understand the viability implications of sites within the SLP is ongoing.		
Availability of utilities – electricity, gas, water, sewage treatment	Existing		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Known adverse ground conditions due to mineworking, landfill and contaminated ground – comprehensive site investigations would be necessary.		
Highways access and transportation (state name / quality of access points)	Existing accesses to the employment uses should be satisfactory if the sites are reallocated for residential purposes.		
Impact on the wider road network	The introduction of up to 150 new dwellings could increase vehicle movements by ca 150 per day although proximity to the train station could reduce this impact.		
Other Economic (specify)			
Social			
Primary School	10 mins	Strategic Centre / Employment Area	20 mins
Secondary School	20 mins	Centre / Foodstore	15 mins
GP / Health Centre / Walk in centre			
Housing Density Location – Draft Plan Policy (x)			Moderate Density (40-50 dph) x
Any character constraints on density	The sites' sustainable location close to the train station and its good connectivity to local facilities, could justify higher densities in certain areas i.e. adjacent to the rail line and station.		
Connections to local cycle route networks	Cycle access to west side of Dudley Canal from Waterfall Lane.		
Public Open Space (ha's and type)	N/A		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A		
Other Social (specify)	N/A		
Any character constraints on density (list)	As above		
Opportunities			
There is an opportunity to assemble the three adjoining sites which could accommodate up to 150 new dwellings. The mainly council owned site off Waterfall Lane could potentially be brought forward earlier. The other two sites would need existing businesses to be relocated. However, site investigations would need to be undertaken and known adverse ground conditions could seriously affect viability.			

Allocation for Gypsy and Traveller use is not appropriate. Continued allocation for Employment uses would be suitable.			
Sustainability Appraisal			
The Sustainability Appraisal assesses the site as having neutral impact for objectives 1, 10, 11 & 14; minor negative impact for objectives 5, 6, 7, 9 and 12; and uncertain impacts for objectives 2, 3, 4, 8 and 13.			
Conclusion			
The site is suitable for residential and employment uses. The site was assessed by the BEAR employment study as being suitable for employment use and there are operational businesses already on the site. Therefore, it is recommended that the site is retained for employment uses in the SLP. Allocation for Gypsy and Traveller use is not appropriate as the site western half is too small and the eastern half too large.			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller





Site Known as	18: HALE TRADING ESTATE TIPTON		
Site Address	Land between Horseley Road and Lower Church Lane, Tipton		
Ward	Great Bridge	Call for Site Ref	N/A
Site Area (ha)	2.73	Capacity proposed in Call for Sites submission	N/A
Land Type	Employment Land – operational trading estate	Site Assessment Reference	18 EMP3-22 SEC3-22
Background / Context			
Current uses (list)	Employment		
Surrounding land uses	Predominantly residential NB site 1183 adjoins to the north east (residential allocation)		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	SAD local employment land BCP Employment		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	The site is not within the Green Belt		
Landscape Sensitivity (BL23 / BL24)	The site has no landscape designations		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	The site is previously developed land		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs but site adjoins a densely planted wooded area	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site has no biodiversity designations. Land to the north is designated as a SLINC (Alexandra Road).	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	Modern reasonably attractive industrial enclave surrounded by residential areas and open space	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Zone 2 or 3.	
Ground Contamination	The site is likely to have poor ground conditions associated with historic uses. Further investigation is required	
Ground stability	The site may have stability issues associated with historic uses. Further investigation is required.	
Air Quality impact of adjoining uses	Adjoining uses predominantly residential so no perceived air quality impact	
Noise impact of adjoining uses	No perceived noise impact	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	New employment use could generate ca 8000sqm Site was assessed by the BEAR as being suitable for employment uses (reference 179)	
Employment Land	Site appears to be an operational employment site including the Royal Mail sorting office - Tipton branch	
Delivery / Phasing (taken from Delivery Study where referenced)	Existing operational estate	
Viability (taken from Viability Study where referenced)	Some units are vacant	
Availability of utilities – electricity, gas, water, sewage treatment	Existing	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known	
Highways access and transportation (state name / quality of access points)	Existing accesses to employment uses should be acceptable for residential use.	

Impact on the wider road network	Possibility of additional impact if site is redeveloped for housing.		
Other Economic (specify)			
Social			
Primary School	PED 10 mins PT 10 mins	Strategic Centre / Employment Area	20 mins
Secondary School	PED 20 mins PT 20 mins	Centre / Foodstore	10 mins
GP / Health Centre / Walk in centre	15 mins		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) X
Any character constraints on density	Moderate density housing would be appropriate given the character of the surrounding residential area.		
Connections to local cycle route networks	Lower Church Road is 20mph traffic calmed street and suitable for cyclists		
Public Open Space (ha's and type)	No loss of open space		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	No loss of playing fields		
Other Social (specify)	N/A		
Any character constraints on density (list)	None		
Opportunities			
<p>The opportunity for new employment is unlikely in the short to medium term given the general popularity of these fairly modern industrial units. The size of the site could accommodate around 8000sqm of new employment space. The existing employment allocation could therefore continue.</p> <p>In strict land use terms, a residential allocation would be more appropriate and could generate ca 120 dwellings. The site does not appear to be physically constrained and is in the vicinity of local services. The size of the site precludes Gypsy and Traveller use.</p>			
Sustainability Appraisal			
The Sustainability Appraisal assesses the site as having neutral impact on objectives 1, 10, 11 and 14; major positive impact on objectives 9; minor negative impacts on objectives 3, 5, 6, 7 and 12; and uncertain impact on objectives 2, 4, 8 and 13.			
Conclusion			
<p>The site is suitable for residential or employment use. The site was assessed as being suitable for continued employment land in the BEAR and is home to several operational businesses. Therefore, it is recommended that the site is retained as an employment site within the SLP.</p> <p>Gypsy and traveller use is precluded because the site is too large.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller



Site Known as	19: NEWLYN ROAD, CRADLEY HEATH		
Site Address	Land off Newlyn Road, north of Oldfields		
Ward	Cradley Heath Old Hill	Call for Site Ref	N/A
Site Area (ha)	3.4	Capacity proposed in Call for Sites submission	N/A
Land Type	Employment	Site Assessment Reference	EMP3-40 SAD Residential BCP Employment
Background / Context			
Current uses (list)	Employment Uses		
Surrounding land uses	Employment (pallets, lifting gear), playing fields		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	SAD Residential BCP Employment		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	N/A		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	N/A	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Not applicable within the site.	
Heritage Assets on site or significantly affecting boundaries	Site adjacent to Bearmore Playing Fields Within 100 m: Monument: MBL2736, CHAIN PROVING HOUSE, NEWLYN ST, CRADLEY HEATH Monument: MBL2817, Cradley Heath Baptist Church, Corngreaves Road, Cradley Heath (Listed Building). Monument: MBL2667, ST LUKE'S CHURCH; UPPER HIGH STREET; CRADLEY HEATH	
Visual Amenity and Character of the Area	Site occupied by mainly single/ two storey employment buildings and offices with large areas of open storage (pallets and containers)	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	Possible adverse conditions due to existing uses	
Ground stability	Not know but would need investigation.	
Air Quality impact of adjoining uses	Poor air quality which would need to be investigated within any redevelopment process.	
Noise impact of adjoining uses	Existing and surrounding uses	
Mineral Extraction and Mineral Resource Areas	Mineral resource area	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Allocation of this site for Employment Uses -either independently or in connection with adjoining site EMP3-37 and EMP3-191- could introduce up to 18,000 sqm of new development. This site could provide ca 9,000sqm	
Employment Land	Existing employment land	
Delivery / Phasing (taken from Delivery Study where referenced)	The extent of existing employment operations and their unwillingness to relocate, along with the lack of suitable relocation sites, means that redevelopment is highly unlikely in the short to medium term.	
Viability (taken from Viability Study where referenced)	Notwithstanding the possibility of adverse ground conditions, the lack of relocation opportunities makes the opportunity unviable in the short to medium term.	
Availability of utilities – electricity, gas, water, sewage treatment	Existing utilities	

Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	To be investigated					
Highways access and transportation (state name / quality of access points)	Existing site accesses from Newlyn Road would be acceptable					
Impact on the wider road network	Increased impact given the possibility of more intensive built development, and additional new employees					
Other Economic (specify)						
Social						
Primary School	PED 10 mins PT 10 mins		Strategic Centre / Employment Area	PED 20 mins PT 20 mins		
Secondary School	PED 25mins PT 25mins		Centre / Foodstore	PED 10 mins PT 10 mins		
GP / Health Centre / Walk in centre	PED 10 mins PT 10 mins					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	x
Any character constraints on density	Proximity to local facilities and good public transport connections could promote higher density living in parts of the combined site (EMP3-191) New 3 storey housing facing adjacent open space could be a design attribute.					
Connections to local cycle route networks	Yes					
Public Open Space (ha's and type)	Bearmore playing fields to the north east (ca 11 ha)					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A					
Other Social (specify)	None					
Any character constraints on density (list)	As above					
Opportunities						
<p>Option 1 - There is a good opportunity for new residential uses on this site, notwithstanding viability. Given a moderate density approximately 100 homes could be accommodated. The site could be developed for residential independently of the other adjoining two sites.</p> <p>Similarly, the site could continue to be allocated for Employment uses to support the future of existing uses. Redevelopment for new employment use could be appropriate but difficult to achieve within the plan period.</p> <p>Option 2 - The site could be combined with EMP3-37 and allocated for either residential or employment uses.</p> <p>Option 3 - All three sites could be combined and allocated for either residential or employment use.</p> <p>N.B. Sites EMP3-191 and EMP3-37 could be combined and allocated for residential or employment use.</p>						

Sustainability Appraisal			
Strongly negative impacts on criteria 5. Minor negative impacts for criteria 6,7 & 11. Negligible impacts on 1, 10 & 14. Uncertain impacts on criteria 2,3,4,8 & 13. Strongly positive impacts on criteria 9 & 12.			
Conclusion			
Relocation of existing businesses to achieve long term land use change from Employment to residential is unlikely within this plan period, so the allocation for local employment is appropriate, which would allow comprehensive redevelopment to residential, subject to criteria. The size of the site precludes Gypsy and Traveller use.			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller



Site Known as	20: ROWAY LANE, OLDBURY - SEVERN TRENT LAND		
Site Address	Roway Lane, Oldbury		
Ward	Oldbury	Call for Site Ref	158 (BCP)
Site Area (ha)	3.5	Capacity proposed in Call for Sites submission	Housing/ employment
Land Type	Previously developed land - vacant	Site Assessment Reference	20 SA-0028_SAN SEC1-4
Background / Context			
Current uses (list)	Scrubland, former industrial use		
Surrounding land uses	Industrial to the east, car park to the east/southeast, allotments to the west, warehousing to the northwest		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Mixed use allocation Local Employment land allocation		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	Not in green belt		
Landscape Sensitivity (BL23 / BL24)	No landscape designation		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	The site is previously developed land		
Topography	Generally uniform site levels from Roway Lane to Dudley Road		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs. Some self-seeded trees in the south of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Eco or Geo survey is recommended. Some biodiversity potential associated with self-seeded trees in the south of the site.	
Heritage Assets on site or significantly affecting boundaries	No assets	
Visual Amenity and Character of the Area	Site is neglected scrubland with little amenity value – redevelopment for Employment or Housing would improve the 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)	No issues	
Ground Contamination	Former industrial site, landfill, coal mining – ground contamination is most likely.	
Ground stability	Former mine workings. High risk mining area. Site investigations / cost estimate required	
Air Quality impact of adjoining uses	Possible noise issues due to existing employment use off Roway Lane/West Bromwich Street.	
Noise impact of adjoining uses	Site adjoins warehouse and industrial uses. Noise issues which can be sufficiently mitigated without significantly reducing capacity	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The EDNA work found that it was potentially suitable for B2 / B8 industrial use. The BEAR employment land study identifies the site as vacant and proposed employment land (ref. CFS158)	
Employment Land	The site could be retained as employment land given previous allocation	
Delivery / Phasing (taken from Delivery Study where referenced)	Although land is vacant, the need for site investigations and remediation measures may extend the delivery time-line	
Viability (taken from Viability Study where referenced)	Significant capacity limitations / likely to make development unviable without external funding. Work to understand the viability of sites within the SLP is ongoing.	
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/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Pylon crossing south of site and sewage pipe noted on constraints. Prohibitively expensive to relocate					
Highways access and transportation (state name / quality of access points)	Access possible from West Bromwich Street, Roway Lane and Dudley Road					
Impact on the wider road network	Housing redevelopment of ca 100 units could introduce an additional 100 vehicle movements per day given that the land is currently vacant. A traffic assessment would be necessary.					
Other Economic (specify)	None					
Social						
Primary School	15 minutes ped access 10 minutes public transport	Strategic Centre / Employment Area	20 minutes			
Secondary School	20 minutes ped access 25 minutes public transport	Centre / Foodstore	15 ped access 10 minutes public transport			
GP / Health Centre / Walk in centre	15 minutes ped access 10 minutes public transport					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	Proximity of existing employment uses – buffer would be required Preferred access points may constrain site capacity Adjacent residential development currently under construction (July 2023) – design and scale of development would be appropriate to apply to this site. Site remediation could reveal no build zones					
Connections to local cycle route networks	Direct connection possible with existing segregated or on- carriageway facilities					
Public Open Space (ha's and type)	N/A					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	No Loss					
Other Social (specify)	None					
Any character constraints on density (list)	Density of adjoining site redevelopment Access Remediation Need for buffer zone					
Opportunities						
There is potential to combine this site with adjoining land to create a more comprehensive developable area for either Employment or residential uses. Possible land exchange under discussion at the time of preparing this site assessment.						

Subject to the viability and timescale of any necessary remediation, the site could be brought forward for redevelopment within the plan period.
Based on a presumption that only 70% of the site proves to be developable ca 100 homes could be introduced.

Sustainability Appraisal

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

Conclusion

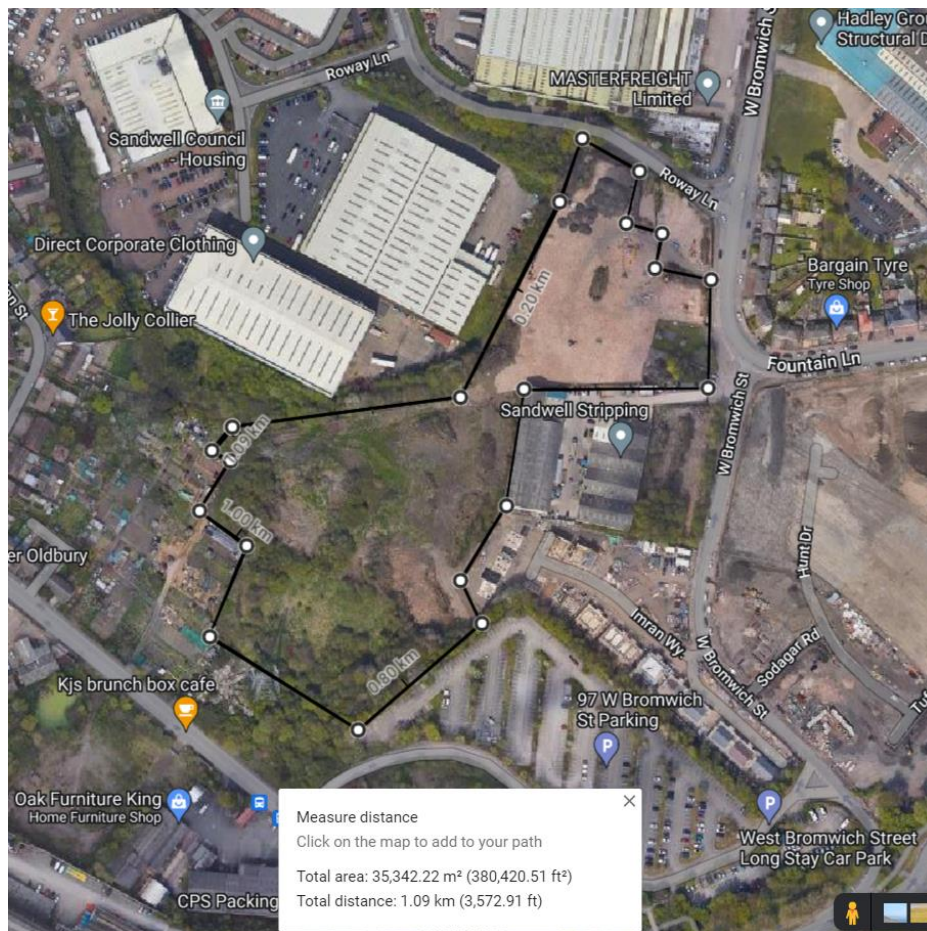
Site identified through Black Country Plan Call for Sites for housing or employment use. The EDNA work found that it was potentially suitable for B2/B8 industrial use, subject to a layout being configured to create a scheme that is deliverable and utilises as much of the site as economically possible. The current allocation for Employment use is therefore appropriate, having previously been assessed as such with an amber rating given adverse land conditions.

A residential allocation would also be appropriate, but the likelihood of adverse ground conditions could affect viability and deliverability. The need for buffer zones and additional site accesses could affect capacity.

The site is not suitable to be allocated for Gypsy and Traveller use given it exceeds 1 hectare.

The recommendation for the SLP is that the site is allocated for employment use as it was found suitable for employment use by the BEAR employment study.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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Site Known as	21: 88-90 DUDLEY ROAD WEST		
Site Address	Land north of Dudley Road West, east of The Wonder public house		
Ward	Oldbury	Call for Site Ref	N/A
Site Area (ha)	0.36 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Employment, Sports Facility	Site Assessment Reference	SH3 88-90 Dudley Road West
Background / Context			
Current uses (list)	M.J.C. Motors car sales, tyre fitters, indoor sports facility		
Surrounding land uses	Employment use and Public House to the west of the site, residential uses to the east and on the south side of Dudley Road West. Densely planted area within the site to the north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	SAD Residential		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	N/A		
Landscape Sensitivity (BL23 / BL24)	North of site is densely planted		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	N/A		
Topography	Uniform site levels in general but land slopes down to the canal arm in the north – the Netherton Tunnel runs under part of the site		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	N/A	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Northern part of site heavily planted with some wildlife value	
Heritage Assets on site or significantly affecting boundaries	Within 100 m: Listed Building: NORTH PORTAL, NETHERTON TUNNEL (APPROXIMATELY 130 METRES NORTH EAST OF DUDLEY ROAD WEST) BIRMINGHAM CANAL NETHERTON TUNNEL BRANCH, TIVIDALE	
Visual Amenity and Character of the Area	Open car sales along front of site off Dudley Road West, vehicular access to Stumps formerly an industrial building now used as an indoor sports centre, densely planted northern part of site where it slopes steeply down to canal.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	Not Known	
Ground stability	Not known	
Air Quality impact of adjoining uses	Larger employment uses to the north west of the site could adversely affect air quality.	
Noise impact of adjoining uses	As above along with potential for adverse noise impact from adjacent public house.	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Small site which could accommodate ca 1200 sq m of new development. However, existing employment uses seem well established with limited scope for relocation.	
Employment Land	Existing	
Delivery / Phasing (taken from Delivery Study where referenced)	Relocation of existing uses would affect delivery	
Viability (taken from Viability Study where referenced)	Relocation could be difficult within the plan period	
Availability of utilities – electricity, gas, water, sewage treatment	Existing	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	Part of site is above the Netherton Tunnel	

gas pipes, pylons, culverts, rights of way)											
Highways access and transportation (state name / quality of access points)	Existing access form Dudley Road West would be acceptable.										
Impact on the wider road network	Small residential enclave of ca 10 dwellings could be accommodated but given existing uses this option could reduce impact on the road network										
Other Economic (specify)											
Social											
Primary School	10 mins			Strategic Centre / Employment Area	120 mins						
Secondary School	20 mins			Centre / Foodstore	10 mins						
GP / Health Centre / Walk in centre	PED 15 mins PT 10 mins										
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)			High Density (min 50 dph, max 100 dph)				Moderate Density (40-50 dph)		X	
Any character constraints on density	Part of site overlooks the canal – opportunity for slightly higher density residential development.										
Connections to local cycle route networks	No										
Public Open Space (ha's and type)	N/A										
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A										
Other Social (specify)											
Any character constraints on density (list)	None										
Opportunities											
<p>The site offers an opportunity for ca 12 dwellings based on a moderate density, given its location close to existing facilities. Although there are large employment buildings to the north west the areas to the east and south are mainly residential, so this use would be appropriate.</p> <p>Employment allocation would support existing users but in the longer term, land use change to residential would appear to be more viable.</p> <p>The site is too small to accommodate a gypsy and traveller use</p>											
Sustainability Appraisal											
Strongly negative for criteria 5, minor negative impacts on criteria 1, 7 &13. No/negligible impacts on 4, 8 & 11. Minor positive impacts on criteria 6 & 10. Uncertain impacts on criteria 2 & 3. Strongly positive impacts for criteria 9, 12 & 14.											
Conclusion											
Residential allocation is preferable, land use change to residential would appear to be more viable, but deliverability could be questionable within the plan period, as existing employment uses seem well established with limited scope for relocation. The site is deemed unsuitable for allocation because a replacement indoor cricket facility hasn't been identified											

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy and Traveller



Site Known as	22: BANK STREET / CHURCH LANE, WEST BROMWICH		
Site Address	As above		
Ward	Hateley Heath	Call for Site Ref	
Site Area (ha)	0.85	Capacity proposed in Call for Sites submission	
Land Type		Site Assessment Reference	1459
Background / Context			
Current uses (list)	Employment		
Surrounding land uses	Open space, residential, employment		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Not previously allocated		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	N/A		
Topography	Site appears to have uniform levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No known TPOs but mature trees adjoining and to the south of the site		

Biodiversity or Geodiversity on site or significantly affecting boundaries	Adjoining well-maintained and planted linear walkway acting as a buffer between this site and adjoining residential properties. Mature tree planting along north western site boundary	
Heritage Assets on site or significantly affecting boundaries	Site partly within area of potential archaeological importance.	
Visual Amenity and Character of the Area	The site is adjoined by an attractive linear walkway to the north and west with a group of convenience stores to the south of Church Lane and residential properties opposite the site off Bank Street. There is also another employment use opposite the site fronting Church Lane.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining uses	Potential for adverse air quality in view of adjacent paint coating use and heavily trafficked Church Lane	
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Existing operational employment uses on the site so limited scope for redevelopment within the plan period	
Employment Land	Existing	
Delivery / Phasing (taken from Delivery Study where referenced)	Unlikely within the plan period	
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. An issue is if existing businesses are to be relocated.	
Availability of utilities – electricity, gas, water, sewage treatment	Existing?	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not know	
Highways access and transportation (state name / quality of access points)	Access from Church Lane and Bank Street should be acceptable	

Impact on the wider road network	New residential use could introduce 40 vehicle movements per day – not known whether this would increase impact on the road network				
Other Economic (specify)					
Social					
Primary School	10 minutes		Strategic Centre / Employment Area	20 minutes	
Secondary School	20 minutes		Centre / Foodstore	10 minutes	
GP / Health Centre / Walk in centre	10 minutes				
Housing Density Location – Draft Plan Policy (x)				Moderate Density (40-50 dph)	X
Any character constraints on density	Site is well-connected to local services and transport, but the predominant character of the area is medium density housing. Redevelopment of this site for housing should not exceed 45dpa.				
Connections to local cycle route networks	Yes				
Public Open Space (ha's and type)	N/A				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A				
Other Social (specify)					
Any character constraints on density (list)	None				
Opportunities					
<p>Opportunity for existing businesses to consolidate through an employment allocation. Redevelopment for employment use may not be viable and may not create additional jobs.</p> <p>Bringing the site forward for residential purposes may not be viable in the plan period but a longer- term allocation could introduce up to 40 dwellings.</p> <p>Similarly, the site area and its good connectivity could justify an allocation for gypsy and travellers</p>					
Sustainability Appraisal					
No SA is available due to landowner response precluding alternative use.					
Conclusion					
In land use terms allocation for residential use is only option due to landowner response.					
Appropriate uses given constraints and infrastructure requirements	Housing		Employment	Gypsy/Traveller	



Site Known as	23: LOWER HIGH STREET (STATION HOTEL AND DUNNS SITE)		
Site Address	Site at junction of Lower High Street and Chester Road, Cradley Heath		
Ward		Call for Site Ref	N/A
Site Area (ha)	0.3	Capacity proposed in Call for Sites submission	N/A
Land Type	Vehicle repairs, car parking, mature planted site boundary	Site Assessment Reference	SH4 3467
Background / Context			
Current uses (list)	Employment uses		
Surrounding land uses	New Residential adjoining site to the east, west coast mainline railway to south of site on Chester Road, Cradley Heath train station directly opposite the site at junction of Chester Road and Woods Lane. 'Gateway' site to the Borough.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	NO		
Registered Park & Garden	NO		
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 Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Residential allocation (h13.3), 'Borough Gateway'.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	N/A		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	N/A	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Mature planted area along north west site boundary	
Heritage Assets on site or significantly affecting boundaries	Site within an area of potential archaeological importance Within 100m: Monument: MBL2674, CHAINWORKS; FORGE LANE/LOWER HIGH ST, Cradley Heath Monument: MBL2776, CRADLEY SIGNAL BOX; FORGE LANE; CRADLEY	
Visual Amenity and Character of the Area	Established employment uses of no particular visual merit – incongruous alongside attractive new housing development on Chester Road	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	Possible contamination given existing/historic uses	
Ground stability	Not known	
Air Quality impact of adjoining uses	Potentially poor air quality given surrounding employment uses	
Noise impact of adjoining uses	Noise impact from employment uses around the site and its proximity to a main rail line and station	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Existing established employment uses – limited scope for viable new employment given small scale of site	
Employment Land	Existing	
Delivery / Phasing (taken from Delivery Study where referenced)	Need to relocate existing businesses would affect delivery within the plan period	
Viability (taken from Viability Study where referenced)	Viability is questionable in the short to medium term as work is still being undertaken to establish the likely viability of residential and other sites.	
Availability of utilities – electricity, gas, water, sewage treatment	Existing	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known	

Highways access and transportation (state name / quality of access points)	Lower High Street is future red route, access for residential possible from Chester Road – check with Highways officers.			
Impact on the wider road network	New residential could potentially increase vehicle movements			
Other Economic (specify)	None			
Social				
Primary School	Ped 15 mins PT 10 minutes	Strategic Centre / Employment Area	20 minutes	
Secondary School	20 minutes	Centre / Foodstore		
GP / Health Centre / Walk in centre				
Housing Density Location – Draft Plan Policy (x)			Moderate Density (40-50 dph)	X
Any character constraints on density	Gateway 2 proximity to train station – higher density residential, also a corner position.			
Connections to local cycle route networks	Yes			
Public Open Space (ha's and type)	N/A			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A			
Other Social (specify)				
Any character constraints on density (list)	As above – location, connectivity			
Opportunities				
<p>The site to the east has been recently redeveloped for housing at a density of 50 dwellings per hectare. Residential allocation would be consistent with this land use and take advantage of the sites' location close to public transport and connectivity to local services. A similar density could be applied.</p> <p>The site is too small in area to accommodate gypsy and traveller use.</p> <p>Redevelopment for employment use is considered unviable.</p>				
Sustainability Appraisal				
Minor negative impacts on criteria 6, 7, 13 & 14. Negligible impacts on 1, 4, 8 & 11. Uncertain impacts on criteria 2 & 3. Minor positive effects on criteria 5 & 10, strongly positive impacts on criteria 9 & 12.				
Conclusion				
Residential developed is considered to be an appropriate allocation on this site.				
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller	



Site Known as	24: MILL STREET GREAT BRIDGE		
Site Address	Land between Lewis Street and Mill Street, Great Bridge		
Ward	Great Bridge	Call for Site Ref	N/A
Site Area (ha)	0.86	Capacity proposed in Call for Sites submission	N/A
Land Type	Former employment land	Site Assessment Reference	SAH071 Ref 1203 (SH5)
Background / Context			
Current uses (list)	Vacant Land		
Surrounding land uses	Residential, Ashmores Press Brake Tooling, green walkway		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha)	
SSSI / SAC	N/A	0	
Ancient Woodland / Veteran Trees	N/A	0	
Local Nature Reserve	N/A	0	
Site of Importance for Nature Conservation	Green walkway adjoining eastern site boundary		
Flood Risk Zone 3	yes		
Registered Park & Garden	N/A	0	
Scheduled Ancient Monument	N/A	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	No	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	BCP Housing		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	PDL		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	NONE		

Biodiversity or Geodiversity on site or significantly affecting boundaries	Green walkway adjacent to eastern site boundary	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	Mainly residential uses surrounding the site with an operational tool hire business adjoining to the south	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Flood risk zone 3	
Ground Contamination	Possible contamination requiring site investigation – covered by extant planning consent	
Ground stability	As above	
Air Quality impact of adjoining uses	No detrimental impact - mainly residential but site close to heavily trafficked Horseley Heath and Tame Road.	
Noise impact of adjoining uses	Possible detrimental noise impact from tool manufacturer adjoining the site to the south	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	Site could accommodate new employment uses but given the fairly narrow site access and the surrounding residential uses a housing allocation would be more appropriate (pp granted in 2022 for 20 housing units)	
Employment Land	BCP allocated for housing	
Delivery / Phasing (taken from Delivery Study where referenced)	Site is cleared	
Viability (taken from Viability Study where referenced)	Marginal with policy changes	
Availability of utilities – electricity, gas, water, sewage treatment	Existing	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Constraints can be mitigated	
Highways access and transportation (state name / quality of access points)	PP allows access to the site along Lewis Street	
Impact on the wider road network	Additional housing – approximately 20 additional vehicle movements per day	
Other Economic (specify)	None	

Social					
Primary School	PED 10 mins PT 15mins		Strategic Centre / Employment Area	PED 20 mins PT 20 mins	
Secondary School	PED 20 mins PT 20 mins		Centre / Foodstore	PED 10 mins PT 10 mins	
GP / Health Centre / Walk in centre	PED 10 mins PT 10 mins				
Housing Density Location – Draft Plan Policy (x)				Moderate Density (40- 50 dph)	X
Any character constraints on density	Residential area bounded by green walkway, close to all existing services, medium density				
Connections to local cycle route networks	Horseley Heath SCWIP				
Public Open Space (ha's and type)	N/A				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A				
Other Social (specify)	None				
Any character constraints on density (list)	None				
Opportunities					
The residential planning consent supports the allocation in the Draft Plan and implementation is imminent. This overrides any consideration for Employment or Gypsy and Traveller use.					
Sustainability Appraisal					
<p>The redevelopment of this site will have major positive impacts on the borough's transport network, the health of people in the borough and the education provision of the borough. There will also be a positive impact on the borough's housing offer.</p> <p>The redevelopment of this site could have minor negative impacts on cultural heritage, biodiversity, natural resources, pollution, equality and the economy.</p> <p>The only major negative impact could be on the implementation of measures for climate change adaptation if no mitigation measures are sought.</p> <p>There are negligible/uncertain impacts on the borough's landscape and waste issues.</p>					
Conclusion					
Residential allocation is appropriate					
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller		



Site Known as	26: BOAT GAUGING HOUSE, FACTORY ROAD, TIPTON		
Site Address	Gauging House and adjoining land		
Ward	Tipton Green	Call for Site Ref	N/A
Site Area (ha)	0.57	Capacity proposed in Call for Sites submission	N/A
Land Type	residential	Site Assessment Reference	SH7
Background / Context			
Current uses (list)	Vacant former Gauging House (Grade 2 listed building) and adjoining disused land		
Surrounding land uses	Open space, Tipton Canal, Factory Locks (listed) residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	Community open space adjacent – designated SLINC		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	NO		
Operational Burial Ground	NO		
Common Land	NO		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Site in SHLAA		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	N/A		
Landscape Sensitivity (BL23 / BL24)	Site is within a conservation area and contains a Grade 2 listed building – the canal and the locks are of landscape and historic value		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	N/A		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None on site		

Biodiversity or Geodiversity on site or significantly affecting boundaries	Adjoining community open space	
Heritage Assets on site or significantly affecting boundaries	DSD185: Factory Locks, Tipton Conservation Area. Monument: DSD442, THE BOAT GAUGING HOUSE, TIPTON CANAL BASIN (OFF FACTORY ROAD) BIRMINGHAM CANAL BIRMINGHAM LEVEL MBL2791, MBL2792, MBL2793, Top, Middle Lock Factory Locks, Birmingham Canal, Birmingham Level, Tipton. MBL3159, WOLVERHAMPTON/BIRMINGHAM LEVEL BRANCH; BIRMINGHAM CANAL Within 100m: MBL3165: MALTHOUSE STABLES; TIPTON MBL3078, CANALSIDE COTTAGE; FACTORY RD; TIPTON	
Visual Amenity and Character of the Area	Area around the site is within the Conservation Area with several listed buildings and structures. The site is located at Factory Road canal junction	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining uses	Adverse air quality given proximity of adjoining employment uses	
Noise impact of adjoining uses	Possible noise impact of adjoining employment uses	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site has limited scope for future employment uses given the proximity of residential use, protected structures, features of historic importance, and a poor vehicular access.	
Employment Land	Former employment uses – site now disused	
Delivery / Phasing (taken from Delivery Study where referenced)	Planning permission granted for new housing and conversion of gauging house to flats – development not yet commenced, site for sale – fire damage to gauging house could affect refurbishment programme.	
Viability (taken from Viability Study where referenced)	Site constraints accounted for in determination of planning application	
Availability of utilities – electricity, gas, water, sewage treatment	Available	

Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known				
Highways access and transportation (state name / quality of access points)	Access from Factory Road for residential use				
Impact on the wider road network	Additional 50 units – 50 vehicle movements per day				
Other Economic (specify)	None				
Social					
Primary School	10 minutes		Strategic Centre / Employment Area	20 minutes	
Secondary School	25 minutes ped 20 minutes pt		Centre / Foodstore	10 minutes	
GP / Health Centre / Walk in centre	10 minutes				
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)
Any character constraints on density	Proximity to canal side and to local facilities allows for slightly higher residential density				
Connections to local cycle route networks	National cycle route 8 north of site along Birmingham Canal Wolverhampton Level				
Public Open Space (ha's and type)	N/A				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A				
Other Social (specify)	None				
Any character constraints on density (list)					
Opportunities					
<p>Good opportunity to introduce new residential units along with a refurbished former gauging house. Limited scope to accommodate new employment uses given site constraints.</p> <p>Site size and environment for residential use would not preclude an allocation for gypsy and travellers but viability would be questionable given the extant planning permission for housing.</p>					
Sustainability Appraisal					
Major negative impacts on criteria 1 (Cultural heritage). Minor negatives for criteria 3,5,6,7 & 14. Negligible impact on 4, 8 & 11, uncertain impact on 2. Minor positive impact on 10, major positive impacts on criteria 9 & 12 & 13.					
Conclusion					
Residential allocation appropriate with limited scope for Gypsy and Traveller use					
Appropriate uses given constraints and infrastructure requirements	Housing		Employment		Gypsy/Traveller



Site Known as	27: ALMA STREET WEDNESBURY		
Site Address	Site east of Alma Street opposite St Lukes Road		
Ward	Friar Park	Call for Site Ref	N/A
Site Area (ha)	0.5	Capacity proposed in Call for Sites submission	N/A
Land Type	Employment	Site Assessment Reference	SAH067 SITE REF 28 (SH8)
Background / Context			
Current uses (list)	Employment uses		
Surrounding land uses	Residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (Ha)
SSSI / SAC	None		0
Ancient Woodland / Veteran Trees	None		0
Local Nature Reserve	None		0
Site of Importance for Nature Conservation	None		0
Flood Risk Zone 3	None		0
Registered Park & Garden	None		0
Scheduled Ancient Monument	None		0
HSE Consultation Zone 1	None		0
Operational Burial Ground	None		0
Common Land	None		0
Green Belt	No		0
Ancient Hedgerows	No		0
Strategic Open Space	No		0
Existing Policy Designations (list)	SHLAA - housing Draft BCP - housing		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	PDL		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	None		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None	
Heritage Assets on site or significantly affecting boundaries	None	
Visual Amenity and Character of the Area	Site in Employment use surrounded by predominantly residential, Public House to north of site boundary, Sandwell Health care to south	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	Not known but in view of new residential development adjoining the site to the east unlikely to be a constraint	
Ground stability	Not known	
Air Quality impact of adjoining uses	No adverse impact	
Noise impact of adjoining uses	No adverse impact	
Mineral Extraction and Mineral Resource Areas	None	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The allocation of the site for Employment use could continue. New development could provide ca 1500 sqm. However, given the predominance of residential uses around the site and the landowners stated need to relocate to larger premises the Draft Plan's allocation for residential development is supported.	
Employment Land	As above	
Delivery / Phasing (taken from Delivery Study where referenced)	Short to medium term if existing business can relocate	
Viability (taken from Viability Study where referenced)	Subject to the site being clear of major constraints the site could come forward for redevelopment in the short to medium term.	
Availability of utilities – electricity, gas, water, sewage treatment	Existing utilities	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known	

Highways access and transportation (state name / quality of access points)	New residential access from Alma Street could be gained via the existing		
Impact on the wider road network	Additional 20 movements a day would be acceptable.		
Other Economic (specify)	None		
Social			
Primary School	PED 10 mins PT 10 mins	Strategic Centre / Employment Area	PED 20 mins PT 20 mins
Secondary School	PED 20mins	Centre / Foodstore	PED 10 mins PT 20 mins
GP / Health Centre / Walk in centre			
Housing Density Location – Draft Plan Policy (x)			Moderate Density (40-50 dph) X
Any character constraints on density	Although the site is within 10 mins of Wednesbury Town Centre given the character of the local area a moderate housing density would be proposed.		
Connections to local cycle route networks	Proximity to local cycle route		
Public Open Space (ha's and type)	N/A		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A		
Other Social (specify)	None		
Any character constraints on density (list)	Medium density Residential location Proximity to Local centre Proximity to public transport connections		
Opportunities			
Given that the landowner has stated that the existing site no longer meets operational demands, there is an opportunity to allocate it for residential purposes – with good prospects of bringing it forward in the short to medium term.			
Sustainability Appraisal			
The size, nature and location of this site once redeveloped will have major positive impacts on transport infrastructure and health provision. In addition, the redevelopment of this site will have a minor positive impact on climate change adaptation, natural resources and housing. However, the size, nature and location of redevelopment proposals for this site will have a minor negative impact on pollution, the economy and education provision if no mitigation measures are sought. The redevelopment of this site will have negligible impacts on cultural heritage, waste and equality. It is uncertain whether the redevelopment of this site will positive or adverse impacts on landscape, biodiversity or climate change mitigation.			
Conclusion			
Residential allocation with capacity for ca 20 new homes. Site area just allows for a 5-pitch gypsy and traveller site. Land values could prohibit viability.			

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	28: FRIAR PARK ROAD WEDNESBURY (THE PHOENIX COLLEGIATE)		
Site Address	Land off Friar Park Road – former Manor High School		
Ward	Friar Park	Call for Site Ref	N/A
Site Area (ha)	5.6	Capacity proposed in Call for Sites submission	N/A
Land Type	Former school – vacant site	Site Assessment Reference	6924 SH9
Background / Context			
Current uses (list)	vacant		
Surrounding land uses	Open space, leisure, housing, allotments		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (Ha)
SSSI / SAC	N/A		0
Ancient Woodland / Veteran Trees	N/A		0
Local Nature Reserve	N/A		0
Site of Importance for Nature Conservation	N/A		0
Flood Risk Zone 3	NO		0
Registered Park & Garden	N/A		0
Scheduled Ancient Monument	N/A		0
HSE Consultation Zone 1	N/A		0
Operational Burial Ground	N/A		0
Common Land	N/A		0
Green Belt	No		0
Ancient Hedgerows	None		0
Strategic Open Space	No		0
Existing Policy Designations (list)	Allocated HOC8 in Site Allocations DPD. Allocated for housing in the Draft Black Country Plan (SAH103)		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	Previous school site		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Bank of trees around site with larger areas of open space beyond	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Large areas of planted open space around the site, SLINCs 32 and 33 border the site	
Heritage Assets on site or significantly affecting boundaries	No	
Visual Amenity and Character of the Area	Cleared site surrounded by open space and suburban housing neighbourhoods	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	Possible contamination from adjoining site to the east (former sewage works)	
Ground stability	Adverse ground conditions are possible given historic use of adjoining sites	
Air Quality impact of adjoining uses	M6 motorway is approximately 750m to the north east of the site, with Bescot freight rail yard 500 m away	
Noise impact of adjoining uses	As above – M6 motorway creates continuous adverse noise conditions, noise from use of nearby sports pitches	
Mineral Extraction and Mineral Resource Areas	No	
Mineral Infrastructure and Brickworks	No	
Waste Infrastructure	Any redevelopment of the site will use the existing waste infrastructure	
Other Environmental (specify)		
Economic		
Employment Development Opportunities	Land has planning permission for residential use – employment allocation not considered appropriate	
Employment Land	N/A	
Delivery / Phasing (taken from Delivery Study where referenced)	Potential need for site investigation	
Viability (taken from Viability Study where referenced)	Work is continuing with regard to the viability of the site	
Availability of utilities – electricity, gas, water, sewage treatment	Extension of existing utilities in vicinity of the site	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Unknown	

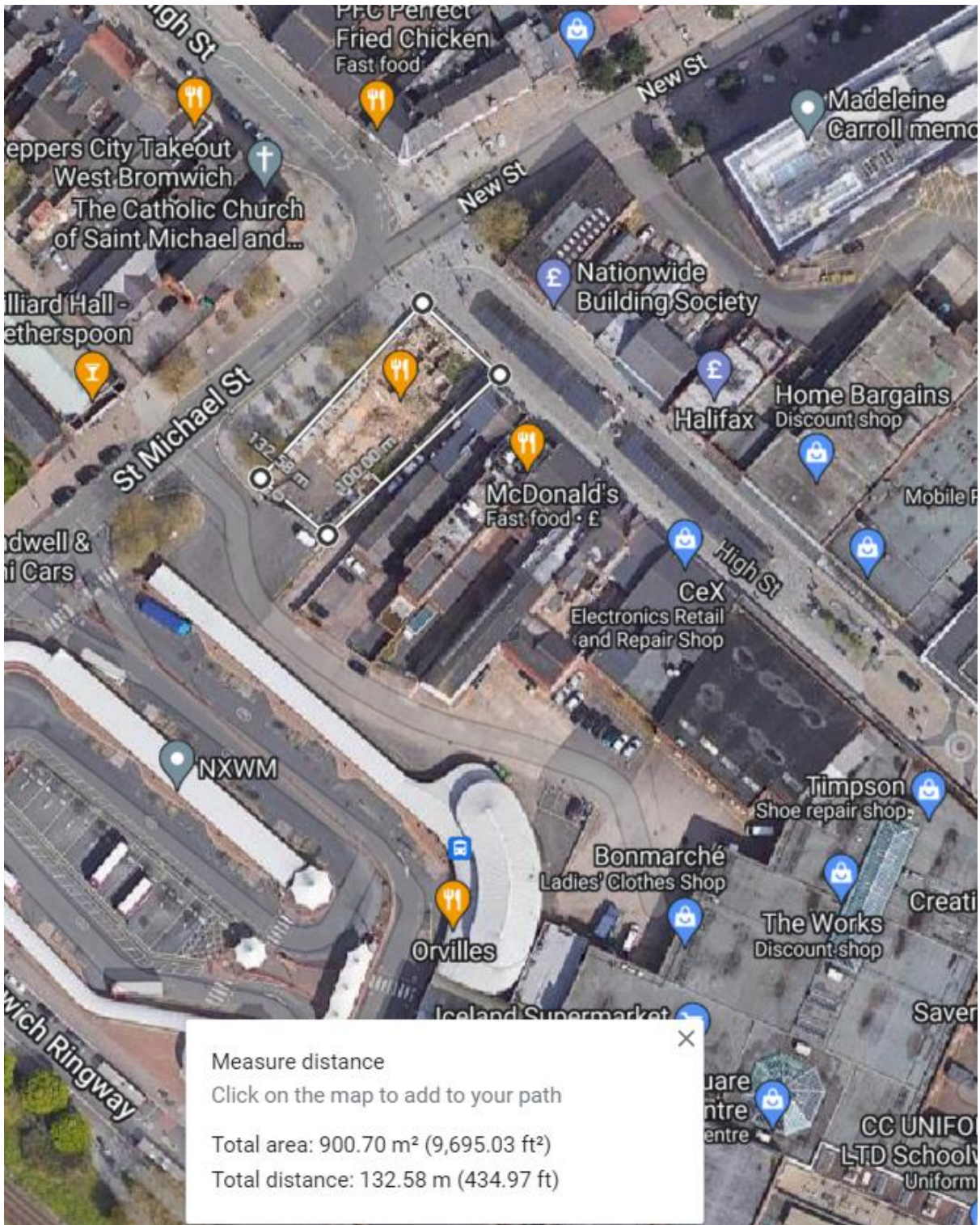
Highways access and transportation (state name / quality of access points)	Site can be satisfactorily accessed			
Impact on the wider road network	Increased impact on Friar Park Road is likely – traffic assessment to accompany planning consent			
Other Economic (specify)				
Social				
Primary School	10 minutes	Strategic Centre / Employment Area	20 minutes	
Secondary School	25 minutes ped access 20-minute public transport	Centre / Foodstore	10 minutes	
GP / Health Centre / Walk in centre	15 minutes			
Housing Density Location – Draft Plan Policy (x)			Moderate Density (40-50 dph)	X
Any character constraints on density	Location is suburban in residential terms			
Connections to local cycle route networks	The site is located adjacent to an existing local cycle network			
Public Open Space (ha and type)	N/A			
Loss of Playing Field / Sports Pitches (ha / number and type of pitches)	Loss of playing pitches associated with the former school.			
Other Social (specify)	None			
Any character constraints on density (list)	As above			
Opportunities				
<p>Planning permission for 86 units on this site is extant. Residential allocation is appropriate.</p> <p>Gypsy and travellers use is not suitable given the size of the site.</p> <p>Employment use is not favoured in this location.</p>				
Sustainability Appraisal				
<p>The redevelopment of this site will have positive impacts on transport, education and the provision of housing in the borough.</p> <p>There will be no major negative impacts, however, there could be minor negative impacts on biodiversity, climate change adaptation, natural resources, pollution, equality and health if no mitigation measures are sought.</p> <p>The redevelopment of the site will have negligible impacts on cultural heritage, waste and the economy but the impacts on the landscape are uncertain.</p>				
Conclusion				
Residential allocation is appropriate				
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller	



Site Known as	29: STAR AND GARTER, 252 DUCHESS PARADE, WEST BROMWICH 6475		
Site Address	High Street, West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	
Site Area (ha)	0.05 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield commercial	Site Assessment Reference	
Background / Context			
Current uses (list)	The site was formerly a Public House, but this has been cleared and the site is currently vacant.		
Surrounding land uses	The site is within an area of predominantly commercial uses in West Bromwich Town Centre within the Ringway.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is within the West Bromwich Town Centre boundary. The site was allocated in the West Bromwich Area Action Plan for housing and is within the SHLAA.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not within the Green Belt		
Landscape Sensitivity (BL23 / BL24)	There are no SINCS or SLINCS on the site.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield commercial		
Topography	The site is reasonably flat		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site. Within 100 m: High Street West Bromwich Conservation Area. Monument: MBL2515, Church of St Michael & the Holy Angels, High Street/St Michael Street (Listed Building). DSD671: Billiard Hall, New Street, West Bromwich (Locally Listed). DSD670: Goose & Garter, 277 High Street, West Bromwich (Locally Listed).	
Visual Amenity and Character of the Area	The surrounding area is predominantly retail in character	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	No issues anticipated.	
Ground stability	No issues anticipated	
Air Quality impact of adjoining uses	No issues anticipated.	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is within the Town Centre and is relatively small in nature. The introduction of employment uses would not therefore be appropriate.	
Employment Land	The introduction of employment uses would not be appropriate.	
Delivery / Phasing (taken from Delivery Study where referenced)	The viability of the proposed development may cause delays in delivery.	
Viability (taken from Viability Study where referenced)	The viability of the proposed development may cause delays in delivery.	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	None known	

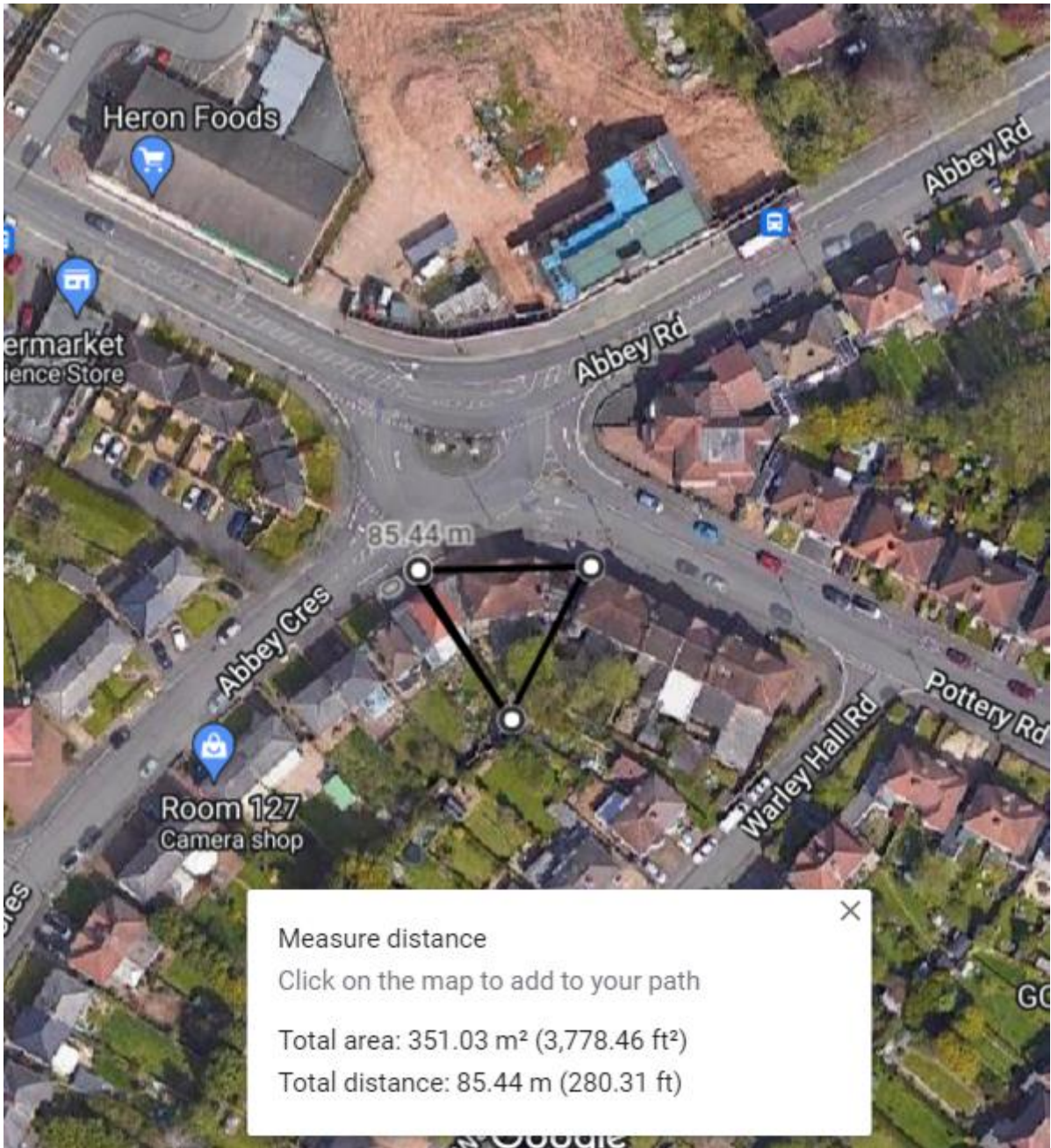
gas pipes, pylons, culverts, rights of way)		
Highways access and transportation (state name / quality of access points)	There is an existing access from St Michael Street.	
Impact on the wider road network	The proposed capacity of the site may cause issues on the network though Planning Permission has been obtained.	
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 / Walk in centre	Within 10 minutes	
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	X High Density (min 50 dph, max 100 dph) Moderate Density (40-50 dph)
Any character constraints on density	The Town Centre location with its excellent accessibility does provide the opportunity for high density development to create a landmark on this corner.	
Connections to local cycle route networks	St Michael Street to the west of the site is identified in the WMLCWIP.	
Public Open Space (ha's and type)	There is no Public Open Space on the site.	
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.	
Other Social (specify)	None	
Any character constraints on density (list)	The Town Centre location with its excellent accessibility does provide the opportunity for high density development to create a landmark on this corner.	
Opportunities		
The owner is a willing developer for housing and has obtained Planning Permission (DC/21/65798)		
Sustainability Appraisal		
No SA as site has consent for residential & location on High Street makes it unsuitable for alternative uses.		
Conclusion		
Residential development would be appropriate in this Town Centre location and an element of retail uses on the ground floor would be ideal. Planning Permission has been obtained for residential use. The viability of the proposed development may cause delays in delivery. The introduction of employment uses into this Town Centre location would not be suitable. The site is not large enough for a gypsy/traveller site.		
Appropriate uses given constraints and infrastructure requirements	Housing 0.05 ha	Employment Gypsy/Traveller



Site Known as	30: POTTERY ROAD OLDBURY (NO 131)		
Site Address	Pottery Road Oldbury		
Ward	Old Warley	Call for Site Ref	
Site Area (ha)	0.03 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield commercial/residential	Site Assessment Reference	30
Background / Context			
Current uses (list)	The site is a vacant commercial premises, with residential above at the end of a local parade of shops. The parade is gradually being converted to residential uses.		
Surrounding land uses	The site is within a residential area with the open space of Warley Woods within the vicinity to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site has no primary allocation. It is within an Area of Potential Archaeological Importance.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield commercial/residential.		
Topography	The area rises steadily towards Warley Woods to the east.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no mature trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site though it is within an Area of Potential Archaeological Importance. Within 100m: MBL5419 Warley Hall (site of...)	
Visual Amenity and Character of the Area	The area is characterised by 2 storey semi-detached housing.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	No issues anticipated	
Ground stability	None known	
Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is within a parade of former shops within a residential area so the introduction of employment uses would not be appropriate.	
Employment Land	Not suitable for employment uses	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	N/A	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	There is an existing access on the corner of Warley Hall Road.	
Impact on the wider road network	None anticipated. Planning Permission has been obtained for the change of use.	
Other Economic (specify)	None	

Social						
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 30 minutes		
Secondary School	Within 20 minutes		Centre / Foodstore	Within 15 minutes		
GP / Health Centre / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The site is within an area of semi-detached two storey housing though it is on the end of a parade of shops.					
Connections to local cycle route networks	Wolverhampton Road (the A4123) 500 metres to the south of the site is identified on the WMLCWIP.					
Public Open Space (ha's and type)	There is no Public Open Space on the site.					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.					
Other Social (specify)	None					
Any character constraints on density (list)	The site is within an area of semi-detached two storey housing though it is on the end of a parade of shops.					
Opportunities						
The owner is a willing developer and has obtained Planning Permission for the change of use to one dwelling (DC/21/66448).						
Sustainability Appraisal						
No SA as site is too small.						
Conclusion						
Residential development would be the appropriate use in this residential area where the former parade of shops is failing and is gradually being converted to residential use. The introduction of employment uses would be inappropriate in this area and the site is not large enough for a gypsy /traveller site.						
Appropriate uses given constraints and infrastructure requirements	Housing 0.03 ha		Employment	Gypsy/Traveller		



Site Known as	31: TIPTON CONSERVATIVE AND UNIONIST CLUB 6731		
Site Address	64 Union Street, Tipton		
Ward	Tipton Green	Call for Site Ref	
Site Area (ha)	0.19 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield commercial /civic	Site Assessment Reference	SAH 283 SH10
Background / Context			
Current uses (list)	The site is a historic building with some character that was formerly a social club but is now boarded up and vacant.		
Surrounding land uses	The site is in a predominantly residential area with Tipton shopping centre within the vicinity to the north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is a gateway site (gate2) and is within the Factory Locks Tipton Conservation Area. The site is allocated in the Black Country Plan for Reg 19 housing and is within the SHLAA.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not within the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield commercial /civic		
Topography	The site is reasonably flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site adjoins Union Street Open Space to the north, which is a high-value green corridor with a number of mature trees.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets within 100m. The site is within the Factory Locks Tipton Conservation Area. The building has some character but is now neglected and has no heritage protection.	
Visual Amenity and Character of the Area	The character of the area is commercial to the north with moderate density residential to the south.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Zone 3.	
Ground Contamination	No issues anticipated though the area is within a historic heavy industrial area that may have left a legacy of contamination.	
Ground stability	None known	
Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is within a predominantly residential area surrounding Tipton shopping centre and the introduction of employment uses would be inappropriate in this location.	
Employment Land	Not suitable for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	No issues	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	There is an existing access from Union Street	

Impact on the wider road network	No issues anticipated.					
Other Economic (specify)	None					
Social						
Primary School	Within 10 minutes		Strategic Centre / Employment Area		Within 20 minutes	
Secondary School	Within 25 minutes		Centre / Foodstore		Within 10 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The site is within an area of moderate density housing in the vicinity of Tipton shopping centre.					
Connections to local cycle route networks	The site is located on Union Street which is in the SCWIP.					
Public Open Space (ha's and type)	There is no Public Open Space on the site.					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.					
Other Social (specify)	None					
Any character constraints on density (list)	The site is within an area of moderate density housing in the vicinity of Tipton shopping centre.					
Opportunities						
Planning Permission has been obtained for residential development (DC/19/62733). An amended application (DC/22/67418) added an additional 4 apartments and amenity space.						
Sustainability Appraisal						
Minor negative impacts for criteria 1,6,7 & 11. Negligible impacts on issues 4 & 8. Uncertain impacts on criteria 2 & 3. Minor positives for 5 & 10. Major positives for criteria 9,12, 13 & 14.						
Conclusion						
The site is in a predominantly residential area and Planning Permission is in place. Residential development would therefore be the appropriate use. The introduction of employment uses within this residential area would not be appropriate. The site is not large enough for a gypsy/traveller site.						
Appropriate uses given constraints and infrastructure requirements	Housing 0.19 ha		Employment		Gypsy/Traveller	



Site Known as	32: SANDWELL DISTRICT AND GENERAL HOSPITAL 2390		
Site Address	Hallam Street West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	
Site Area (ha)	0.82 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield hospital	Site Assessment Reference	SAH 284 SH 11
Background / Context			
Current uses (list)	The site appears to be predominantly in operational use as part of the District hospital.		
Surrounding land uses	The area to the north is occupied by the District hospital land identified for retention with the remainder of the area being residential.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site was allocated in the West Bromwich Area Action Plan for residential use and is within an Area of Potential Archaeological Importance. The site is allocated in the Black Country Plan for housing and is within the SHLAA.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield former hospital site.		
Topography	The site is reasonably flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are some mature trees on the site though no tree preservation orders.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None	
Heritage Assets on site or significantly affecting boundaries	There no recorded designations from the HER on site or within 100m. The boardroom of the Guardians of The Poor is on the site, with a blue plaque from West Bromwich Local History Society, though no formal protection currently exists.	
Visual Amenity and Character of the Area	The character of the area around the hospital is predominantly moderate density residential.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	No issues anticipated	
Ground stability	No issues anticipated.	
Air Quality impact of adjoining uses	No issues anticipated.	
Noise impact of adjoining uses	The redevelopment may need to incorporate measures to reduce noise and activity from the hospital areas to remain.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is a long-term residential proposal within a residential area with good accessibility. Employment use within this area would not be appropriate.	
Employment Land	Employment use within this area would not be appropriate.	
Delivery / Phasing (taken from Delivery Study where referenced)	The site is currently operational so redevelopment may be delayed by the need to continue these uses temporarily and issues of site clearance.	
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 – electricity, gas, water, sewage treatment	It is considered that utilities will be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known.	

Highways access and transportation (state name / quality of access points)	There are existing access points from Hallam Street.			
Impact on the wider road network	None anticipated, Planning Permission has been obtained.			
Other Economic (specify)	None			
Social				
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes
Secondary School	Within 25 minutes		Centre / Foodstore	Within 15 minutes
GP / Health Centre / Walk in centre	Within 10 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	X	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	The site is within an area of predominantly moderate density though the heights of the hospital buildings to remain together with good accessibility provides the opportunity for high density development over 100 dph.			
Connections to local cycle route networks	The site is 200 metres east of All Saints Way (the A4031) which is identified on the BCLCWIP.			
Public Open Space (ha's and type)	There is no Public Open Space on the site.			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields.			
Other Social (specify)	None			
Any character constraints on density (list)	The site is within an area of predominantly moderate density though the heights of the hospital buildings to remain together with good accessibility provides the opportunity for high density development over 100 dph.			
Opportunities				
The site owner is willing to develop the land for housing and Planning Permission has been obtained. (DC/20/64894). Operational issues may however delay redevelopment.				
Sustainability Appraisal				
The site scores strongly negative for criteria 7, minor negative for criteria 5, 6 and 13. Negligible impacts on criteria 1, 4, 8 & 11. The impacts on criteria 2 & 3 are uncertain. The site scores strongly positive for criteria 9,10, 12 & 14.				
Conclusion				
<p>The site is within a predominantly residential area adjoining the hospital and is a long-term residential aspiration with a willing landowner and Planning Permission in place. Residential development is therefore the appropriate use though development may be delayed for operational reasons.</p> <p>The introduction of employment uses would not be suitable in this predominantly residential area between the A4031 and the Sandwell Valley.</p> <p>The site has Planning Permission in place for residential development and is not considered suitable for a gypsy/traveller site though the area is sufficient and there is reasonable access to amenities.</p>				

Appropriate uses given constraints and infrastructure requirements	Housing 0.82 ha	Employment	Gypsy/Traveller
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Site Known as	33: FORMER SPRINGFIELD/BRICKHOUSE NEIGHBOURHOOD OFFICE AND ADJACENT LAND, DUDLEY ROAD, ROWLEY REGIS 3508		
Site Address	Dudley Road, Rowley Regis		
Ward	Rowley	Call for Site Ref	
Site Area (ha)	0.65 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield community	Site Assessment Reference	SAH 296 SH12
Background / Context			
Current uses (list)	Google maps indicates that this site is under development (Citizen in partnership with Sandwell Council for 22 x 2 and 3 bed houses and 4 x 2 bed apartments, all for affordable rent).		
Surrounding land uses	The site is within a predominantly residential area to the south of Edwin Richards Quarry.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	N/A	0	
Ancient Woodland / Veteran Trees	N/A	0	
Local Nature Reserve	N/A	0	
Site of Importance for Nature Conservation	N/A	0	
Flood Risk Zone 3	N/A	0	
Registered Park & Garden	N/A	0	
Scheduled Ancient Monument	N/A	0	
HSE Consultation Zone 1	N/A	0	
Operational Burial Ground	N/A	0	
Common Land	N/A	0	
Green Belt	No	0	
Ancient Hedgerows	No	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	The site was allocated in the Draft Black Country Plan for housing and is within the SHLAA.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not in the Green Belt		
Landscape Sensitivity (BL23 / BL24)	There are no nature conservation designations		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield - former community uses		
Topography	The site rises steadily to the east.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site adjoins the Knowle Amenity greenspace	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The character of the area is moderate density residential	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	No issues anticipated.	
Ground stability	No issues anticipated.	
Air Quality impact of adjoining uses	The neighbouring quarry may require development to incorporate air quality amelioration measures.	
Noise impact of adjoining uses	The neighbouring quarry may require development to incorporate noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is being redeveloped for residential use so is not available for employment use.	
Employment Land	The site is being redeveloped for residential use so is not available for employment use.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	The viability of the site is under consideration	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities are available to the site.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	There is an existing access from Dudley Road.	
Impact on the wider road network	None anticipated, Planning Permission has been obtained.	
Other Economic (specify)	None	

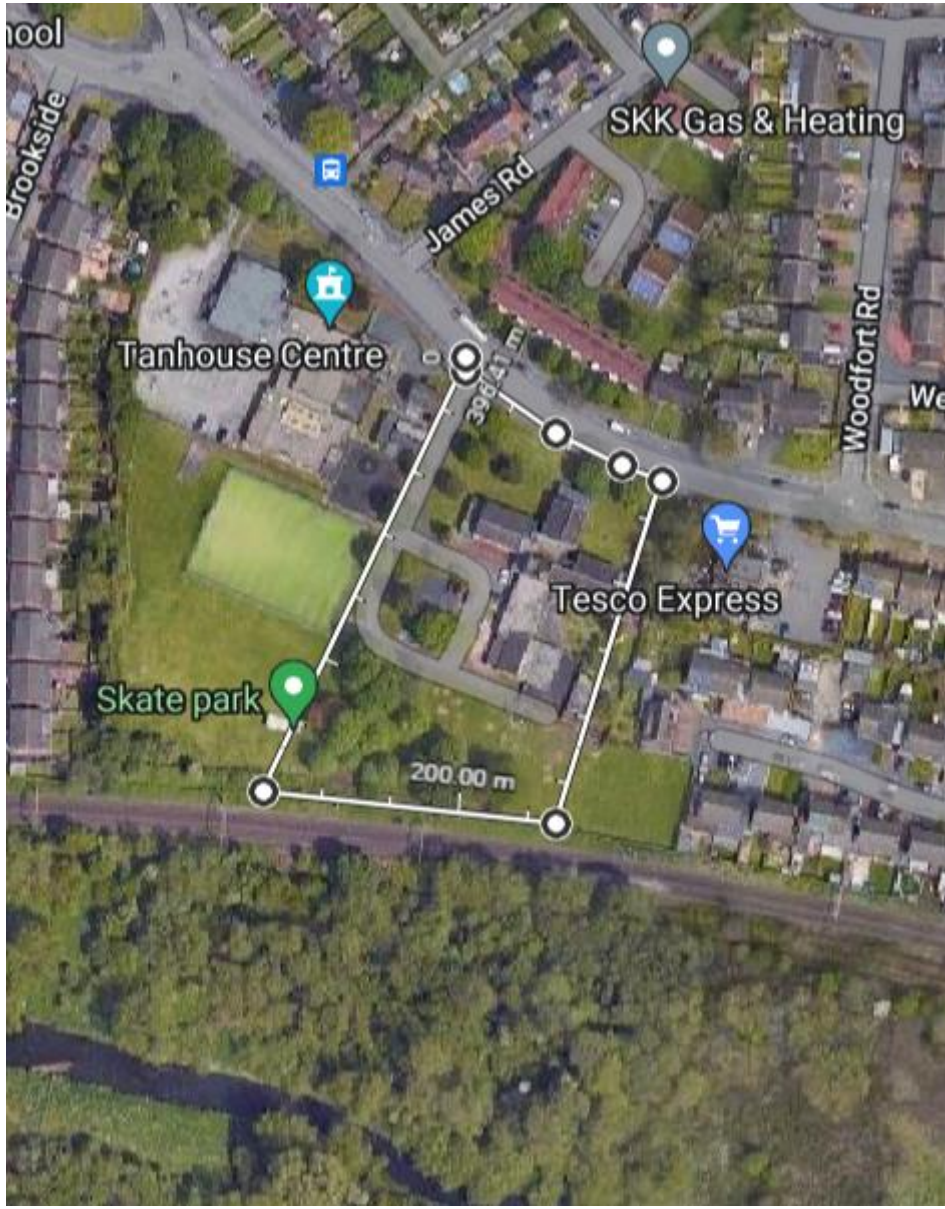
Social					
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes	
Secondary School	Within 20 minutes		Centre / Foodstore	Within 15 minutes	
GP / Health Centre / Walk in centre	Within 15 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph) X
Any character constraints on density	None				
Connections to local cycle route networks	None				
Public Open Space (ha's and type)	There is no Public Open Space on the site				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no Playing fields or sports pitches.				
Other Social (specify)	None				
Any character constraints on density (list)	None				
Opportunities					
Planning Permission was obtained for residential development (DC/18/61922). The agent advised in March 2022 that there was no immediate intention to develop.					
Sustainability Appraisal					
<p>The redevelopment of this site could have positive impacts on climate adaptation, natural resources, housing delivery, the economy and education provision.</p> <p>However, there could be adverse impacts on biodiversity, pollution levels, transport infrastructure and health if mitigation measures are not proposed.</p> <p>There are negligible impacts on cultural heritage, waste and equality.</p> <p>The impact on the landscape is uncertain.</p>					
Conclusion					
The site has received Planning Permission for residential development. This is in the process of being implemented which would preclude any alternative uses.					
Appropriate uses given constraints and infrastructure requirements	Housing 0.65 ha		Employment		Gypsy/Traveller



Site Known as	34: JOHN DANDO HOUSE TANHOUSE AVENUE, GREAT BARR		
Site Address	As above		
Ward	Newton	Call for Site Ref	N/A
Site Area (ha)	0.86ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield, former residential care home. Now YMCA	Site Assessment Reference	Other sites 5939 No 34
Background / Context			
Current uses (list)	Former residential care home known as John Dando House		
Surrounding land uses	The predominant surrounding land use is residential.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	No	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	SINC separated from the site by a rail line	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	No	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	No	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	None		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	PDL – formerly John Dando House		
Topography	Flat		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Separated from a SINCC by the rail line	
Heritage Assets on site or significantly affecting boundaries	None (although within an area of archaeological importance)	
Visual Amenity and Character of the Area	Mid 20C housing blocks currently repurposed by YMCA. Redevelopment of the site for housing will fit into the 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)	None	
Ground Contamination	None	
Ground stability	N/A	
Air Quality impact of adjoining uses	Site is adjacent to a main bus route, fairly busy road	
Noise impact of adjoining uses	Site is adjacent to a main bus route, fairly busy road	
Mineral Extraction and Mineral Resource Areas	None	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	Use of existing facilities	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	This site has previously been used for residential use and is in a predominantly residential area. Therefore, there is little opportunity for employment opportunities.	
Employment Land	N/A	
Delivery / Phasing (taken from Delivery Study where referenced)	Unknown but no difficulties envisaged	
Viability (taken from Viability Study where referenced)	The viability of the site is currently under consideration as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	Existing	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No issues identified	
Highways access and transportation (state name / quality of access points)	Site is situated on a main road and already has an access point for the existing use.	

Impact on the wider road network	There will be an impact on the wider road network. All proposals should be subject to a traffic impact assessment					
Other Economic (specify)						
Social						
Primary School	Hamstead Junior and Infant Schools		Strategic Centre / Employment Area			
Secondary School	Hamstead Hall Academy		Centre / Foodstore		Hamstead Local Centre and adjacent to Tesco Express	
GP / Health Centre / Walk in centre	Hamstead Local Centre					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	x
Any character constraints on density	Mainly semi-detached and detached houses with some low rise flatted development					
Connections to local cycle route networks	None					
Public Open Space (Ha and type)	Close to a large area of open space plus other smaller, more local play areas. Close to Sandwell Valley.					
Loss of Playing Field / Sports Pitches (Ha/number and type of pitches)	N/A					
Other Social (specify)	None					
Any character constraints on density (list)	None					
Opportunities						
The redevelopment of this site provides an opportunity to improve the built form of the area by replacing a mid 20C development with new, modern family housing.						
Sustainability Appraisal						
<p>The redevelopment of this site could have positive impacts on the area's transport infrastructure, housing, health and education.</p> <p>However, the redevelopment of this site could have negative impacts on the areas' biodiversity, climate change adaptation, natural resources, pollution and the economy if mitigation measures are not implemented.</p> <p>The impacts on the areas' cultural heritage, waste and equality issues will be negligible and the impacts on the landscape of the area is uncertain.</p>						
Conclusion						
<p>This site was identified in the SHLAA and subsequently gained planning consent (DC/21/65185 refers.) The proposed development includes the demolition of an existing building at rear. Proposed building works comprise 18 No. new residential dwellings along with 8. No residential dwellings in the existing building with associated car parking.</p> <p>Commencement of development was confirmed to be 06.02.23.</p>						
Appropriate uses given constraints and infrastructure requirements	Housing		Employment		Gypsy and Traveller	

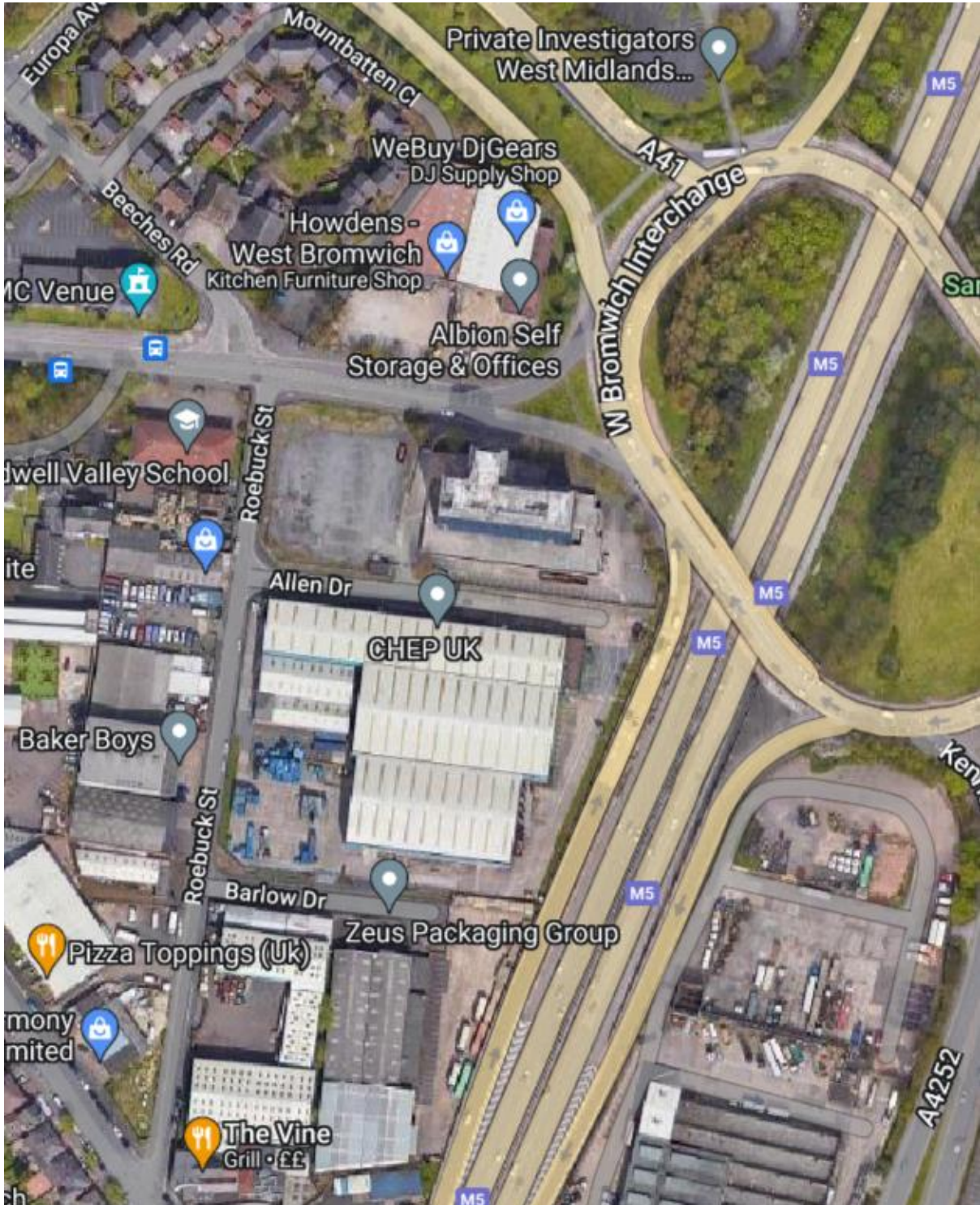


Site Known as	35: INTERSECTION HOUSE, 110 BIRMINGHAM ROAD, WEST BROMWICH		
Site Address	As above		
Ward	West Bromwich Central	Call for Site Ref	N/A
Site Area (ha)	0.8	Capacity proposed in Call for Sites submission	N/A
Land Type	Offices and car parking	Site Assessment Reference	Other sites 7198 No 35
Background / Context			
Current uses (list)	16-storey office block – currently unoccupied NB change of use from offices to residential granted planning permission in 2021 – 97 units		
Surrounding land uses	Mainly employment uses – site is adjacent to M5 junction 1 West Bromwich Interchange		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (Ha)
SSSI / SAC	N/A		0
Ancient Woodland / Veteran Trees	N/A		0
Local Nature Reserve	N/A		0
Site of Importance for Nature Conservation	N/A		0
Flood Risk Zone 3	Not within Flood Risk Zone 3		0
Registered Park & Garden	No		0
Scheduled Ancient Monument	No		0
HSE Consultation Zone 1	No		0
Operational Burial Ground	No		0
Common Land	No		0
Green Belt	No		0
Ancient Hedgerows	No		0
Strategic Open Space	No		0
Existing Policy Designations (list)	The site has been assessed by EDNA and BEAR and was allocated for Employment use in the Draft BCP.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	PDL		
Topography	Uniform site level		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None	
Heritage Assets on site or significantly affecting boundaries	There are no known heritage assets on the site	
Visual Amenity and Character of the Area	The site is at junction 1 of the M5 close to a heavily trafficked interchange. A variety of mainly employment uses front the traffic island with Sandwell Park golf club and West Bromwich Dartmouth cricket club on the east side.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3	
Ground Contamination	Not known but current high-rise building on the site	
Ground stability	Not known but current high-rise building on the site	
Air Quality impact of adjoining uses	Adjoining employment uses could adversely affect air quality	
Noise impact of adjoining uses	There is a considerable noise impact on this site due to the heavily trafficked motorway island	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	There is an opportunity to use the former offices for Employment uses – however the limited site area would restrict the amount of any new development to ca 1500sqm	
Employment Land	Former office use	
Delivery / Phasing (taken from Delivery Study where referenced)	The existing building could be reused/refurbished for Employment uses.	
Viability (taken from Viability Study where referenced)	Viability would be determined by refurbishment costs and whether there is market demand for such accommodation	
Availability of utilities – electricity, gas, water, sewage treatment	Existing	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known	

Highways access and transportation (state name / quality of access points)	Existing accesses from Birmingham Road and Allen Drive could be used.					
Impact on the wider road network	Implementation of the planning consent for 97 units would increase vehicle movements on to the road network – particularly given that the building is currently unoccupied. More intensive use for employment purposes could also impact upon surrounding roads.					
Other Economic (specify)	N/A					
Social						
Primary School	15 minutes		Strategic Centre / Employment Area	20 minutes		
Secondary School	20 minutes		Centre / Foodstore	The site is on a main bus route to West Bromwich – 10 minutes away		
GP / Health Centre / Walk in centre	10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	X	High Density (min 50 dph, max 100 dph)	X	Moderate Density (40-50 dph)	
Any character constraints on density	The location of the site close to the motorway junction presents an excellent opportunity for very high-density housing. Implementation of the planning consent would introduce a density of nearly 200 dpa					
Connections to local cycle route networks	The site is within 300m of the National Cycle network					
Public Open Space (Ha and type)	N/A					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A					
Other Social (specify)	None					
Any character constraints on density (list)	Location Existing use Site area					
Opportunities						
The implementation of the planning consent for conversion of the former offices to 97 residential units would seem to maximise and optimise the opportunity presented by this site. Redevelopment at a high density would be appropriate but demolition costs could be prohibitive and would not be a sustainable solution. The building could be reused for office use or B1 employment uses but the market and viability is questionable. Redevelopment for employments use would not be a viable option given the limited site area. The site is not considered suitable or viable for Gypsy and Travellers use.						
Sustainability Appraisal						
The redevelopment of this site will have positive impacts on the areas' natural resources, health, housing and education facilities. However, the redevelopment of the site will have negative impacts on the areas' ability to adapt to climate change, climate change mitigation, pollution, waste, economy and transport infrastructure without appropriate mitigation. The impacts on cultural heritage and equality are negligible and the impacts upon landscape and biodiversity are uncertain.						

Conclusion			
The allocation of the site for residential or employment use would be appropriate – reuse of the existing building for either use would be a more sustainable and viable option rather than redevelopment.			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller



Site Known as	36: VACANT LAND OFF FRIARDALE CLOSE/SCHOOL ROAD/CARRINGTON ROAD 6916		
Site Address	Friardale Close / School Road, Wednesbury.		
Ward	Friar Park	Call for Site Ref	
Site Area (ha)	0.76 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield residential/commercial	Site Assessment Reference	No 36
Background / Context			
Current uses (list)	The site is currently cleared vacant land.		
Surrounding land uses	The land is in the centre of the predominantly residential Friar Park Estate.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	No	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	None	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	The site is within the SHLAA.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not in the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINC's or SLINC's on the site.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield residential commercial		
Topography	The site is reasonably flat		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a few mature trees at the rear of the site though no tree preservation orders	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The character of the area is generally two storey moderate density residential.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	None known though the area is within an historic mineworking area so there may be made ground.	
Ground stability	None known	
Air Quality impact of adjoining uses	None known	
Noise impact of adjoining uses	None known	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in the middle of a residential estate so the introduction of employment uses would not be appropriate.	
Employment Land	Not suitable	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	The viability of the site is currently under consideration as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available though capacities are unknown.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	There are existing access points from Friardale Close and School Road.	
Impact on the wider road network	No issues anticipated.	
Other Economic (specify)	None	

Social						
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 25 minutes		Centre / Foodstore	Within 10 minutes		
GP / Health Centre / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The area is within a residential area characterised by dwellings of moderate density.					
Connections to local cycle route networks	The site is 200 metres from Friar Park Road which is an existing Local Cycle Network and 600 metres from Walsall Road which is identified in the SCWIP.					
Public Open Space (ha's and type)	There is no Public Open Space on the site.					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.					
Other Social (specify)	None					
Any character constraints on density (list)	The area is within a residential area characterised by dwellings of moderate density					
Opportunities						
<p>The site was previously occupied by a parade of shops facing School Road and maisonette blocks facing Friardale Close. The shops fell into disrepair and the dwellings became outdated and they have all been demolished. The opportunity exists therefore to bring the site back into beneficial use providing additional accommodation and amenities for the local Estate. Planning Permission was obtained (DC/22/67216) for a development of 10 bungalows, 17 flats in a 3 -storey building and a supermarket with 3 flats above.</p>						
Sustainability Appraisal						
<p>The redevelopment of this site will have positive impacts on the transport infrastructure, housing, health and education of the area.</p> <p>However, there could be adverse impacts on climate change adaptation, natural resources, pollution, equality and the economy of the area.</p> <p>There will be negligible impacts on cultural heritage, climate change mitigation and waste and the impacts on the landscape and biodiversity are as yet uncertain.</p>						
Conclusion						
<p>Residential development would be the appropriate use in the middle of this Housing Estate. Some retail use would be suitable to replace the parade that has recently been demolished and provide local services. Employment use would not be appropriate in this residential area.</p> <p>The site is a suitable size for a gypsy/traveller site though Planning Permission has now been obtained for a replacement development that has the potential to significantly improve the local environment and this opportunity would be lost.</p>						
Appropriate uses given constraints and infrastructure requirements	Housing/Retail 0.76 ha		Employment	Gypsy/Traveller		



Site Known as	37: HAWTHORNS HOUSE, HAWTHORNS BUSINESS CENTRE, HALFORDS LANE		
Site Address	Hawthorns House, Halfords Lane, West Bromwich		
Ward	St Pauls	Call for Site Ref	N/A
Site Area (ha)	1.02	Capacity proposed in Call for Sites submission	N/A
Land Type	Employment Land	Site Assessment Reference	Current conversions 6736 No 37
Background / Context			
Current uses (list)	Offices within a wider site of employment uses – converted to 105 flats		
Surrounding land uses	Employment uses, residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	NO	0	
Ancient Woodland / Veteran Trees	NO	0	
Local Nature Reserve	NO	0	
Site of Importance for Nature Conservation	NO	0	
Flood Risk Zone 3	NO	0	
Registered Park & Garden	NO	0	
Scheduled Ancient Monument	NO	0	
HSE Consultation Zone 1	NO	0	
Operational Burial Ground	NO	0	
Common Land	NO	0	
Existing Policy Designations (list)	BCP -Employment		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	N/A		
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		
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		
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		
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-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		
Other Economic (specify)		
Social		
Primary School		Strategic Centre / Employment Area

Secondary School		Centre / Foodstore	
GP / Health Centre / Walk in centre			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density			
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)			
Any character constraints on density (list)			
Opportunities			
Sustainability Appraisal			
N/A			
Conclusion			
Former office building has been converted to residential use – no further assessment undertaken			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller

Site Known as	38: 173 ROLFE STREET, SMETHWICK		
Site Address	Rolfe Street, Smethwick		
Ward	Soho and Victoria	Call for Site Ref	
Site Area (ha)	0.4	Capacity proposed in Call for Sites submission	
Land Type	Brownfield industrial	Site Assessment Reference	6891 No 38
Background / Context			
Current uses (list)	The site was occupied by a former machinist, but this is now closed and the building is derelict.		
Surrounding land uses	The site is within an area of low value employment uses.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	No	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	No	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	The site was allocated in the Draft Black Country Plan for Housing and is within the SHLAA. It is part of the larger North Smethwick Canalside site (2371) which is allocated for comprehensive residential development. The site is within the Smethwick Galton Valley conservation area and is within an area of Potential Archaeological Importance.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield industrial		
Topography	The site rises steadily towards Buttress Way		

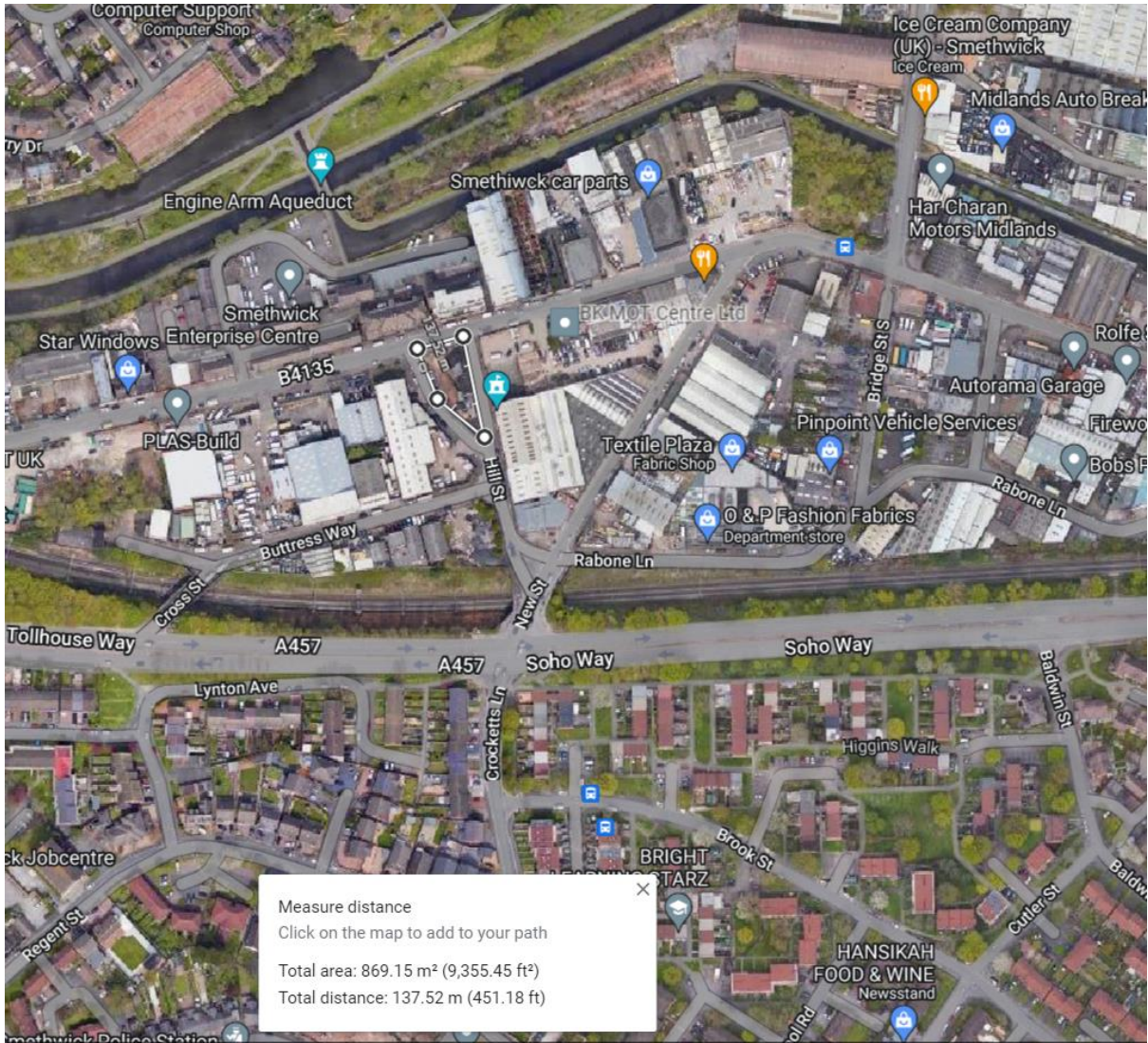
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The local area is predominantly industrial in nature though this is targeted for change.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	The long-term use of the site for industrial purposes may have left a legacy of ground contamination.	
Ground stability	Not known.	
Air Quality impact of adjoining uses	The neighbouring occupiers may have a detrimental impact on local air quality though these uses are allocated for redevelopment.	
Noise impact of adjoining uses	The neighbouring occupiers may have a detrimental impact on noise production though these uses are allocated for redevelopment	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site was previously used for low value employment uses though these uses are in decline and have finished on this site. The area is now allocated for residential transformation to exploit the dual canalside locations and employment use would be inappropriate.	
Employment Land	No longer suitable.	
Delivery / Phasing (taken from Delivery Study where referenced)	The site assembly/clearance of neighbouring sites may delay delivery.	
Viability (taken from Viability Study where referenced)	The viability of the site is currently under consideration as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities will be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-	None known.	

stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)		
Highways access and transportation (state name / quality of access points)	No issues though the site is currently an awkward "island site"	
Impact on the wider road network	No issues anticipated	
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 / Walk in centre	Within 15 minutes	
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph) Moderate Density (40-50 dph) X
Any character constraints on density	No issues	
Connections to local cycle route networks	The site is 300 metres north of Tollhouse Way that is identified in the WMLCWIP.	
Public Open Space (ha's and type)	There is no Public Open Space on the site.	
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches	
Other Social (specify)	None	
Any character constraints on density (list)	No issues	
Opportunities		
Planning Permission has been obtained (DC/19/63734) for a mixed 4 storey building with retail/B1 and B2 on the ground floor and 12 residential units above.		
Sustainability Appraisal		
<p>The redevelopment of this site will have positive impacts on climate change adaptation, natural resources, the transport infrastructure, housing, health, economy and education in this area.</p> <p>However, there could be adverse impacts on cultural heritage, pollution and equality if appropriate mitigation measures aren't implemented.</p> <p>There are no significant impacts on waste and climate change mitigation and the impacts on landscape and biodiversity are uncertain at this time.</p>		
Conclusion		
Residential redevelopment would be appropriate in this location in accordance with the allocation in the Black Country Plan (North Smethwick Canalside) which has the potential to bring significant transformation to this currently neglected area. Permission has already been obtained for a mixed development on this site though a comprehensive redevelopment incorporating neighbouring land would be preferable to development in isolation. Site assembly may preclude this proposal.		

The restoration of employment uses in this area would not be suitable in this area of proposed land use transformation.

The site has insufficient area for a gypsy/traveller site.

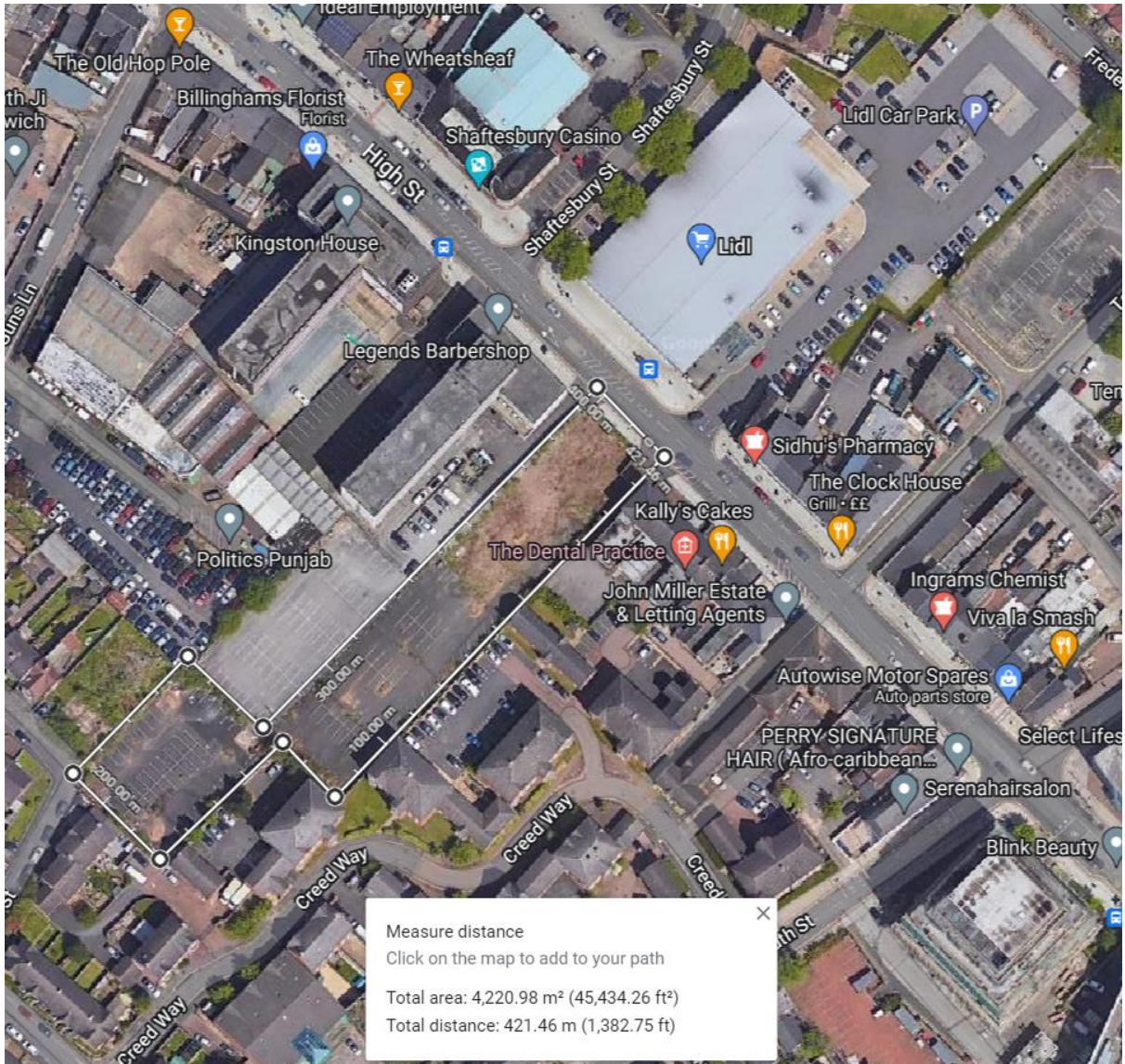
Appropriate uses given constraints and infrastructure requirements	Housing 0.4 ha	Employment	Gypsy/Traveller
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Site Known as	39: FORMER SHAFTESBURY HOUSE, 402 HIGH STREET, WEST BROMWICH 6652		
Site Address	High Street, West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	
Site Area (ha)	0.4 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield commercial	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is a former office building that has now been cleared. The development of a new Sandwell Civic and Mechanical Engineering Centre is now on site.		
Surrounding land uses	The site is located fronting the High Street which is predominantly commercial in nature.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is not allocated but was within the SHLAA. The site is within Carters Green District Centre and is within an area of high historic townscape value.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not within the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINC's or SLINC's.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield commercial land.		
Topography	The site is reasonably flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	No HER records on site. Within 100 m: Monument; DSD660, Heath Terrace, 386-400 High Street, locally listed. Monument: DSD659, The Wheatsheaf, 379 High Street, West Bromwic, locally listed. MSD5560, Hartwells Motors, High Street/Dartmouth Street, West Bromwich (site investigation).	
Visual Amenity and Character of the Area	The site is within a predominantly commercial area.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	No issues anticipated	
Ground stability	None known	
Air Quality impact of adjoining uses	No issues anticipated.	
Noise impact of adjoining uses	The site fronts the High Street and any development may need to incorporate noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is a former office building that has now been cleared. Civic or Employment uses in the District Centre would be appropriate.	
Employment Land	N/A	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
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 – electricity, gas, water, sewage treatment	It is considered that utilities will be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	

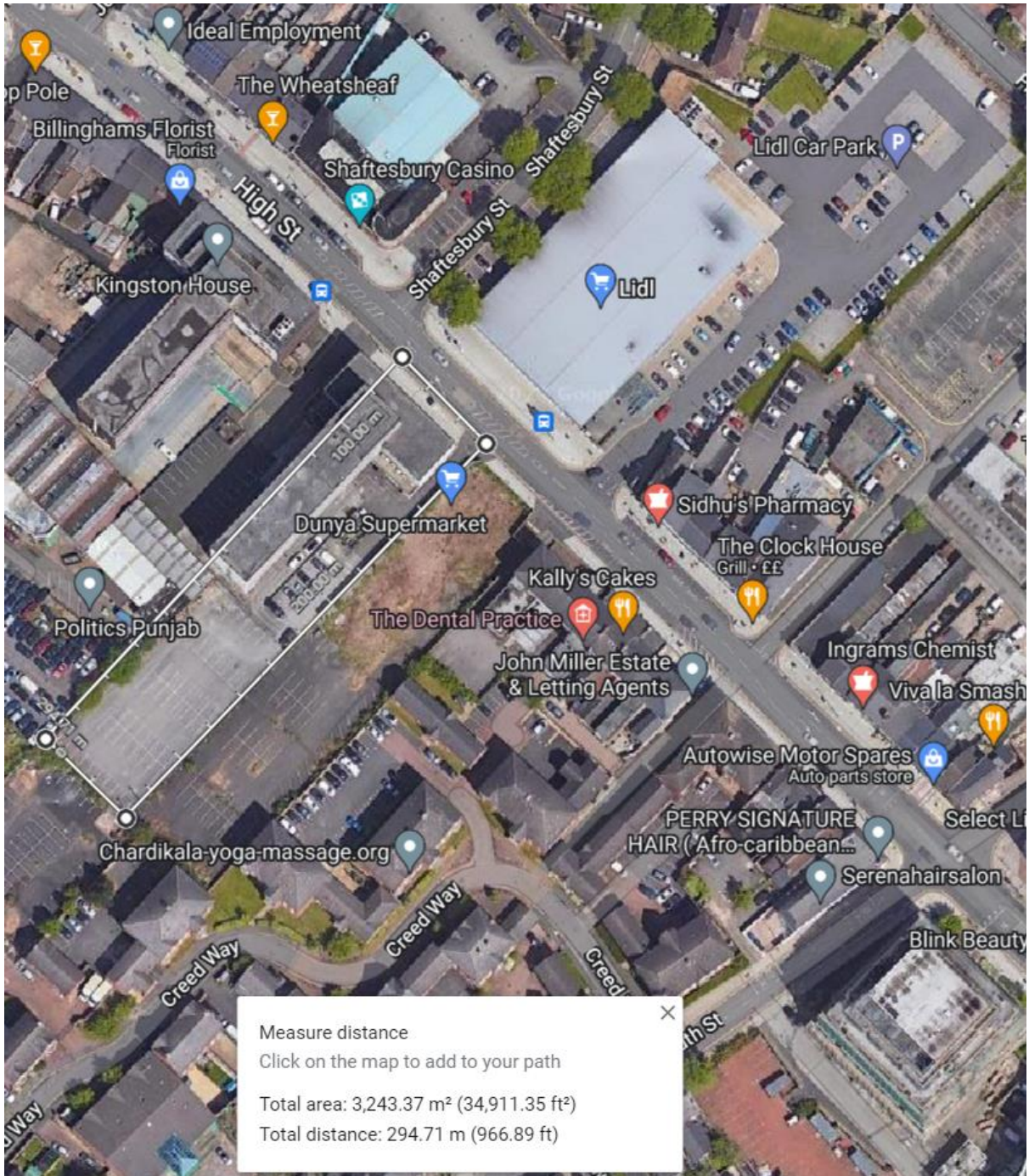
Highways access and transportation (state name / quality of access points)	There is an existing access from High Street.				
Impact on the wider road network	The impact of any development on the neighbouring High Street may need to be assessed.				
Other Economic (specify)	None				
Social					
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes	
Secondary School	Within 20 minutes		Centre / Foodstore	Within 10 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes				
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)
Any character constraints on density	The location within the highly sustainable District Centre provides the opportunity for higher density development.				
Connections to local cycle route networks	The site fronts onto the High Street within the District Centre which is identified in the WMLCWIP.				
Public Open Space (ha's and type)	There is no Public Open Space on the site.				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.				
Other Social (specify)	None				
Any character constraints on density (list)	The location within the highly sustainable District Centre provides the opportunity for higher density development.				
Opportunities					
Outline Planning Permission was obtained (DC/18/62124) for residential development with a maximum of 70 units and with access reserved. This is not being pursued however as this funding allocation has now been redirected to the former site of the Gas Showrooms. The development of a new Sandwell Civic and Mechanical Engineering Centre linked to Sandwell College is now on site to bolster the education hub in this area of West Bromwich.					
Sustainability Appraisal					
None-the site is currently under construction for an employment type use.					
Conclusion					
The development of the new Sandwell Civic and Mechanical Engineering Centre to provide apprenticeships and bolster the education hub is now on site being developed which would preclude any alternative uses. This use would be considered a civic/employment use?					
Appropriate uses given constraints and infrastructure requirements	Housing		Employment 0.4 ha		Gypsy/Traveller



Site Known as	40: METRO HOUSE 410-416 HIGH STREET WEST BROMWICH 6901		
Site Address	High Street Carters Green West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	
Site Area (ha)	0.38 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield commercial	Site Assessment Reference	No 40
Background / Context			
Current uses (list)	The site is currently used as retail units on the ground floor with office/residential accommodation above?		
Surrounding land uses	The site is within an area of predominantly commercial uses alongside Carters Green High Street.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	No	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	No	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	It is within the SHLAA. The site is within the Carters Green District Centre boundary.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not within the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINCS or SLINCS on the site.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield commercial land		
Topography	The site is reasonably flat		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.		

Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	The site has a frontage on a commercial High Street.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	No issues anticipated	
Ground stability	None known	
Air Quality impact of adjoining uses	None anticipated.	
Noise impact of adjoining uses	The site adjoins the High Street and redevelopment may require noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	No issues	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is a former office block and is not suitable for employment uses in this District Centre location.	
Employment Land	Not suitable.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	The viability of the site is currently under consideration as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	There is an existing access from High Street.	
Impact on the wider road network	The impact on the adjoining High Street may need to be assessed.	
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 / Walk in centre	Within 10 minutes		
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)
Any character constraints on density	The District centre location and conversion provides the opportunity for a higher density in this sustainable location.		
Connections to local cycle route networks	The site fronts onto the High Street within the District Centre which is identified on the WMLCWIP.		
Public Open Space (ha's and type)	There is no Public Open Space on the site.		
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)	The District centre location and conversion provides the opportunity for a higher density in this sustainable location.		
Opportunities			
A Planning application has been submitted for a proposed four storey apartment building within the site with 17 apartments. (DC/22/67792).			
Sustainability Appraisal			
<p>The redevelopment of this site will provide significant beneficial impacts with regard to the area's natural resources, transport infrastructure, housing, health and education facilities.</p> <p>However, there could be more adverse impacts on the ability of the area to adapt to climate change, pollution and the economy if appropriate mitigation measures are not identified.</p> <p>It is likely there will be a negligible impact on the area's cultural heritage, climate change mitigation, waste infrastructure and equality issues.</p> <p>The impacts upon the area's landscape and biodiversity are currently uncertain.</p>			
Conclusion			
<p>The proposed retail/residential conversion of this former office building is appropriate in this accessible location and will add vitality to the District Centre. Office /commercial demand within West Bromwich is known to be on the decline.</p> <p>Employment uses would not be appropriate within the District Centre. The site is not large enough for a gypsy /traveller site.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing/Retail 0.38 ha	Employment	Gypsy/Traveller



Site Known as	41: GEORGE STREET WEST BROMWICH 6442		
Site Address	George Street Spon Lane West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	
Site Area (ha)	0.74 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield	Site Assessment Reference	No 41 SM8
Background / Context			
Current uses (list)	The site is currently used as a car park for the Gurdwara and Planning Permission has been renewed for this use (DC/22/67521).		
Surrounding land uses	The site is within an area of mixed uses with retail to the west of the site in West Bromwich Town Centre, residential to the east and industrial/storage to the south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	None	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerow	No	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	The site is allocated for mixed use in the West Bromwich Area Action Plan (proposal site WBPr 18) and is within the SHLAA. The site is a gateway site (gate2) and is within the West Bromwich retail town centre boundary.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield		
Topography	The site slopes steadily down towards the south.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	No issues	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	Historic uses of the site may have left a legacy of ground contamination.	
Ground stability	Not known.	
Air Quality impact of adjoining uses	Not known	
Noise impact of adjoining uses	The existing industrial uses to the south and east may require any redevelopment to incorporate noise amelioration measures though these are residential allocations so may not be long term.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is not currently used for employment uses and this would not be an appropriate redevelopment.	
Employment Land	No issues	
Delivery / Phasing (taken from Delivery Study where referenced)	The Planning Permission for car parking on the site may prevent site assembly and delay delivery.	
Viability (taken from Viability Study where referenced)	The viability of the site is currently under consideration as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that the utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	There is an existing access to the site from George Street.	

Impact on the wider road network	No issues anticipated.				
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 / Walk in centre	Within 10 minutes				
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)
Any character constraints on density	The edge of centre location provides the opportunity for higher density development.				
Connections to local cycle route networks	The site is within 200 metres of West Bromwich High Street which is identified on the WMLCWIP and the SCWIP.				
Public Open Space (ha's and type)	There is no Public Open Space on the site.				
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)	The edge of centre location provides the opportunity for higher density development				
Opportunities					
See conclusion					
Sustainability Appraisal					
<p>The redevelopment of this site will have significant positive impacts on the area's natural resources, transport infrastructure, housing, health and education.</p> <p>However, there will be a significant negative impact on pollution and more minor negative impacts on climate change mitigation and adaptation, waste and equality if appropriate measures are not put in place.</p> <p>There will be no significant impact on the cultural heritage of the area and the impacts on the landscape, biodiversity and the economy are as yet uncertain.</p>					
Conclusion					
<p>The appropriate use of the site would be residential on the edge of the Town Centre with excellent transport links. This would be in accordance with the mixed-use allocation in the AAP. Delivery of the site will be constrained however by the existing use of the site for car parking which has now been formalised.</p> <p>Employment uses would not be appropriate on the edge of the centre with poor access. Land uses in the area are being transformed as historic industrial uses are replaced with housing.</p> <p>The site is appropriate in terms of area and proximity to amenities for a gypsy/ traveller site though this would be controversial in a prominent edge of centre location.</p>					
Appropriate uses given constraints and infrastructure requirements	Housing 0.74 ha		Employment		Gypsy/Traveller 0.74 ha



Site Known as	42: LAND BETWEEN ST PAULS ROAD AND TOLLHOUSE WAY		
Site Address	Site to the east of Chatwin Street, north of St Paul's Road, south of Tollhouse Way		
Ward		Call for Site Ref	N/A
Site Area (ha)	0.33	Capacity proposed in Call for Sites submission	N/A
Land Type	Open space	Site Assessment Reference	No 42
Background / Context			
Current uses (list)	<p>Boarded-off green open space with several mature trees within and around the site.</p> <p>NB A planning application (DC/20/64855) for “<i>proposed new medical centre and pharmacy with associated car parking and landscaping</i>” was approved subject to conditions on 05.02.21. At the time of this assessment development had not commenced – the planning consent would expire on 05.02.24</p>		
Surrounding land uses	Day centre, Employment uses, residential, public car park.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	No	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	None	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	Site allocated as mixed use in the SAD DPD		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	Site not in Green Belt		
Landscape Sensitivity (BL23 / BL24)	N/A		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Unknown, possible mining activity		
Topography	The site falls 2.5 m from south to north		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No T.P.O.s on the site but several mature trees considered to be of low value bound the site to the south east	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Site could be of interest for Biodiversity	
Heritage Assets on site or significantly affecting boundaries	Proximity to Birmingham Canal and National Cycle network WMLCWIP	
Visual Amenity and Character of the Area	The site is an attractive green space with several mature trees within it. It is disused and is boarded off from public use.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within flood risk zone 3	
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 uses	Heavily trafficked Tollhouse Way to the north of the site could adversely affect air quality – mitigation would be required.	
Noise impact of adjoining uses	Traffic noise from Tollhouse Way which bounds the site to the north	
Mineral Extraction and Mineral Resource Areas	Site within a coal mining referral area	
Mineral Infrastructure and Brickworks	Not known	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The location of the site close to a local centre, its good connectivity to transport, and the predominance of housing around it, would suggest a residential allocation. Development for employment use would only generate 1000sqm of new building questioning its viability and the optimal use of the site.	
Employment Land	Land allocated for mixed use	
Delivery / Phasing (taken from Delivery Study where referenced)	Land is vacant and relatively unconstrained, so delivery could be realistic within the plan period	
Viability (taken from Viability Study where referenced)	Should the extant planning consent not be implemented, a residential use could be introduced on this site. The absence of any adverse ground conditions negating the need for site investigations, the predominance of housing in the area, proximity to local services and good access to public transport suggests that a residential allocation would be viable. However, the viability of individual sites will be identified as part of ongoing work on the SLP.	

Availability of utilities – electricity, gas, water, sewage treatment	Services available					
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known					
Highways access and transportation (state name / quality of access points)	New access from Chatwin Street approved under DC/20/64855 would be appropriate for residential development					
Impact on the wider road network	New residential properties would create additional impact on the road network given that this site is vacant. However, in comparison to vehicular movements arising from the approved development (this scheme included 40 car parking spaces) this is felt to be acceptable.					
Other Economic (specify)	NONE					
Social						
Primary School	PED 15 mins PT 10 mins		Strategic Centre / Employment Area	20 minutes		
Secondary School	20 minutes		Centre / Foodstore	10 minutes		
GP / Health Centre / Walk in centre	10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The local housing vernacular is mainly 2-storey interwar, however an adjoining new development on Chatwin Street is a 3-storey block.					
Connections to local cycle route networks	WMLCCWIP					
Public Open Space (Ha and type)	Although the site is not currently accessible to community use, redevelopment would create a loss of 0.3ha					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A					
Other Social (specify)	N/A					
Any character constraints on density (list)	Local character and precedent would suggest a maximum 3-storey height for new residential development					
Opportunities						
There is a good opportunity to bring this site forward for residential development within the plan period. A moderate density of around 50dph could introduce ca 15-20 units. This would optimise the use of the land given that the loss of open space has already been accepted through the extant planning consent. This would create a sustainable development with good transport connections in proximity to local services.						
Sustainability Appraisal						

The redevelopment of this site could have significant positive impacts on the area's transport infrastructure, housing, health and education provision. However, there could be some minor adverse impacts on the area's cultural heritage, the ability of the area to adapt to climate change, natural resources and pollution if some mitigation measures aren't introduced. It is likely that the impacts on climate change mitigation, waste, equality and economy would be negligible. The impacts on the landscape and biodiversity are currently uncertain.

Conclusion

The preferred site allocation would be residential.
 Employment allocation is not considered to be appropriate.
 The site is not of sufficient size to accommodate Gypsy and Travellers.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsies and Travellers
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Site Known as	43: LAND ADJACENT COMPTON GRANGE, WHITEHALL ROAD / ST ANNES ROAD, CRADLEY HEATH 6910		
Site Address	Whitehall Road / St Anne's Road.		
Ward	Cradley Heath and Old Hill	Call for Site Ref	
Site Area (ha)	0.3 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield	Site Assessment Reference	No 43
Background / Context			
Current uses (list)	The site is currently an overgrown grassed banked area with a number of mature trees.		
Surrounding land uses	The area is predominantly residential to the west and commercial to the east at Cradley Heath Town Centre.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	None	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	None	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	The site has no primary allocation. It is within a gateway site (gate2) and an Area of Potential Archaeological Importance. Part of the site is within the retail town centre boundary at Cradley Heath and is within an area of townscape value. The site is within the SHLAA.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not within the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield		
Topography	The site slopes significantly down towards the north west		

Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site though no tree preservation orders.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage issues.	
Visual Amenity and Character of the Area	No issues	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	Historic industrial uses in the area may have left a legacy of ground contamination.	
Ground stability	Not known.	
Air Quality impact of adjoining uses	The proximity of Lower High Street (the A4100) may require any development to incorporate air quality amelioration measures.	
Noise impact of adjoining uses	The proximity of Lower High Street (the A4100) may require any development to incorporate noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site was previously used as amenity land for the adjoining former Area Housing Office. The site was not used for employment uses and its development has no employment opportunities.	
Employment Land	The site is not existing employment land.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
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	It is considered that utilities are available in the area though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	None known	

gas pipes, pylons, culverts, rights of way)						
Highways access and transportation (state name / quality of access points)	Access to the site may be problematic given the changes in levels and constraints of access onto the classified road.					
Impact on the wider road network	No issues anticipated.					
Other Economic (specify)	None					
Social						
Primary School	Within 15 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 20 minutes		Centre / Foodstore	Within 10 minutes		
GP / Health Centre / Walk in centre	Within 10 minutes					
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)	
Any character constraints on density	None					
Connections to local cycle route networks	The site is located near to Lower High Street that is identified on the SCWIP.					
Public Open Space (ha's and type)	There is no Public Open Space on the site					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields/sports pitches					
Other Social (specify)	None					
Any character constraints on density (list)	None					
Opportunities						
This is an opportunity to develop an unused piece of land in a sustainable location.						
Sustainability Appraisal						
<p>The redevelopment of this site will have significant positive impacts on the area's ability to adapt to climate change, the transport network, the housing offer, the economy and health.</p> <p>However, there could also be some minor adverse impacts on the cultural heritage, natural resources, pollution and education provision without some appropriate mitigation measures.</p> <p>There is potentially a negligible impact on climate change mitigation, waste and equality.</p> <p>The impact on the landscape and biodiversity is currently uncertain.</p>						
Conclusion						
<p>Planning Permission has been obtained for housing (DC/21/65214) in the form of 13 two-bed apartments and two houses. This use is therefore appropriate though constrained by the proximity of the classified road, the changes in levels and the proximity of Compton Grange.</p> <p>Employment uses would not be appropriate in this predominantly residential area.</p> <p>The site is too small for a gypsy /traveller site.</p>						

Appropriate uses given constraints and infrastructure requirements	Housing 0.3 ha	Employment	Gypsy/Traveller
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Site Known as	45: BIRMINGHAM ROAD, WEST BROMWICH (NO 164) 7119		
Site Address	Birmingham Road, West Bromwich.		
Ward	West Bromwich Central	Call for Site Ref	
Site Area (ha)	0.22 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield commercial	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently used for office accommodation.		
Surrounding land uses	The area to the south and east of the site is mixed commercial/ industrial in nature. The area to the north and west is predominantly residential.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site was within a larger area identified within the West Bromwich Area Action Plan for employment B1 uses. The site is within a gateway site (gate2).		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not within the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINCS or SLINCS on the site.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield commercial		
Topography	The site is reasonably flat		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no tree preservation orders.		

Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	Monument: DSD676, 164-170 (even) Birmingham Road, West Bromwich. Locally Listed group of buildings. Within 100m: Monument: DSD425, MARY SPOONER HOUSE, 172 Birmingham Road, West Bromwich. Listed Building. DSD677, Methodist Chapel, Beeches Road, West Bromwich. Locally listed.	
Visual Amenity and Character of the Area	No issues.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	No issues anticipated.	
Ground stability	No issues anticipated.	
Air Quality impact of adjoining uses	The industrial units to the south and east and the M5 motorway may require air quality amelioration measures for any redevelopment.	
Noise impact of adjoining uses	The industrial units to the south and east and the M5 motorway may require noise amelioration measures for any redevelopment.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None known.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is currently used for office accommodation and this would be lost to any redevelopment.	
Employment Land	The owner has obtained Planning Permission to convert the offices to 16, 1-bed flats (PD/20/01595).	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
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 – electricity, gas, water, sewage treatment	It is considered that utilities will be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known.	
Highways access and transportation (state name / quality of access points)	There is an existing access from Birmingham Road.	

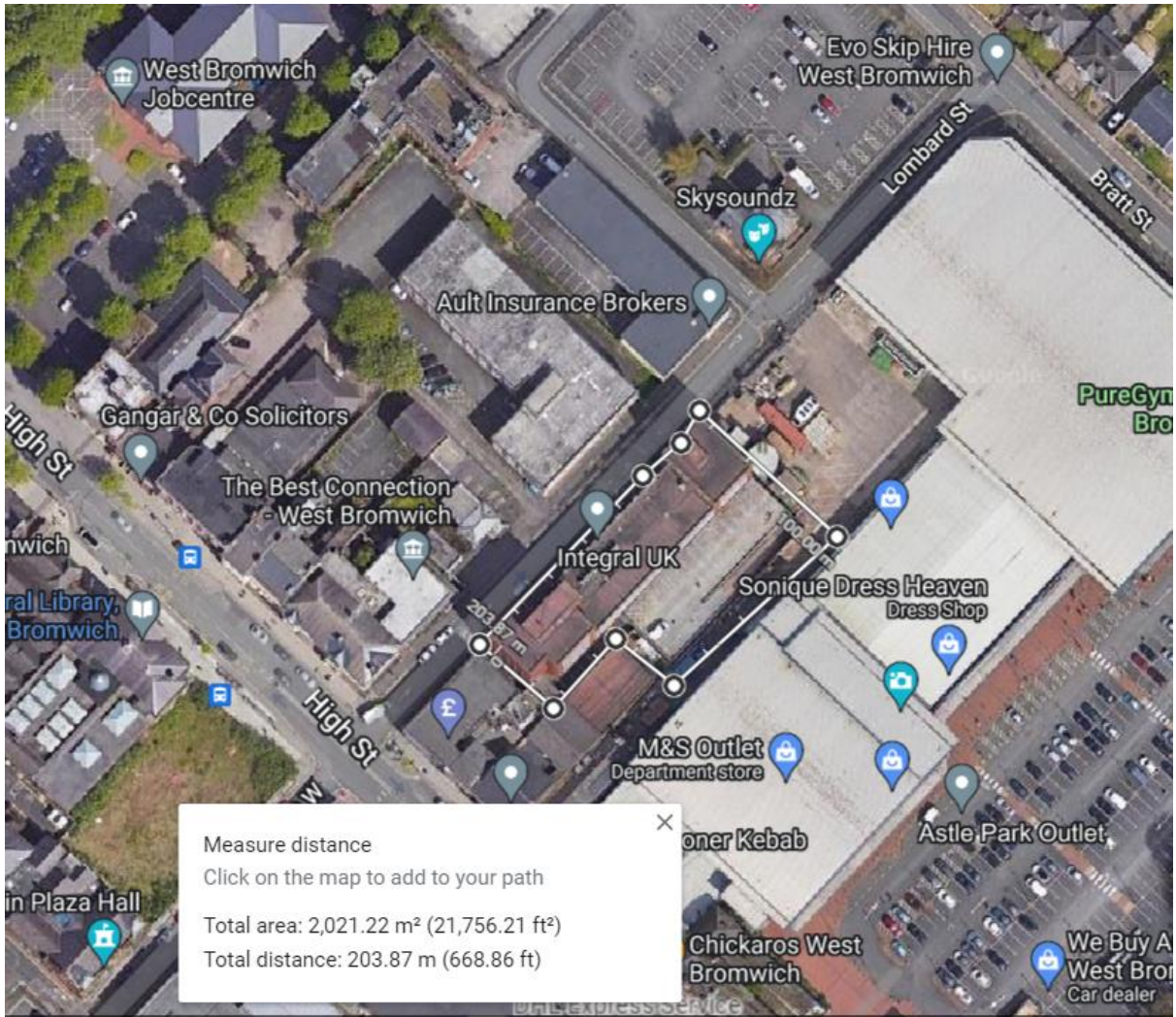
Impact on the wider road network	No issues anticipated				
Other Economic (specify)	None				
Social					
Primary School	Within 15 minutes		Strategic Centre / Employment Area	Within 20 minutes	
Secondary School	Within 20 minutes		Centre / Foodstore	Within 15 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes				
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)
Any character constraints on density	No issues				
Connections to local cycle route networks	The site adjoins the Birmingham Road (the A41) which is identified on the WMLCWIP and the SCWIP.				
Public Open Space (ha's and type)	There is no Public Open Space within the site.				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no Playing fields/Sports Pitches.				
Other Social (specify)	None				
Any character constraints on density (list)	No issues				
Opportunities					
See conclusion					
Sustainability Appraisal					
<p>The redevelopment of this site will have significant positive impacts on the area's ability to adapt to climate change, the housing offer, education and health.</p> <p>However, there could also be some minor adverse impacts on the natural resources, pollution, transportation and the economy without some appropriate mitigation measures.</p> <p>There is potentially a negligible impact on cultural heritage, climate change mitigation, waste and equality. The impact on the landscape and biodiversity is currently uncertain.</p>					
Conclusion					
<p>The site is considered appropriate for residential conversion and Planning Permission has been obtained for this use. This use would help to protect the building, which is locally listed, and the building is in a very sustainable location with excellent transport links.</p> <p>Employment uses to continue with the office accommodation would be acceptable in accordance with the current B1 allocation.</p> <p>The site is not large enough for a gypsy/traveller site.</p>					
Appropriate uses given constraints and infrastructure requirements	Housing 0.22 ha		Employment 0.22 ha		Gypsy/Traveller



Site Known as	46: NO 5, LOMBARD STREET, WEST BROMWICH		
Site Address	Lombard Street, West Bromwich.		
Ward	West Bromwich Central	Call for Site Ref	
Site Area (ha)	0.16 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield commercial	Site Assessment Reference	7082 No 46
Background / Context			
Current uses (list)	The site is currently used for office accommodation (Integral).		
Surrounding land uses	The site is within an area of predominantly commercial uses on the edge of West Bromwich Town Centre.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	No	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	None	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	It is within the SHLAA. The site is within the retail town centre boundary of West Bromwich.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not within the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINCS or SLINCS on the site.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield commercial		
Topography	The site is relatively flat		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.		

Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The site is within an area of predominantly commercial uses within walking distance of West Bromwich Town Centre.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	No issues anticipated.	
Ground stability	None known.	
Air Quality impact of adjoining uses	No issues anticipated.	
Noise impact of adjoining uses	No issues anticipated.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is currently used to provide office accommodation and this provision would be lost to redevelopment.	
Employment Land	The site owner has obtained Planning Permission for the change of use of the site from offices to 44, 1 and 2 bed apartments.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
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	It is considered that the utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known.	
Highways access and transportation (state name / quality of access points)	There is an existing access from Lombard Street.	
Impact on the wider road network	The impact on the Bratt Street/ Lombard Street junction may need to be considered.	
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 / Walk in centre	Within 10 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	X	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	
Any character constraints on density	The conversion of the building does provide the opportunity to provide high density accommodation.				
Connections to local cycle route networks	The site is located on Lombard Street that is identified on the WMLCWIP.				
Public Open Space (ha's and type)	There is no Public Open Space on the site.				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no Playing fields/ sports pitches on the site.				
Other Social (specify)	None				
Any character constraints on density (list)	The conversion of the building does provide the opportunity to provide high density accommodation.				
Opportunities					
The conversion of the building does provide the opportunity to introduce high density residential accommodation on the edge of West Bromwich Town Centre. A similar development has recently been completed opposite the site at the former Development House.					
Sustainability Appraisal					
The redevelopment of this site will have significant positive impacts on climate change adaptation, natural resources, transport infrastructure, housing provision, health and education. However, there could also be some minor adverse impacts on cultural heritage, pollution and the economy. There will be no significant impacts on climate change mitigation waste and equality if appropriate mitigation measures are not put in place. The impacts on the landscape and biodiversity are currently uncertain.					
Conclusion					
Residential development would be an appropriate conversion of the site in a sustainable location on the edge of West Bromwich Town Centre. Employment uses would not be appropriate on the edge of the Town Centre with poor access. The site is not large enough for a gypsy/traveller site.					
Appropriate uses given constraints and infrastructure requirements	Housing 0.16 ha		Employment	Gypsy/Traveller	



Site Known as	47: SILVERTHORNE LANE, CRADLEY HEATH NORTH		
Site Address	Land southwest of Silverthorne Lane, northeast of Woods Lane, southeast of Mousesweet Walk		
Ward	Cradley Heath and Old Hill	Call for Site Ref	N/A
Site Area (ha)	1.05	Capacity proposed in Call for Sites submission	N/A
Land Type	Mixed employment uses	Site Assessment Reference	291a EMP3-36 SH13
Background / Context			
Current uses (list)	Midlands Raceway (indoor car racing track), mixed employment uses including small industrial enclave accessed from Silverthorne Lane		
Surrounding land uses	Residential, employment, vacant land		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	No	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Existing Policy Designations (list)	SAD – Residential Draft BCP - Employment		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	No		
Landscape Sensitivity (BL23 / BL24)	N/A Urban Matrix Recovery Zone 2		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	PDL		
Topography	Uniform levels across site		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	N/A several mature trees along part of north eastern boundary		

Biodiversity or Geodiversity on site or significantly affecting boundaries	N/A	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	Site and surrounding area is of mixed land use but the area north of the site is predominantly post war/1970s housing. The south of the site is ca 150 m from Cradley Heath train and bus station.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	No	
Ground Contamination	Unknown	
Ground stability	Unknown	
Air Quality impact of adjoining uses	Mainly residential uses around the site but close to a heavily trafficked through route close to Cradley Heath train station – need for air quality assessment	
Noise impact of adjoining uses	No significant noise impact other than from busy roads and the proximity of the train station	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Opportunity for 3000sqm of new employment development	
Employment Land	Employment land surrounded by residential BEAR scored 14 so site to be reassessed	
Delivery / Phasing (taken from Delivery Study where referenced)	Delivery/ phasing for redevelopment would be affected by the need to relocate businesses unless willing landowners.	
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	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	Existing site accesses from Silverthorne Lane and Forge Lane could be used for residential redevelopment	
Impact on the wider road network	New residential development would introduce potentially greater impact on road network given potential site capacity of 50-100 new homes	

Other Economic (specify)	None		
Social			
Primary School	10mins pt 15mins ped access	Strategic Centre / Employment Area	20mins pt 20mins ped access
Secondary School	20mins pt	Centre / Foodstore	10mins pt and ped access
GP / Health Centre / Walk in centre	10mins pt 10mins ped access		
Housing Density Location – Draft Plan Policy (x)			Moderate Density (40-50 dph) X
Any character constraints on density	Proximity to local centre and good transport connections could justify higher density housing on part of the site.		
Connections to local cycle route networks			
Public Open Space (ha's and type)	300m from Mousesweet Brook open space		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	No loss of playing fields or sports pitches		
Other Social (specify)	None		
Any character constraints on density (list)	Generally, two-storey post war brick- built housing surrounding the site. This character would generally be applied although some higher density nearer to the train station would be appropriate.		
Opportunities			
Opportunity to rationalise the predominant residential use and remove non - conforming uses on this potentially valuable site. It is well connected to local services and transport and could introduce up to 100 new homes.			
Sustainability Appraisal			
<p>The redevelopment of the site will have significant positive impacts upon the natural resources of the area, the transport infrastructure, housing provision and health.</p> <p>However, there could also be some minor negative impacts on biodiversity, climate change adaptation, pollution, the economy and education without some mitigation measures in place.</p> <p>The impacts on cultural heritage, climate change mitigation waste and equality are likely to be negligible. The impact on the landscape of the area is currently uncertain.</p>			
Conclusion			
<p>The location of the site presents good opportunities for new housing of mixed density (up to ca 100 units) Employment use could introduce 3000sqm of new development but is unlikely given the need to relocate several businesses and would not be appropriate in this mainly residential area.</p> <p>The site is occupied with employment uses and operating well, allocating this site for employment use would safeguard existing business, employment land and jobs.</p> <p>The site area, its location close to a local centre and in a residential neighbourhood, and good transport connections provides potential for gypsy and traveller pitches. However, such a use could hamper the site coming forward and could affect land values.</p> <p>NB This site includes an area of employment land where the landowner has responded in terms of retaining existing uses (ref WM78588).</p>			

The site allocation here could take account of the opportunities for residential on the 2.8 ha site to the south (Sandwell Reg 19 3025) potentially bringing forward a development opportunity on nearly 4 hectares.

Appropriate uses given constraints and infrastructure requirements	Residential	Employment	Gypsy and traveller
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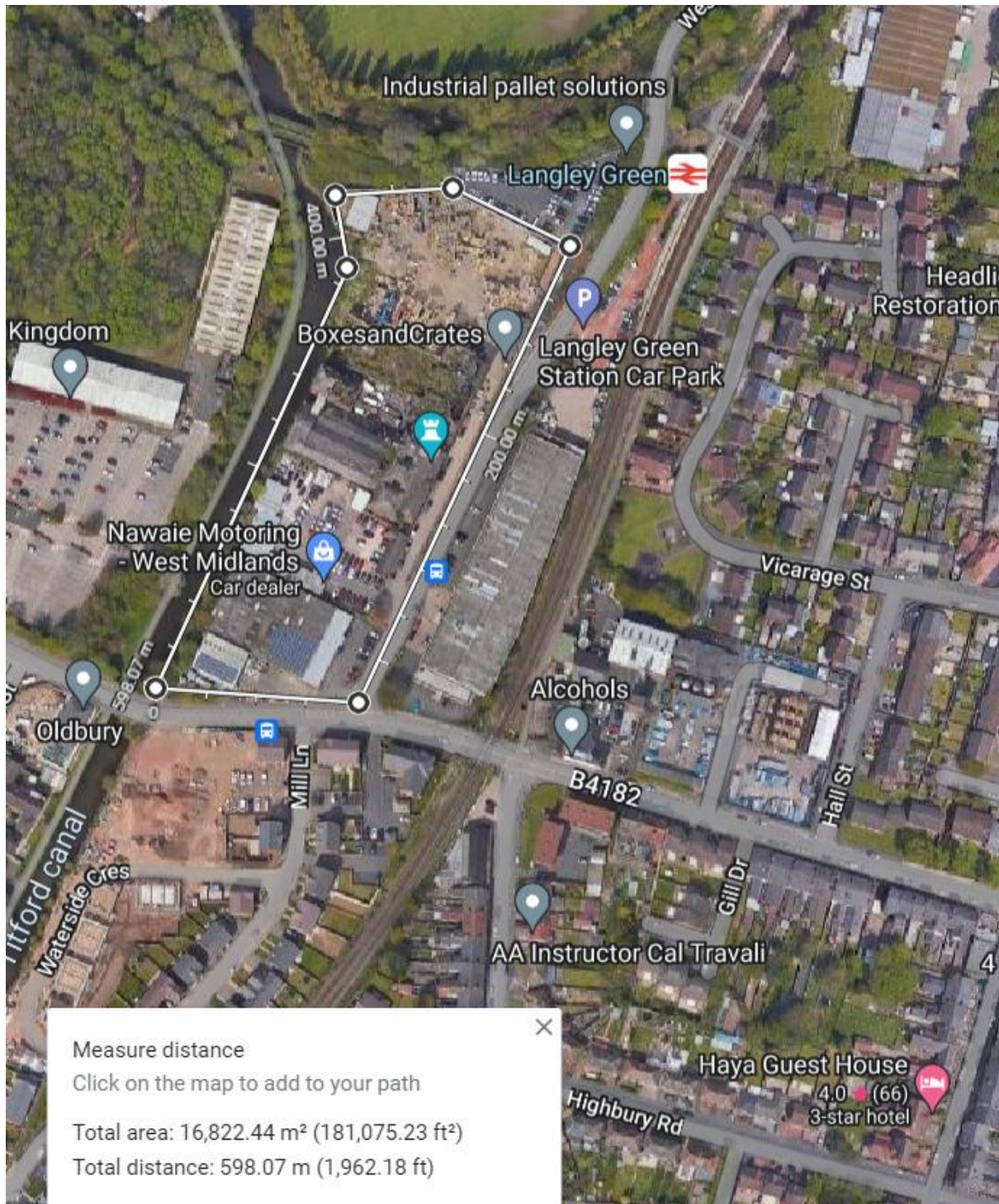
Site Known as	48: LANGLEY MALTINGS, WESTERN ROAD, LANGLEY 3011		
Site Address	Western Road, Langley		
Ward	Oldbury	Call for Site Ref	
Site Area (ha)	2.72 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield industrial	Site Assessment Reference	SAH 225 SH14
Background / Context			
Current uses (list)	The site is occupied by local employment uses, Express Bonding Services (laminators) and Nawaie Motoring (car repairs and dealers). The Maltings building itself looks predominantly vacant.		
Surrounding land uses	The area is predominantly industrial to the west with new residential to the south and established residential to the east. There is a Playing field to the north. Tiford Canal is on the western boundary. Langley Green railway station is opposite the site on Western Road.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the Black Country Plan for housing and is within the SHLAA (570). The site is within an Area of High Townscape value.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not within the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield industrial site.		
Topography	The site is reasonably flat though the area rises steadily to the north.		

Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a few mature trees on the site alongside the canal though no tree preservation orders.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site adjoins the Titford canal on its western boundary and any redevelopment should exploit this location by overlooking the canal.	
Heritage Assets on site or significantly affecting boundaries	Monument: MBL2524 Langley Maltings, Western Road, Langley. Grade II Listed Building. Within 100m: MBL2726, Canal Bridge, Station Road, Langley, Oldbury, Grade II listed building DSD587, Former Crosswells Brewery, Langley, Locally Listed. Area of Potential Archaeological Importance.	
Visual Amenity and Character of the Area	The former industrial site to the south of the site has recently been developed with moderate/high density housing.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	The long-term use of the site for employment uses may have left a legacy of ground contamination.	
Ground stability	Not known.	
Air Quality impact of adjoining uses	The historic heavy industrial uses to the west of the site may require that any redevelopment incorporates air quality amelioration measures.	
Noise impact of adjoining uses	The historic heavy industrial uses to the west of the site may require that any redevelopment incorporates noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	There are no known issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None known.	
Other Environmental (specify)	The site is within the HSE middle zone around the Rhodia works.	
Economic		
Employment Development Opportunities	The site is currently occupied by low quality local employment uses.	
Employment Land	The site was not assessed in BEAR or EDNA. The owner has stated that he has no current plans to move as he can't identify a relocation site. He wishes the current residential allocation to be retained.	
Delivery / Phasing (taken from Delivery Study where referenced)	Site assembly and the constraints imposed by the Grade II Listed building may delay delivery.	
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 – electricity, gas, water, sewage treatment	It is considered that the utilities will be available to the site though capacities are not known.				
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	It is known that historic surface water sewers cross the site.				
Highways access and transportation (state name / quality of access points)	There are existing access points from Western Road.				
Impact on the wider road network	The impact of any development on the level crossing the railway at Station Road may need to be assessed.				
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 / Walk in centre	Within 15 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph) X
Any character constraints on density	The Grade II Listed building will need to be retained on site. The neighbouring canal to the west provides the opportunity for higher density development.				
Connections to local cycle route networks	The site is located on Station Road that is identified on the WMLCWIP.				
Public Open Space (ha's and type)	There is no Public Open Space on the site.				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.				
Other Social (specify)	None				
Any character constraints on density (list)	The Grade II Listed building will need to be retained on site. The neighbouring canal to the west provides the opportunity for higher density development.				
Opportunities					
There is the opportunity to continue the residential development of the area to the east of Titford canal started in Mill Lane to the south which would ideally include the conversion of the Listed building and bring it back into beneficial use.					
Sustainability Appraisal					
The site scores strongly negative for criteria 1, 5 & 13. Criteria 7, 11 & 14 are minor negatives. Issues 4 & 8 have negligible impacts, whilst issues 2 & 3 have uncertain impacts. Criteria 6 & 10 are minor positives, while impacts on criteria 9 & 12 are strongly positive.					
Conclusion					

Residential redevelopment would be the appropriate use to continue the land use transformation in this area in accordance with the current allocation. It is considered that the long-term continuation of the low value employment uses would be detrimental to the setting of the Listed building. The site is not considered suitable for a gypsy /traveller site due to the detrimental impact of this use on the Listed building.

Appropriate uses given constraints and infrastructure requirements	Housing 2.72 ha	Employment	Gypsy/Traveller
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Site Known as	49: MACARTHUR ROAD INDUSTRIAL ESTATE, CRADLEY HEATH		
Site Address	Cradley Road, Cradley Heath		
Ward	Cradley Heath and Old Hill	Call for Site Ref	
Site Area (ha)	0.35 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield Industrial	Site Assessment Reference	SAH 095 3023 SH15
Background / Context			
Current uses (list)	The site is currently in employment uses by Hallcraft MOT repairs and Raybould machine tools.		
Surrounding land uses	The site is in an area of mixed uses with residential to the west and north, Cradley Heath Town Centre to the north east and Corngreaves Road industrial estate to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	None	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	None	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	The site was allocated in the Draft Black Country Plan for housing and is within the SHLAA. The site is within an Area of Potential Archaeological importance and is within a gateway site (gate2). The site forms part of the residential redevelopment of the former Woods Lane industrial estate		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield industrial land.		

Topography	The site slopes steadily down south towards the River Stour.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on site.	
Visual Amenity and Character of the Area	The adjoining former part of the Woods Lane Industrial Estate has been redeveloped with a moderate/high residential density.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	The long-term use of the site for employment purposes may have left a legacy of ground contamination.	
Ground stability	None known.	
Air Quality impact of adjoining uses	The remaining industrial sites to the north and Corngreaves Industrial Estate to the east may require that any redevelopment incorporates air quality amelioration measures.	
Noise impact of adjoining uses	The remaining industrial sites to the north and Corngreaves Industrial Estate to the east may require that any redevelopment incorporates noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is currently occupied by low value employment uses that would be lost to any redevelopment. The owner has expressed interest in longer term redevelopment. The site is part of the former Woods Lane Industrial Estate that was allocated for residential transformation and this process has started at the southern edge	
Employment Land	The site was not assessed by BEAR or EDNA.	
Delivery / Phasing (taken from Delivery Study where referenced)	An issue is not anticipated though remediation may delay delivery.	

Viability (taken from Viability Study where referenced)	Residential transformation has commenced in this area. However, the viability of individual sites will be identified as part of ongoing work on the SLP		
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities will be available given the new development to the south though capacities are unknown.		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	It is known that there are historic surface water sewers running through the site.		
Highways access and transportation (state name / quality of access points)	There are existing access points from Macarthur Road.		
Impact on the wider road network	No issues anticipated.		
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 / Walk in centre	Within 10 minutes		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) X
Any character constraints on density	The former industrial area to the west has been redeveloped for residential use with moderate/high density.		
Connections to local cycle route networks	The site is located 300 metres to the south of Lower High Street Cradley Heath that is identified in the SCWIP.		
Public Open Space (ha's and type)	There is no Public Open Space on the site.		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no Playing fields or sports pitches.		
Other Social (specify)	None		
Any character constraints on density (list)	The former industrial area to the west has been redeveloped for residential use with moderate/high density.		
Opportunities			
The site provides the opportunity to continue the residential transformation of the former Woods Lane industrial estate in a highly sustainable location on the edge of Cradley Heath Town Centre close to Cradley Heath railway station.			
Sustainability Appraisal			
The redevelopment of this site will have some significant positive impacts on the area's natural resources, transport infrastructure, housing provision and health.			

However, there could also be some minor adverse impacts on climate change adaptation, pollution, the economy and education if some appropriate mitigation measures are not put in place. There is likely to be a negligible impact on cultural heritage, climate change mitigation, waste and equality. The level of impact on the landscape and biodiversity is currently uncertain.

Conclusion

Residential development would be the appropriate use to continue the residential redevelopment of the former Woods Lane industrial estate in accordance with the Black Country Plan. The site is currently used for employment purposes and the use could be continued. However, it is considered that this would be detrimental to the residential amenity of new residents and the aspiration for the residential transformation of the area.

The site is not considered suitable for a gypsy/traveller site due to its restricted site area.

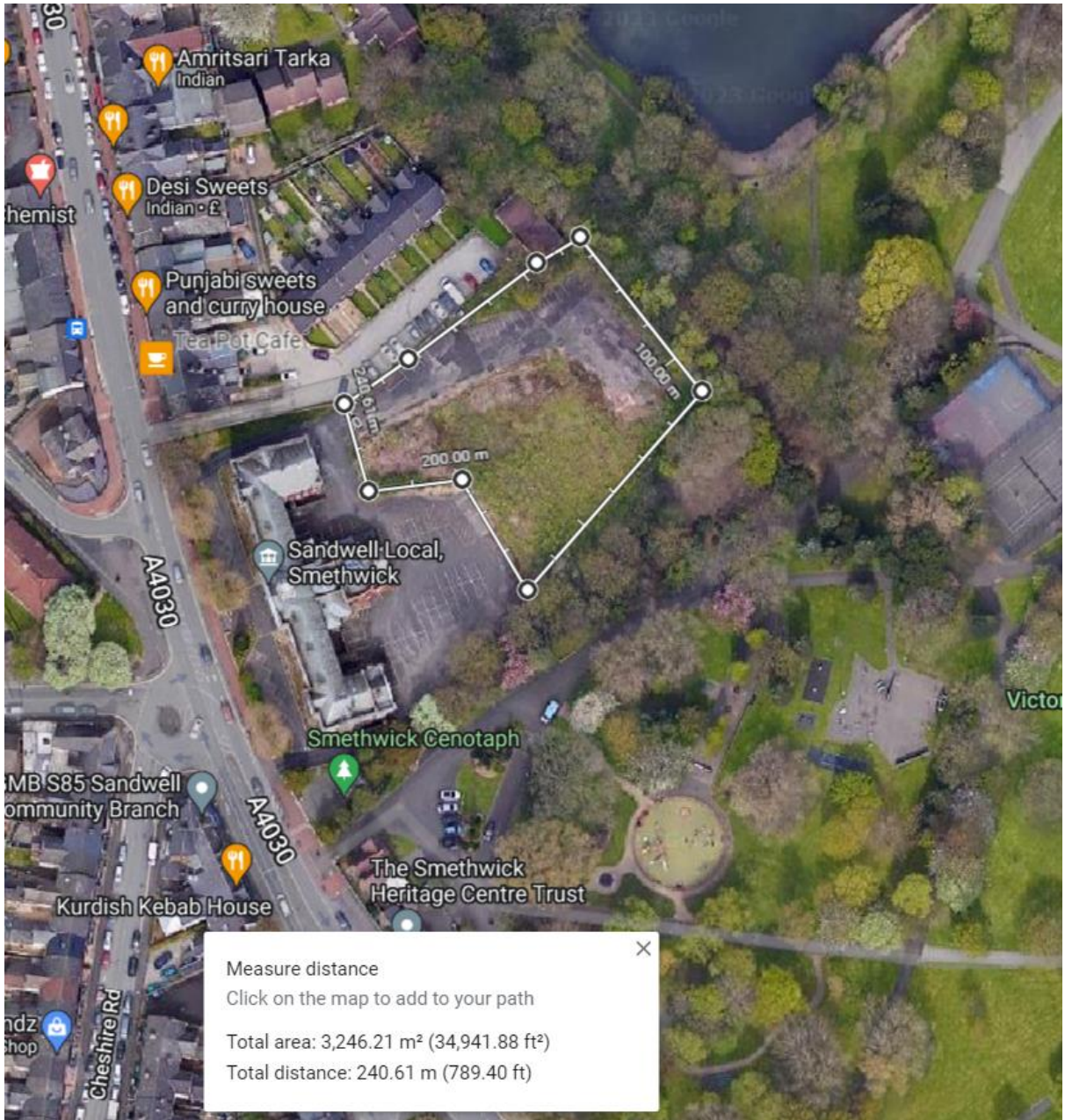
Appropriate uses given constraints and infrastructure requirements	Housing 0.35 ha	Employment	Gypsy/Traveller
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Site Known as	51: REAR OF COUNCIL HOUSE, HIGH STREET, SMETHWICK 3002		
Site Address	High Street, Smethwick.		
Ward	Soho and Victoria	Call for Site Ref	
Site Area (ha)	0.37 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield Community	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently a cleared former office site.		
Surrounding land uses	The site is at the rear of Smethwick Council House with Victoria Park to the rear.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is not allocated in the Black Country Plan but is within the SHLAA (Post 2021 site 485 SHLAA). The site is in the local retail centre and Conservation area of Smethwick High Street and is within an area of Potential Archaeological Importance.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not in the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINC's or SLINC's on the site.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield former office site		
Topography	The site is reasonably flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are mature trees around the edge of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None	
Heritage Assets on site or significantly affecting boundaries	MBL3067, OCCUPATION SITE, SITE, SETTLEMENT, SITE. DSD724, Crocketts Lane, Smethwick Conservation Area. Area of Potential Archaeological Importance. Within 100m: DSD553, COUNCIL HOUSE, High Street, Smethwick, Grade II Listed Building. DSD408, WAR MEMORIAL, VICTORIA PARK. DSD621, Victoria Park Lodge, High Street, Smethwick, Locally listed. DSD619, Old Post Office, 248 High Street, Smethwick, Locally Listed. DSD617, Maben House, 280 High Street, Smethwick, Locally listed.	
Visual Amenity and Character of the Area	None	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	There are no issues anticipated.	
Ground stability	None anticipated.	
Air Quality impact of adjoining uses	None	
Noise impact of adjoining uses	None	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None anticipated	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Not large enough for an employment site in isolation	
Employment Land	Not suitable for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
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 – electricity, gas, water, sewage treatment	It is anticipated that utilities will available that served the former office block.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	

Highways access and transportation (state name / quality of access points)	There is an existing access from High Street.					
Impact on the wider road network	No problems anticipated.					
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 / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	Limited accessibility may reduce capacity					
Connections to local cycle route networks	Tollhouse Way 500 metres to the north of the site is identified in the WMLCWIP.					
Public Open Space (ha's and type)	The site has no Public Open Space					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no Playing fields or sports pitches					
Other Social (specify)	None					
Any character constraints on density (list)	Limited accessibility may reduce capacity					
Opportunities						
Sustainability Appraisal						
No SA is undertaken as site is to be the new location for Sandwell Archives service.						
Conclusion						
The site was considered suitable for a limited residential development. However, the site is no longer available for this purpose as subject to funding it is now reserved for the site of a family history centre to house the Borough archive. It is not suitable for employment purposes and is not large enough for a gypsy/traveller site.						
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Civic/Community 0.37 ha	Gypsy/Traveller		



Site Known as	52: OVEREND ROAD BUSINESS PARK, OVEREND ROAD, CRADLEY HEATH		
Site Address	Overend Road, Cradley Heath		
Ward	Cradley Heath and Old Hill	Call for Site Ref	93
Site Area (ha)	3	Capacity proposed in Call for Sites submission	160
Land Type	Employment	Site Assessment Reference	SA-0025-SAN No 52
Background / Context			
Current uses (list)	Employment Industrial uses, recent occupiers shopfitters /steel fabrications, timber merchants, fasteners, processing plant and equipment		
Surrounding land uses	Industrial to north Small residential estate (Red Brick Close) to east River Stour to south and west Residential (Dudley MBC) to south of Overend Road		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	No	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	None	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	The site is allocated for local employment and lies within an Area of Archaeological Importance. The site is adjacent to a SLINC		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	PDL		
Topography	Fairly level site		

Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Site adjacent to a well-established SLINC (96). However, this will not affect the development of the site.	
Heritage Assets on site or significantly affecting boundaries	None (although the site is within an Area of Archaeological Importance)	
Visual Amenity and Character of the Area	Predominantly industrial area	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Not in flood zone 3	
Ground Contamination	Unlikely as the area is well developed.	
Ground stability	Unlikely as the area is well developed.	
Air Quality impact of adjoining uses	Predominantly industrial area	
Noise impact of adjoining uses	Predominantly industrial area so noise will not be an issue	
Mineral Extraction and Mineral Resource Areas	None	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	Use existing	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	This area is a well-established local employment area which is protected by policies in both current and future development plans	
Employment Land	This area is a well-established local employment area which is protected by policies in both current and future development plans	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
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	Use of existing	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Unknown, however, this area is a well- established local employment area.	

Highways access and transportation (state name / quality of access points)	This area is a well-established local employment area which is serviced by a number of main roads. The site has an existing access.			
Impact on the wider road network	This area is a well-established local employment area which is serviced by a number of main roads.			
Other Economic (specify)				
Social				
Primary School		Strategic Centre / Employment Area		
Secondary School		Centre / Foodstore		
GP / Health Centre / Walk in centre				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	N/A			
Connections to local cycle route networks	N/A			
Public Open Space (ha's and type)	N/A			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A			
Other Social (specify)	N/A			
Any character constraints on density (list)	N/A			
Opportunities				
See conclusion				
Sustainability Appraisal				
<p>The redevelopment of this site will have positive impacts on the natural resources of the area and the transport infrastructure.</p> <p>In addition, there could also be minor adverse impacts on biodiversity, climate change adaptation, pollution and health.</p> <p>The impacts on the cultural heritage, housing, equality and education will be negligible and the impacts on the landscape, climate change mitigation, waste and the economy are currently uncertain.</p>				
Conclusion				
<p>The site has permission for industrial uses, the most recent in 2017 which has now been implemented. The site is 80% occupied by industrial uses with the River Stour acting as a buffer between residential to south.</p> <p>The site is allocated for local employment and given the nature of the northside of Overend Road (i.e. Predominantly industrial) residential use of this land is not appropriate and it should be safeguarded for employment.</p> <p>The continued allocation of the site for employment uses is therefore recommended</p>				

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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Site Known as	53: WOODS LANE, CRADLEY HEATH		
Site Address	Land to the northwest of Woods Lane, Cradley Heath		
Ward	Cradley Heath & Old Hill	Call for Site Ref	N/A
Site Area (ha)	5.2ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	
Background / Context			
Current uses (list)	Industrial / commercial.		
Surrounding land uses	Residential to the south and east. Bounded by railway line to north / northwest and River Stour to south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	No		
Ancient Woodland / Veteran Trees	No		
Local Nature Reserve	No		
Site of Importance for Nature Conservation	Yes – SLINC		Along river bank
Flood Risk Zone 3	Yes		Along river bank
Registered Park & Garden	No		
Scheduled Ancient Monument	No		
HSE Consultation Zone 1	No		
Operational Burial Ground	No		
Common Land	No		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Housing SLINC Wildlife corridor Area of archaeological importance		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	N/A		
Landscape Sensitivity (BL23 / BL24)	The landscape is considered to have an overall low sensitivity to residential development.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Brownfield – remediation required		
Topography	Site relatively flat to the north, slopes north to south towards River Stour.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	N/A	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Part SLINC and wildlife corridor along riverbank. Ecology/habitat survey required.	
Heritage Assets on site or significantly affecting boundaries	Monuments: MBL2683, GALVANIZING WORKS; WOODS LANE. MBL2682, ERNEST STEVENS OFFICE; WOODS LANE, Cradley Heath. MBL2776, CRADLEY SIGNAL BOX; FORGE LANE; CRADLEY. Area of Potential Archaeological Importance. Within 100 m: MBL2680, RS (PART OF CLYDE ANCHOR WORKS); WOODS LANE. MBL2684, GREAT WESTERN CHAIN AND ANCHOR WORKS; STATION ST, Cradley Heath. MBL2674, CHAINWORKS; FORGE LANE/LOWER HIGH ST, Cradley Heath. MBL2617, D & F FELLOWS LTD; FORGE LANE. MBL2775, MIDLAND RED BUS GARAGE; FORGE LANE. Event: ESD787, AS Rolling Mills, Sandwell, Building Recording	
Visual Amenity and Character of the Area	No impact on visual amenity of adjacent land users.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Part of the site in flood zones 3 (southern side)	
Ground Contamination	Site investigations necessary.	
Ground stability	Low risk coal mining area.	
Air Quality impact of adjoining uses	N/A – dependent on site coming forward comprehensively.	
Noise impact of adjoining uses	N/A – as above.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	Not preferable for employment use due to precedent set for residential development on adjacent site.	
Employment Land	N/A	
Delivery / Phasing (taken from Delivery Study where referenced)	Land in differing ownership – potential issues with phasing if industrial uses remain.	
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 – electricity, gas, water, sewage treatment	None known.	

Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known.						
Highways access and transportation (state name / quality of access points)	N/A						
Impact on the wider road network	N/A						
Other Economic (specify)	None						
Social							
Highly sustainable location close to public transport links and Cradley Heath town centre.							
Primary School	Within 15 mins		Strategic Centre / Employment Area		Within 15 mins		
Secondary School	Within 15 mins following		Centre / Foodstore		Within 15 mins		
GP / Health Centre / Walk in centre	Within 15 mins						
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	Potential for higher density residential development on parts of the site. However, the need for extensive remediation and separation distances from the River Stour corridor considerably reduces the development capacity.						
Connections to local cycle route networks	Within proximity of existing Local Cycle Network						
Public Open Space (ha's and type)	There is sufficient quantity of open space in the local area to meet the needs of new residents.						
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A						
Other Social (specify)	N/A						
Any character constraints on density (list)	River Stour SLINC Remediation						
Opportunities							
Contribute to housing targets – possibility of higher density flatted development on strategic parts of the site. Based on a realistic assessment of development potential, only half of the site can be considered.							
Sustainability Appraisal							
There are strongly negative impacts on criteria 5,7 & 13. Minor negatives for 1,3,4,6,8 & 14. There is negligible impact on issue 11. Criteria 2 impact is uncertain either way. For criteria 9,10 & 12, the impact is strongly positive.							
Conclusion							
Brownfield site which would need extensive ground remediation. North / northwest of the site within proximity of railway line, noise/vibration assessment required.							

Residential development should be delivered in a comprehensive manner; otherwise, amenity issues emanating from historic uses may compromise residential use, unless sufficient mitigation between phases could be ensured.

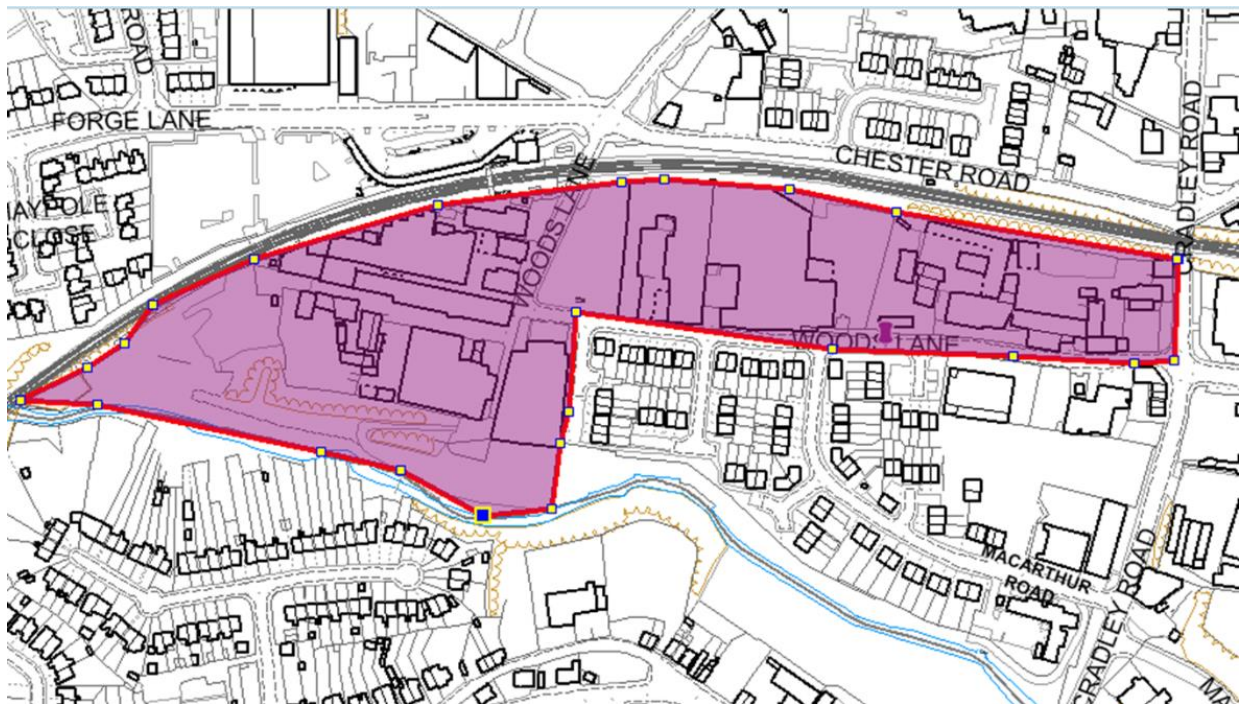
Redevelopment of the site close to the SLINC and the River Stour should be designed sensitively but should be orientated to overlook the open space.

The sustainable location of the site allows for higher density flatted development with ca 100 dph considered to be acceptable in some areas.

Redevelopment for employment uses is not considered to be appropriate given the wider strategy to achieve comprehensive residential development in this highly sustainable location.

Similarly, allocation for Gypsy and Travellers use is not considered to be appropriate as the viability of comprehensive development would be heavily constrained, and as the site exceeds 1.0 hectare

Appropriate uses given constraints and infrastructure requirements	Housing 5.2ha	Employment 0 ha	Gypsy and Traveller
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Site Known as	54: LAND ADJACENT TO DROICON INDUSTRIAL ESTATE, PORTWAY ROAD, ROWLEY REGIS		
Site Address	Portway Road Rowley Regis		
Ward	Rowley	Call for Site Ref	N/A
Site Area (ha)	0.7	Capacity proposed in Call for Sites submission	N/A
Land Type	Employment	Site Assessment Reference	FS REG 19 Residential SAH 093 7197 SEC3-46 No 54
Background / Context			
Current uses (list)	Trailer Hire and storage of containers		
Surrounding land uses	The adjoining site to the west, known as Droicon Industrial Estate, is currently operational but has been allocated for housing. Residential uses occupy land west of the industrial estate and directly east of this site. Rowley Regis Golf Club adjoins the site to the south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	The site is not a designated nature reserve but adjoins an established golf course to the south	0	
Site of Importance for Nature Conservation	The adjoining golf course is bounded by mature trees and hedgerows so could be of importance for nature conservation.	0	
Flood Risk Zone 3	The site is not in or affected by Flood Risk Zone 3	0	
Registered Park & Garden	NO	0	
Scheduled Ancient Monument	NO	0	
HSE Consultation Zone 1	NO	0	
Operational Burial Ground	NO	0	
Common Land	NO	0	
Green Belt	NO	0	
Ancient Hedgerows	NONE	0	
Strategic Open Space	NO	0	
Existing Policy Designations (list)	Part of the site is within a limestone consideration zone Adjacent to SLINC 78 Adjacent to a SAD Housing Allocation		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not within a Green Belt area		
Landscape Sensitivity (BL23 / BL24)	Possible redevelopment of this site should have regard for the adjoining open space and in particular		

	safeguard boundary hedgerows and trees and SLINC 78.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	PDL	
Topography	Uniform site levels with a steep planted embankment acting as a buffer to the adjoining golf course.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOS on the site but mature trees bounding the site could be of value and should be safeguarded.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Biodiversity of adjoining open space and the southern site boundary should be acknowledged	
Heritage Assets on site or significantly affecting boundaries	No heritage assets on or affecting the site	
Visual Amenity and Character of the Area	This section of Portway Road is predominantly residential along its south side with the two industrial sites detrimentally affecting the amenity of the area.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3	
Ground Contamination	There may be ground contamination which could require a site investigation and mitigation measures prior to development.	
Ground stability	Ground stability would need to be assessed prior to redevelopment	
Air Quality impact of adjoining uses	The existing businesses may adversely affect air quality. Portway Road is heavily trafficked again affecting air quality.	
Noise impact of adjoining uses	HGV manoeuvres to this and the adjoining industrial site would create noise impact on surrounding residential properties.	
Mineral Extraction and Mineral Resource Areas	Operational quarry directly opposite the site	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	Site area could accommodate ca 2000sqm of new development for employment use.	
Employment Land	This and the adjoining site contain operational uses.	

Delivery / Phasing (taken from Delivery Study where referenced)	Relocation of existing businesses would be required and could be difficult to achieve if landowner is unwilling.			
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	Utilities available on site			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known			
Highways access and transportation (state name / quality of access points)	Access from Portway Road for the existing business operations seems acceptable given long- distance visibility			
Impact on the wider road network	New residential development could introduce increased vehicle movements on to Portway Road, but this would need to be assessed against the existing comings and goings of industrial vehicles.			
Other Economic (specify)	N/A			
Social				
Primary School	15 minutes	Strategic Centre / Employment Area	20 minutes	
Secondary School	20 minutes	Centre / Foodstore	10 minutes	
GP / Health Centre / Walk in centre	15 minutes for pedestrians 10 minutes by public transport			
Housing Density Location – Draft Plan Policy (x)			Moderate Density (40-50 dph)	X
Any character constraints on density	Predominantly two-storey detached and semi-detached dwellings in the vicinity of the site would suggest a moderate density for new residential development			
Connections to local cycle route networks	None			
Public Open Space (Ha and type)	No open space on the site			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There would be no loss of playing fields/sports pitches			
Other Social (specify)	N/A			
Any character constraints on density (list)	Predominance of suburban housing in the area suggests new development at a moderate density			
Opportunities				

There is an opportunity to redevelop this and the adjoining site – ideally in combination but possibly on an individual basis. Given the predominance of housing in the area, residential allocation of both sites is preferred. Viability within the plan period however could be difficult unless business owners are willing/able to relocate. Site investigations are likely to be necessary given the possibility of adverse ground conditions – again potentially affecting the viability of bringing sites forward.

The area of the site and the preferred allocation for residential would not prevent an allocation for Gypsy and Traveller use, although the relatively poor connectivity to local services does not meet selection criteria. Existing employment uses could remain but an allocation long term for such uses is not considered appropriate.

Sustainability Appraisal

The redevelopment of this site will have positive impacts on natural resources and housing. There could also be some minor adverse impacts to biodiversity, climate change adaptation, pollution, transport, health, economy and education.

There will be negligible impacts on cultural heritage, climate change mitigation, waste and equality. The impact on landscape is currently uncertain.

Conclusion

A residential allocation could allow the introduction of ca 25 units at a moderate density – creating over 50 new houses if this and the adjacent site come forward.

The site could accommodate a Gypsy and Traveller use by way of its site area, but poor connectivity would affect its viability.

Relocation of existing business operations to remove a non- conforming use would be favourable so an Employment allocation is not preferred.

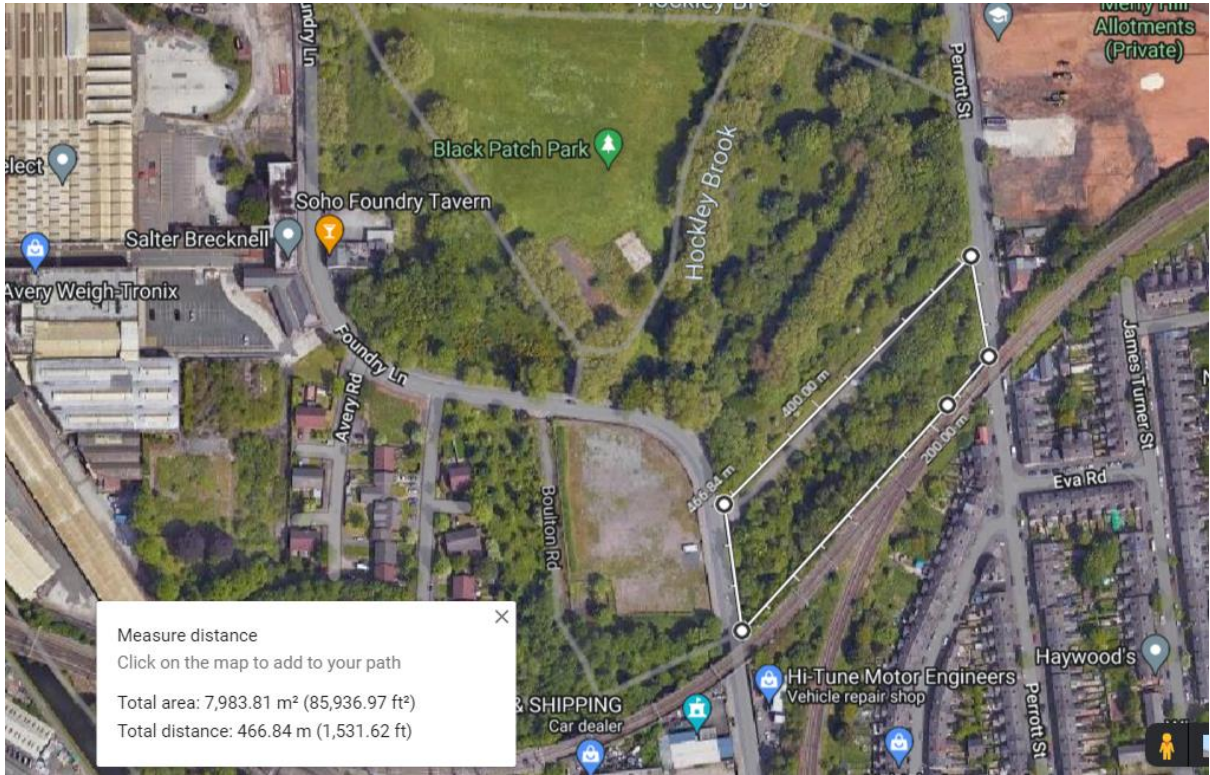
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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Site Known as	56: PERROTT STREET / KITCHENER STREET 744		
Site Address	Perrott Street / Wellington Street Smethwick.		
Ward	Soho and Victoria	Call for Site Ref	
Site Area (ha)	1.39 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield residential	Site Assessment Reference	SAH 097/206 SEC3-193
Background / Context			
Current uses (list)	The site is currently underused neglected site with overgrown vegetation. The former Kitchener Street has now been secured with palisade fencing.		
Surrounding land uses	The site adjoins Black Patch Park to the north with historic industrial uses to the west and residential uses to the east. The railway line is on the southern boundary of the site.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the Black Country Plan for housing and is within the SHLAA. The site is within an Area of Potential Archaeological Importance.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not within the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINCS or SLINCS on the site. Black Patch Park which is allocated for Community Open Space adjoins the site to the north.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield former residential land.		
Topography	The site is reasonably flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site as it is overgrown though no tree preservation orders.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site adjoins Black Patch Park to the north.	
Heritage Assets on site or significantly affecting boundaries	The site is within an Area of Potential Archaeological Importance. Within 100m: Monument, BLACK PATCH PARK; FOUNDRY LANE/WOODBURN RD; SOHO; SMETHWICK	
Visual Amenity and Character of the Area	The site is within an area of mixed uses between the Metro line to the north and the railway line/canal to the south.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	The previous use of the site was traditional terraced housing, major issues with contamination are not anticipated.	
Ground stability	Not known.	
Air Quality impact of adjoining uses	Historic industrial land uses to the west may have air quality implications for any redevelopment.	
Noise impact of adjoining uses	Historic industrial land uses to the west may have noise implications for any redevelopment.	
Mineral Extraction and Mineral Resource Areas	There are no mineral extraction issues.	
Mineral Infrastructure and Brickworks	No known issues.	
Waste Infrastructure	None known	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is currently neglected underused land. The site is considered of sufficient size for development in isolation for employment. Proximity of potential noise and air pollution sources militate against residential on this site.	
Employment Land	Suitable.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
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 – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not available.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	None known.	

gas pipes, pylons, culverts, rights of way)			
Highways access and transportation (state name / quality of access points)	There are site access points from Foundry Lane and Perrott Street.		
Impact on the wider road network	No issues anticipated.		
Other Economic (specify)	None		
Social			
Primary School	Within 10 minutes	Strategic Centre / Employment Area	Within 20 minutes
Secondary School	Within 15 minutes	Centre / Foodstore	Not known
GP / Health Centre / Walk in centre	Within 15 minutes		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	None		
Connections to local cycle route networks	Cranford Street 500 metres to the south is identified on the SCWIP.		
Public Open Space (ha's and type)	There is no Public Open Space on the site though it adjoins the Community Open Space of Black Patch Park.		
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)	None		
Opportunities			
See conclusion			
Sustainability Appraisal			
<p>The development of this site will have positive impacts on the area's economy. However, there could also be some adverse impacts on cultural heritage, biodiversity, climate change adaptation, natural resources, pollution, transport and accessibility, equality, and health if appropriate mitigation measures are not put in place.</p> <p>The impacts on landscape, climate change mitigation and waste are uncertain.</p> <p>The development would not be anticipated to impact housing and education.</p>			
Conclusion			
<p>The site is considered large enough for an employment allocation.</p> <p>Employment use is considered suitable as it could operate in isolation and is in keeping with the wider surrounding employment uses.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing 1.39 ha	Employment 1.39	Gypsy/Traveller



Site Known as	57: LAND AT HORSELEY HEATH / ALEXANDRA ROAD AND LOWER CHURCH LANE 1183		
Site Address	Horseley Road, Tipton		
Ward	Great Bridge	Call for Site Ref	
Site Area (ha)	1.9	Capacity proposed in Call for Sites submission	
Land Type	Brownfield employment	Site Assessment Reference	SAH 070 /098 No 57 SH19
Background / Context			
Current uses (list)	The site does not appear to be in beneficial use. It is currently neglected grassed areas with several mature trees. There is a high fence on the Horseley Road frontage that currently secures the site.		
Surrounding land uses	The site is within a pocket of industrial uses between Horseley Road and Lower Church Lane. This area is surrounded by predominantly residential uses. Hale Trading Estate is located to the west of the site which appears to be reasonably successful and there is a scrapyards to the south of the site.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	No	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Woodlands	None	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	The site was allocated in the Draft Black Country Plan for housing and is within the SHLAA. Part of the site borders a SLINC (Horseley Road SLINC 99).		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not within the Green Belt		
Landscape Sensitivity (BL23 / BL24)	There is a SLINC within the site to the north though this is shown as inaccessible (Horseley Road SLINC 99).		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield employment land		

Topography	The area slopes steadily down towards the south.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site though no Tree Preservation Orders.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Horseley Road SLINC 99 borders part of the site	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	No issues	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	The site is within an historic coal mining area and there are likely to be issues with made ground and stability. There are three suspected mineshafts within the SLINC to the north.	
Ground stability	The site is within an historic coal mining area and there are likely to be issues with made ground and stability. There are three suspected mineshafts within the SLINC to the north.	
Air Quality impact of adjoining uses	None anticipated.	
Noise impact of adjoining uses	There is a trading estate to the west of the site and a scrapyards to the south which may have noise implications for any development.	
Mineral Extraction and Mineral Resource Areas	The site is within an area historically mined for coal though this is not considered likely to be restored.	
Mineral Infrastructure and Brickworks	There may be historic mining infrastructure within the site that could only be proved by site investigation.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site does not appear currently to be in beneficial use.	
Employment Land	The owners did apply for Planning Permission for scrap vehicles on the site though this was refused (DC/22/67147). They have stated that they have no current plans to redevelop but would like to keep their options open.	
Delivery / Phasing (taken from Delivery Study where referenced)	Delivery is likely to be delayed by ground contamination and remediation issues.	
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	It is considered that the utilities are likely to be available to the site though capacities are unknown.					
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known.					
Highways access and transportation (state name / quality of access points)	There are access points from Horseley Road.					
Impact on the wider road network	None anticipated.					
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 / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The surrounding area is generally of moderate density.					
Connections to local cycle route networks	The site is located on Horseley Road that is identified on the SCWIP.					
Public Open Space (ha's and type)	There is no Public Open Space on the site.					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no Sports Pitches/Playing fields.					
Other Social (specify)	None.					
Any character constraints on density (list)	The surrounding area is generally of moderate density.					
Opportunities						
This site provides an opportunity to bring forward an underused piece of brownfield land.						
Sustainability Appraisal						
<p>The redevelopment of this site will have positive impacts on the area's transport infrastructure, housing and education provision.</p> <p>However, there could also be some minor adverse impacts on biodiversity, climate change adaptation natural resources, pollution, health and the economy if appropriate mitigation measures are not put in place. There impacts on cultural heritage, climate change mitigation, waste and equality are likely to be negligible. The impact on landscape is as yet unknown.</p>						
Conclusion						

The site is not currently in beneficial use. It has been allocated for housing in the Black Country Plan. Residential allocation may not be ideal on this site given the proximity of the Trading Estate, the scrapyard to the south and the anticipated ground contamination issues. Employment allocation may be a more suitable allocation though demand may be questionable as the site has been vacant for some time. Ground conditions would remain an issue for any industrial redevelopment. The site exceeds the 1ha parameter for gypsy and traveller use.

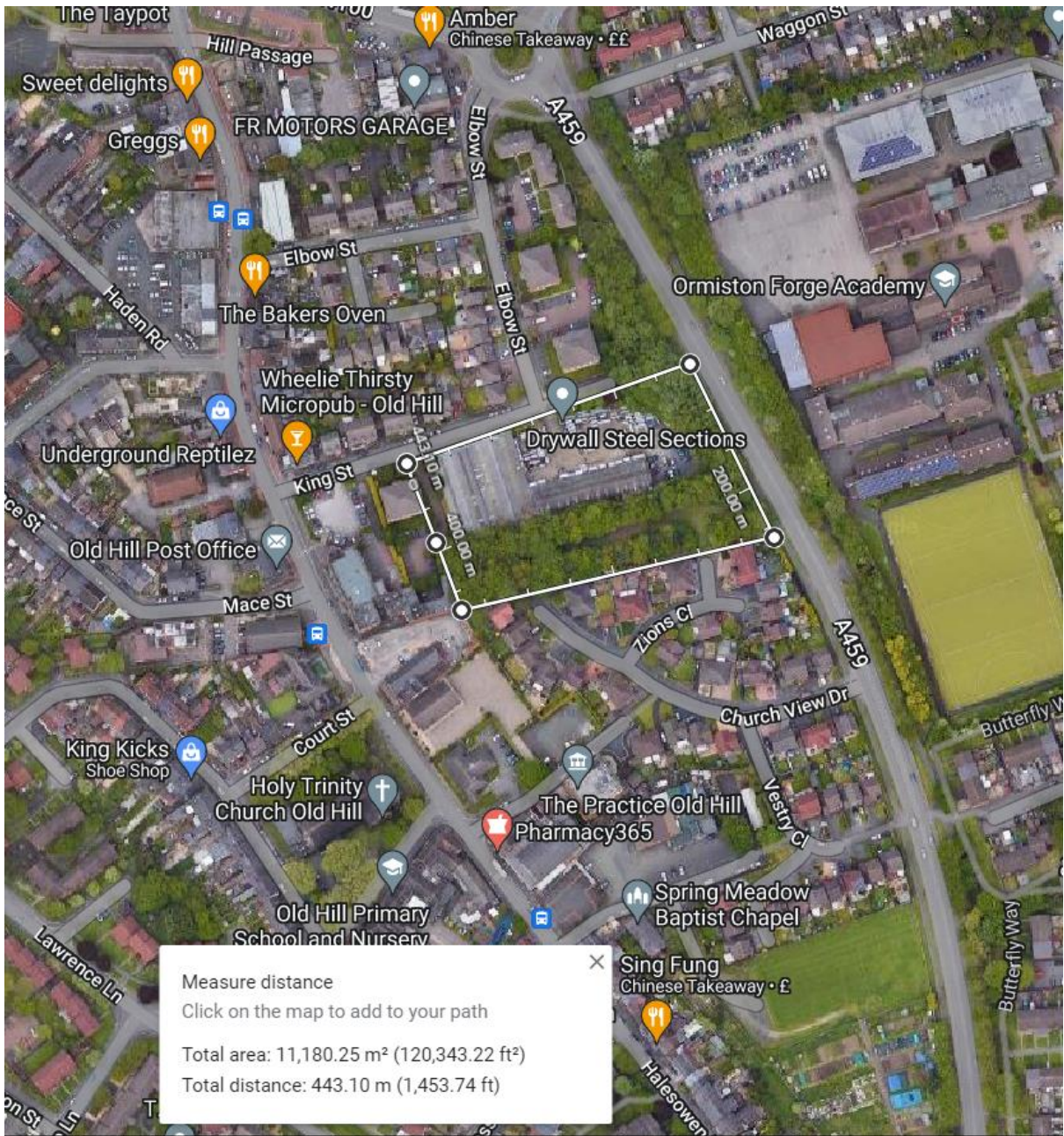
Appropriate uses given constraints and infrastructure requirements	Housing 1.9 ha	Employment 1.9 ha	Gypsy/Traveller 1.9ha
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Site Known as	58: ELBOW STREET, OLD HILL 1376		
Site Address	Elbow Street / King Street, Old Hill.		
Ward	Cradley Heath and Old Hill	Call for Site Ref	
Site Area (ha)	0.77 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield employment	Site Assessment Reference	SAH 099
Background / Context			
Current uses (list)	The site is currently in employment uses (Drywall Steel Sections)		
Surrounding land uses	The site is within a predominantly residential area between Old Hill High Street with its commercial uses and the Old Hill By-pass (the A459). There is an area of Community Open Space to the south (Church View Drive Open Space).		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated within the Black Country Plan for residential use and is within the SHLAA. It is within an area of Potential Archaeological Interest.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not within the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINCS or SLINCS on the site. There is an area of Community Open Space to the south. Although there are a number of mature trees on the site they appear poorly maintained and neglected.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield employment land.		
Topography	The site is reasonably flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the adjoining site to the south. There are several mature trees within the site on the King Street frontage.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None	
Heritage Assets on site or significantly affecting boundaries	The site is within an Area of Potential Archaeological Interest. Within 100 m: Monuments: MBL2651, SHOPS; 205-213 HALESOWEN RD. MBL2768, MACE STREET CLINIC; MACE ST. MBL2767, MAGISTRATES COURT AND POLICE STATION; COURT ST. MBL2668, Former CHAPEL; 223 HALESOWEN Road. DSD583: 191 Halesowen Road, Old Hill Listed Building Grade II.	
Visual Amenity and Character of the Area	Residential density to the east of Old Hill High Street is predominantly moderate in nature.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	The long-term use of the site for employment uses may have left a legacy of ground contamination.	
Ground stability	None known.	
Air Quality impact of adjoining uses	The proximity of the A459 may require air quality amelioration measures.	
Noise impact of adjoining uses	The proximity of the A459 may require noise amelioration measures	
Mineral Extraction and Mineral Resource Areas	There are no mineral extraction issues	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is currently in beneficial use for employment purposes	
Employment Land	The owner has stated that he wishes to continue trading for the next five years and then redevelop the site.	
Delivery / Phasing (taken from Delivery Study where referenced)	Site assembly may not therefore be a major constraint.	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLPN/A	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that the utilities will be available to the site though capacities are unknown.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	None known.	

gas pipes, pylons, culverts, rights of way)			
Highways access and transportation (state name / quality of access points)	There are existing access points from King Street.		
Impact on the wider road network	No issues anticipated.		
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 / Walk in centre	Within 10 minutes		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	The surrounding residential development is of moderate density.		
Connections to local cycle route networks	Not known though the site adjoins the local Old Hill Centre.		
Public Open Space (ha's and type)	There is no Public Open Space on the site, but Community Open Space abuts it.		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no Playing Fields or Sports Pitches		
Other Social (specify)	None		
Any character constraints on density (list)	The surrounding residential development is of moderate density.		
Opportunities			
There is the opportunity for residential development in this highly sustainable location on the edge of Old Hill Local Centre. This will complete the residential development of this area between the commercial uses on the High Street and the A459.			
Sustainability Appraisal			
The site scores minor negatives for criteria 5, 6 7 & 13. Negligible effects are recorded for criteria 1, 4, 8 & 11. There are uncertain effects on criteria 2 & 3. Strongly positive impacts are recorded for issues 9,12 & 14 and minor positive impact on 10.			
Conclusion			
Residential development would be the preferred use on this site and is a long-standing aspiration. The existing owner has expressed an interest in redevelopment for residential use. The site is effectively within one ownership. The continuation of the employment use in this area would not be ideal within this predominantly residential area. The site is not ideal for gypsy and travellers given its location in a predominantly residential area			
Appropriate uses given constraints and infrastructure requirements	Housing 0.77 ha	Employment 0.77 ha	Gypsy/Traveller 0.77 ha



Site Known as	59: DUDLEY ROAD EAST / BRADES ROAD		
Site Address	Land at Dudley Road East / Brades Road, Oldbury		
Ward	Oldbury	Call for Site Ref	N/A
Site Area (ha)	2.65	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0033-SAN
Background / Context			
Current uses (list)	General industry, tile trade centre, offices, hire businesses including plant, vehicle and crane.		
Surrounding land uses	Residential, open space, school, canal to the southern boundary,		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	The site is adjacent to a SLINC		
Flood Risk Zone 3	NO		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	YES, see below		
Operational Burial Ground	NO		
Common Land	NO		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	<p>Northwest boundary adjacent to a SLINC; site adjacent to a wildlife corridor; whole site within canal and river trust consultation major zone.</p> <p>Northwest and southern site boundaries within inner gas pipeline - HSE consultation zone; half of the site within middle gas pipeline HSE consultation zone; majority of the site within outer gas pipeline HSE consultation zone; Canal polices ENV2, ENV3, ENV4 and ENV5.</p> <p>Low risk coal mining referral area; Local Employment Land Allocation.</p>		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	Site not in green belt		
Landscape Sensitivity (BL23 / BL24)	N/A		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			

Greenfield / Previously Developed Land	Previously developed land	
Topography	Site slopes slightly down towards the canal	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs on the site but the presence of several mature trees necessitates an arboricultural survey	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The canal frontage on two of the site boundaries are a SLINC and Wildlife Corridor to the western boundary, and a wildlife corridor to the southern boundary. This would need to be addressed when a redevelopment scheme is designed.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets on the site. Within 100 m: DSD461, UPPER TWO LOCKS, BRADES LOCKS, SOUTH OF BRADES HALL BRIDGE, DUDLEY ROAD EAST BIRMINGHAM CANAL GOWER BRANCH. Monuments: MBL5052, Birmingham canal, Old Main Line: Brades Hall Junction to Titford Locks. MBL2611, Discovery Site of OLDBURY BRONZE AGE SOCKETED AXE; OFF BRADES RD; Findspot.	
Visual Amenity and Character of the Area	No significant impacts	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within a flood risk zone	
Ground Contamination	Possibility of some ground contamination given existing and historic employment uses	
Ground stability	The site is within a coal mining low risk area	
Air Quality impact of adjoining uses	Predominance of commercial employment uses and heavily trafficked Dudley Road East and Brades Road (frequency of stationary traffic at junction) adversely affects air quality	
Noise impact of adjoining uses	Traffic and existing uses causes adverse noise impact	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	New development would result in a loss of allocated local employment land. The site appears to be well used within only an office block fronting onto Dudley Road East being empty. However, market evidence suggests that it is a low value employment site.	

	New development for employment uses could create ca 8000 sq m of floorspace		
Employment Land	Existing mainly operational employment land		
Delivery / Phasing (taken from Delivery Study where referenced)	Redevelopment for either employment or residential use would require relocation of a considerable number of viable operational uses. This could be difficult to achieve during the plan period. Further, the likelihood of adverse ground conditions in view of existing / historic uses would necessitate detailed site investigations and possibly onerous remediation measures.		
Viability (taken from Viability Study where referenced)	As above, site constraints and the possible requirement for extensive remediation could prejudice the viability of redevelopment within the plan period.		
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water 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/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	The site falls within a major HSE consultation zone in view of a gas pipeline- The HSE would therefore need to be consulted for comments		
Highways access and transportation (state name / quality of access points)	Dudley Road East suffers from high levels of congestion, potentially two accesses to the site required.		
Impact on the wider road network	Potential to see increased congestion from the proposed development – 100 new houses could generate 100 vehicular movements per day. This would need to be assessed against the existing impact of vehicles.		
Other Economic (specify)	Given the shortfall of employment land in the borough the potential loss of existing operational businesses would need to be acknowledged		
Social			
Primary School	15 minutes	Strategic Centre / Employment Area	20 minutes
Secondary School	20 minutes	Centre / Foodstore	15 minutes
GP / Health Centre / Walk in centre	15 minutes		
Housing Density Location – Draft Plan Policy (x)			Moderate Density (40-50 dph) X
Any character constraints on density	Given local character a density of more than 40 dph is not appropriate. The site falls within the major consultation zone for a gas pipeline which may impact upon density. The canal frontage would need to be addressed. Mature landscaping buffer should be retained.		

Connections to local cycle route networks	There is no connection to the LCRN so offsite works would be required to create connection		
Public Open Space (ha's and type)	Not allocated as public open space. Site is next to Brades Green Open Space which is of high quality and value.		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There would be no loss of playing fields or sports pitches		
Other Social (specify)	None		
Any character constraints on density (list)	None		
Opportunities			
<p>The site could provide ca 100 high quality new homes based on a density of 40 dph. However, in view of a potential stand-off zone because of the gas pipeline the HSE would need to be consulted - the response to proposed residential development could reduce site capacity. The presence of the canal on two site boundaries presents a good design opportunity. It should be noted that the site is not particularly well connected to local services.</p> <p>However, extensive remediation measures may also be required which could adversely affect land values and commercial viability. Residential development would involve a substantial loss of employment land (albeit low value) Relocation of existing businesses would seem unlikely during the plan period.</p> <p>The size of the site precludes an allocation for Gypsy and Traveller use.</p> <p>Allocation for employment use would support existing businesses. Redevelopment for ca 8000sqm of new employment floorspace, would again be difficult to achieve within the plan period.</p>			
Sustainability Appraisal			
The site scores minor negatives on criteria 1,3,7,9 and 12 and strong negative on criteria 13. The score is negligible for issue 4, 8, 11. The impacts are uncertain either way for criteria 2. There is a strong positive impact for issue 14 and minor positives for 5, 6 and 10.			
Conclusion			
<p>The site was identified through the BEAR process, however further investigation found it to be a low value employment site.</p> <p>The site is next to a site allocated for Housing and is adjacent to a SLINC and Wildlife corridor which follows the existing canal on two boundaries. The site falls within the major consultation zone for a gas pipeline. To facilitate the allocation as residential a new site needs to be found for the relocation of businesses. Consultation with the Health and Safety Executive may result in the number of proposed units being significantly reduced to include a blast buffer zone for the pipeline. The canal frontage and wildlife corridor could be addressed during the scheme design. Amber issues can be addressed again during the application process.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller



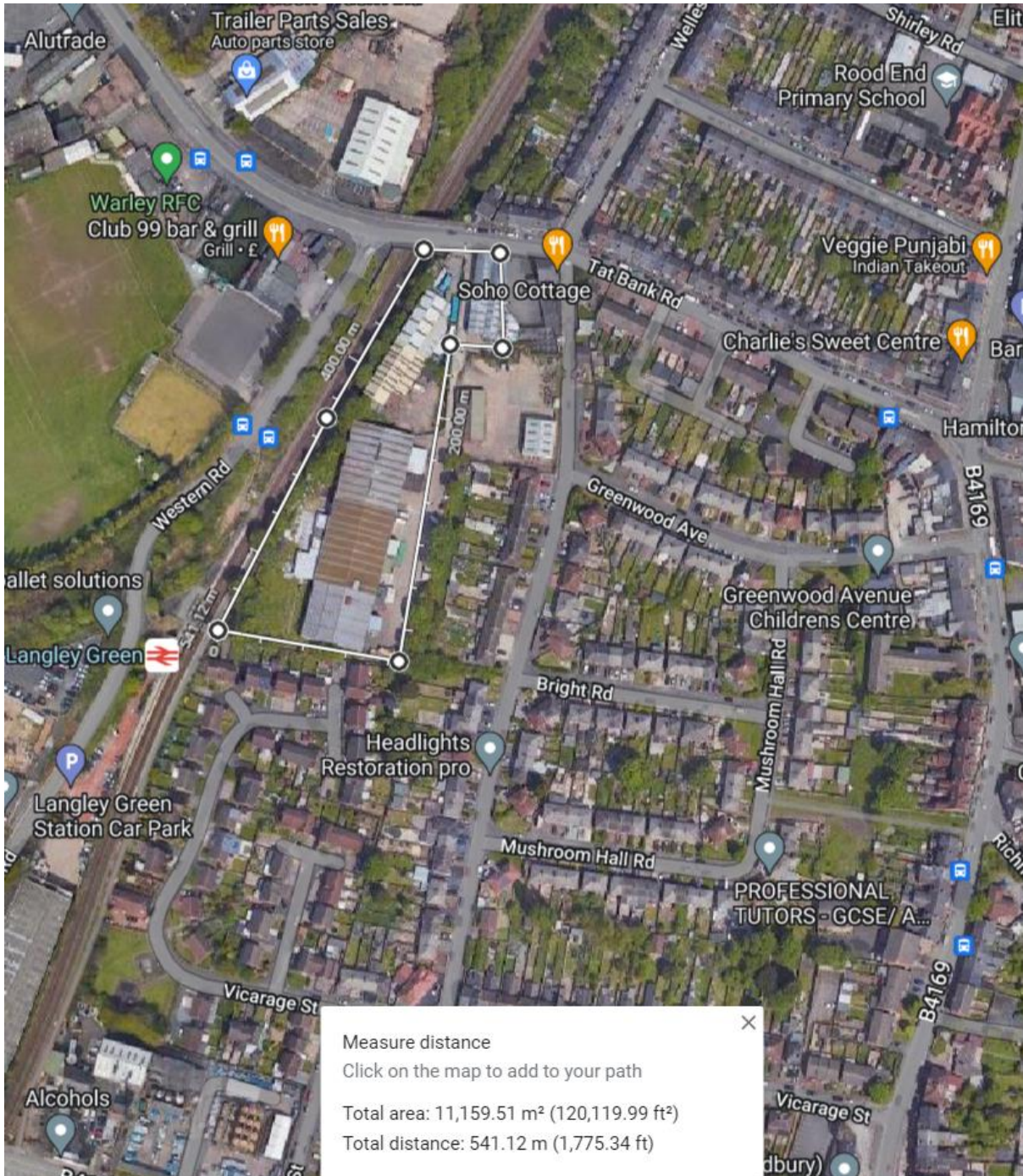
Site Known as	60: TAT BANK ROAD 3009		
Site Address	Tat Bank Road, Oldbury		
Site Ward	St Pauls	Call for Site Ref	
Site Area (ha)	1.15 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield employment	Site Assessment Reference	SAH 226 SH22
Background / Context			
Current uses (list)	Car Body repairs, auto repairs, Plant hire, coach storage.		
Surrounding land uses	New residential development to south and east. Industrial /playing fields to the west. The site adjoins the railway line and is close to Langley Green Station.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	None	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	None	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	The site was allocated in the Draft Black Country Plan for housing and is within the SHLAA. The site is allocated as a long-term residential site in the Site Allocations DPD.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not in the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINC's or SLINC's on the site.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	The site is brownfield employment land.		
Topography	The site is reasonably flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no Tree Preservation Orders. There are a number of mature trees alongside the western boundary with the railway.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	The site adjoins an area of moderate/high density housing.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Area 3.	
Ground Contamination	The site is within a long-term employment area and the various uses may have left a legacy of ground contamination.	
Ground stability	Not known.	
Air Quality impact of adjoining uses	Not known.	
Noise impact of adjoining uses	The adjoining railway may require noise amelioration measures for any redevelopment.	
Mineral Extraction and Mineral Resource Areas	There are no mineral extraction issues.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	The site is within the Middle HSE zone around the Rhodia works.	
Economic		
Employment Development Opportunities	The site is currently used for a variety of employment uses particularly motor uses. The site could continue to be used for this purpose.	
Employment Land	Site owners have suggested that the site could be redeveloped for housing/commercial uses though they are currently occupied and they have no intention of vacating except for an interesting proposal!! One owner has claimed that he controls the access to the wider site.	
Delivery / Phasing (taken from Delivery Study where referenced)	Site assembly, relocation and clearance may delay redevelopment.	
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	It is assumed that utilities are available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	Not known.	

gas pipes, pylons, culverts, rights of way)				
Highways access and transportation (state name / quality of access points)		There is an existing access from Tat Bank Road. This is near the bridge and may restrict the capacity of development.		
Impact on the wider road network		No issues anticipated.		
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 / Walk in centre	Within 10 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density	Access issues may restrict capacity. The new development to the south off Vicarage Street is moderate density.			
Connections to local cycle route networks	The site is located on Tat Bank Road which is included in the WMLCWIP and the SCWIP.			
Public Open Space (ha's and type)	There is no Public Open Space on the site.			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields/sports pitches.			
Other Social (specify)	None			
Any character constraints on density (list)	Access issues may restrict capacity. The new development to the south off Vicarage Street is moderate density			
Opportunities				
There is the opportunity to consolidate residential development in this area and remove employment uses which could potentially be nuisance uses from a predominantly residential area.				
Sustainability Appraisal				
<p>The redevelopment of this site will have positive impacts on the transport infrastructure, housing and education.</p> <p>However, it may have minor adverse impacts on climate change adaptation, natural resources, pollution, health and the economy.</p> <p>Redevelopment is likely to have negligible impacts on cultural heritage, climate change mitigation, waste and equality and the impacts on the landscape and biodiversity are uncertain.</p>				
Conclusion				
Residential redevelopment would be appropriate in this area and would continue new development from the south in this highly sustainable location near Rood End Local Centre and Langley Green Railway Station. This use is constrained by the existing employment uses, which would need to be relocated. Existing owners have stated that they have no intention to vacate except for an “interesting proposal”. In addition, there are environmental factors to overcome such as the HSE allocation and potential access/noise issues.				

The site is currently used for employment uses which are long term occupiers. This could be continued though this is not ideal as it perpetuates the potential nuisance use.
 The site is too large for a gypsy/traveller site.

Appropriate uses given constraints and infrastructure requirements	Housing 1.15 ha	Employment 1.15 ha	Gypsy/Traveller 1.15 ha
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Site Known as	61: OVEREND STREET, EASTERN GATEWAY DEVELOPMENT SITE NORTH 2820		
Site Address	High Street, West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	
Site Area (ha)	0.72 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield storage	Site Assessment Reference	SAH 228 No 61 SH52
Background / Context			
Current uses (list)	The site is used for a variety of employment uses including JK Building Suppliers, Dadyal Catering and a Tube and Light Factory.		
Surrounding land uses	The site is in a predominantly residential area with recent modern moderate/high density development being completed to the south of Overend Street. The site is within walking distance of West Bromwich High Street to the south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	N/A	0	
Ancient Woodland / Veteran Trees	N/A	0	
Local Nature Reserve	N/A	0	
Site of Importance for Nature Conservation	N/A	0	
Flood Risk Zone 3	N/A	0	
Registered Park & Garden	N/A	0	
Scheduled Ancient Monument	N/A	0	
HSE Consultation Zone 1	N/A	0	
Operational Burial Ground	N/A	0	
Common Land	N/A	0	
Green Belt	N/A	0	
Ancient Hedgerows	N/A	0	
Strategic Open Space	N/A	0	
Existing Policy Designations (list)	The site is not allocated in the Black Country Plan. It has an allocation for housing in the West Bromwich Area Action Plan and is within the SHLAA. The site is within a gateway site (gate 2).		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not within the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield employment uses.		
Topography	The site is relatively flat.		

Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no tree preservation orders on the site only conifer trees separating uses.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	None.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	The long-term use of the site for employment uses may have resulted in some ground contamination.	
Ground stability	None known.	
Air Quality impact of adjoining uses	No issues anticipated.	
Noise impact of adjoining uses	No issues anticipated.	
Mineral Extraction and Mineral Resource Areas	There are no mineral extraction issues.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is currently used for a variety of employment uses and these uses could be continued though they are harmful to the amenity of new housing opposite and ideally should be relocated.	
Employment Land	It is considered likely that the existing owners would seek to remain.	
Delivery / Phasing (taken from Delivery Study where referenced)	Site assembly, relocation and clearance could delay delivery.	
Viability (taken from Viability Study where referenced)	N/A	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available though there is no information on capacities.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known.	

Highways access and transportation (state name / quality of access points)	No issues anticipated, there are existing access points off Overend Street.				
Impact on the wider road network	None anticipated.				
Other Economic (specify)	None				
Social					
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes	
Secondary School	Within 25 minutes		Centre / Foodstore	Within 15 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes				
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)
Any character constraints on density	None				
Connections to local cycle route networks	The site is approximately 100 metres from West Bromwich High Street that is identified on the WMLCWIP.				
Public Open Space (ha's and type)	There is no Public Open Space on the site.				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields/sports pitches.				
Other Social (specify)	None				
Any character constraints on density (list)	None				
Opportunities					
The opportunity exists to complete the allocation in the Area Action Plan and provide modern sustainable residential development on the edge of the Town Centre with excellent Public Transport links.					
Sustainability Appraisal					
The redevelopment of this site will have positive impacts on the climate change adaptation, transport infrastructure, housing, health and education. However, it may have minor adverse impacts on natural resources, pollution, equality and the economy. Redevelopment is likely to have negligible impacts on cultural heritage, climate change mitigation and waste and the impacts on the landscape and biodiversity are uncertain.					
Conclusion					
Residential redevelopment in accordance with the Area Action Plan allocation would be the most appropriate use and would relocate non-conforming uses from a predominantly residential area. However, site assembly, relocation and clearance could cause delays to delivery. The site is currently used for employment uses which appear successful. These could be continued though this is not ideal due to their detrimental impact on the amenity of new residential development opposite. The site is appropriate in terms of site area and location near the Town Centre for a Gypsy/Traveller site though it is not considered ideal opposite a modern housing development.					

Appropriate uses given constraints and infrastructure requirements	Housing 0.72 ha	Employment 0.72 ha	Gypsy/Traveller
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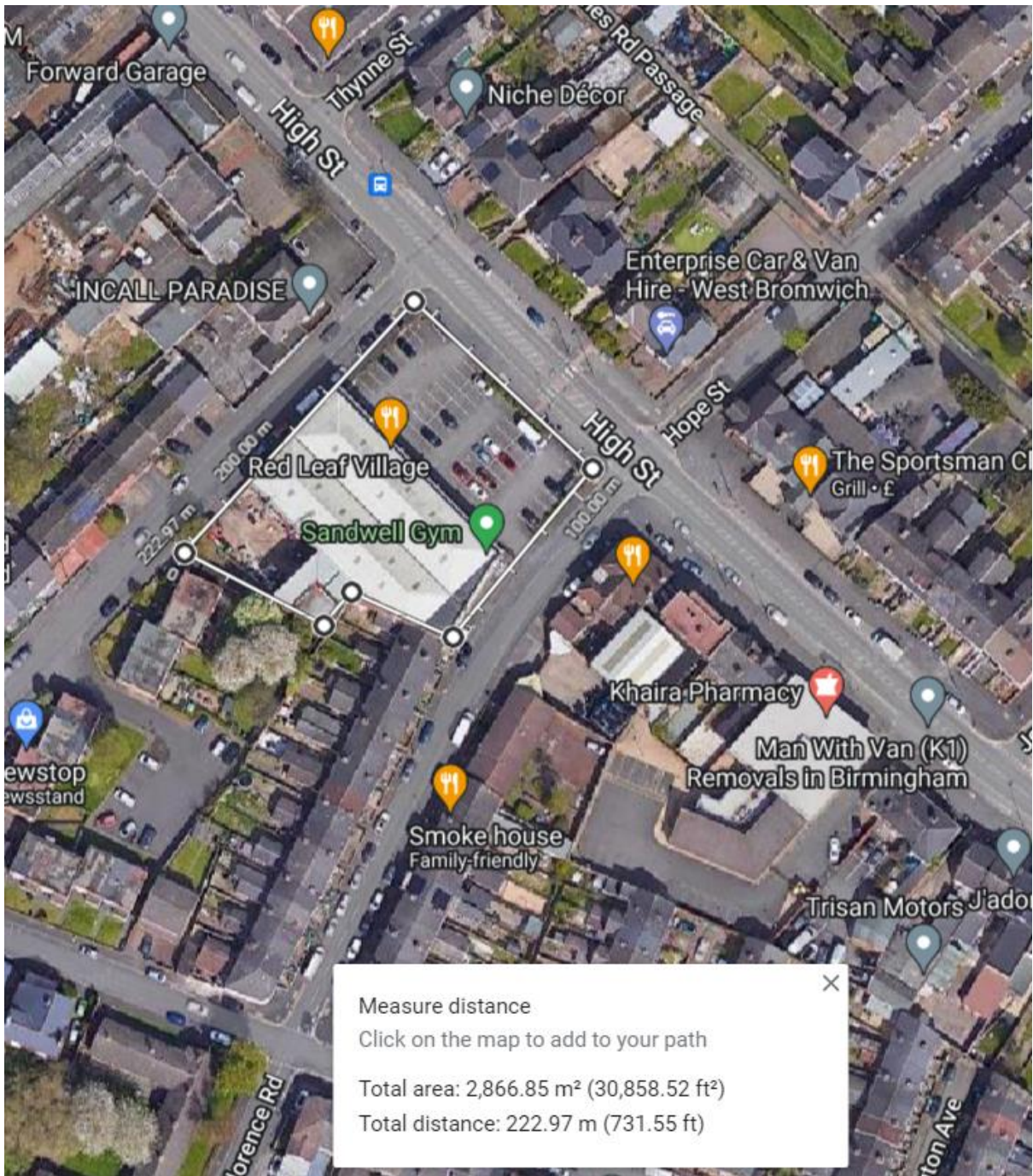


Site Known as	62: 28-64 HIGH STREET, WEST BROMWICH 1451		
Site Address	Trinity Way / High Street, West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	
Site Area (ha)	0.6 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield commercial	Site Assessment Reference	SAH 074 No 62 SH23
Background / Context			
Current uses (list)	The site is currently used for commercial uses, a gym, bar and restaurant.		
Surrounding land uses	The site is within a predominantly residential area with commercial uses on the High Street to the north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	None	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	None	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	The site was allocated in the draft Black Country Plan for housing and is within the SHLAA. The site is a borough gateway site (gate2).		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not in the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SLINCs or SINCs on the site.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield Commercial land.		
Topography	The site is relatively flat though the area slopes steadily down to the Metro line to the south.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A.		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	No issues.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	It is not anticipated that the uses of the site would have left a legacy of ground contamination.	
Ground stability	No issues known.	
Air Quality impact of adjoining uses	The site adjoins the busy classified High Street (A41) and air quality amelioration measures may be required.	
Noise impact of adjoining uses	The site adjoins the busy classified High Street (A41) and noise amelioration measures may be required.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction issues.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is currently used for commercial purposes and development for employment uses in this predominantly residential/commercial area would not be suitable.	
Employment Land	The site is not suitable for employment land due to nuisance and access issues.	
Delivery / Phasing (taken from Delivery Study where referenced)	Site assembly may lead to delays in development. The owner has expressed interest in development but with a retail element.	
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	It is considered that utilities would be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known.	

Highways access and transportation (state name / quality of access points)	No issues anticipated, there are existing access points off the side roads.				
Impact on the wider road network	The impact on the adjoining High Street may need to be assessed.				
Other Economic (specify)	None				
Social					
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes	
Secondary School	Within 25 minutes		Centre / Foodstore	Within 10 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes				
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)
Any character constraints on density	There is the opportunity for high density development on this prominent location with excellent public transport links. There is the opportunity to make a significant improvement to the High Street frontage, currently car parking.				
Connections to local cycle route networks	The site is located on the classified A41 which is identified on the WMLCWIP.				
Public Open Space (ha's and type)	There is no Public Open Space on the site.				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields/sports pitches.				
Other Social (specify)	None				
Any character constraints on density (list)	None				
Opportunities					
There is the opportunity to make a significant improvement to the visual appearance of the area in this prominent location.					
Sustainability Appraisal					
<p>The redevelopment of this site will have significant positive impacts on natural resources, housing, health and education in the area.</p> <p>However, there could be minor adverse impacts on climate change adaptation, pollution, transport, equality and the economy if appropriate mitigation measures are not put into place.</p> <p>It is considered there would be negligible impact on cultural heritage, climate change mitigation and waste and the impacts on the landscape and biodiversity are currently uncertain.</p>					
Conclusion					
Residential development in accordance with the allocation would be the appropriate use in this sustainable location on the edge of West Bromwich Town Centre with excellent public transport links. The existing landowner has expressed interest in developing the site over the next 5-10 years but for residential /retail. The retail element out of the Town Centre may not be supported so there may be delays in site delivery. Employment development would not be supported in this residential/commercial area with poor access. The site is considered too prominent for a gypsy/traveller site and the site area is marginal.					

Appropriate uses given constraints and infrastructure requirements	Housing 0.6 ha	Employment	Gypsy/Traveller
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Site Known as	63: DUDLEY STREET / VICTORIA STREET, WEDNESBURY		
Site Address	Land between Dudley Street and Victoria Street, Wednesbury		
Ward	Wednesbury South	Call for Site Ref	
Site Area (ha)	1.17	Capacity proposed in Call for Sites submission	
Land Type	Employment	Site Assessment Reference	Current Res v2 5643 No 63
Background / Context			
Current uses (list)	Metro Bingo, Wonderland Day nursery		
Surrounding land uses	Wednesbury Bus Station, Wednesbury Police Station, Employment uses		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	No	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerow	None	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	Allocated for long-term residential development in the current Site Allocations DPD		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	Previously developed land		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs on site – existing trees of some value within the site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	N/A	
Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual Amenity and Character of the Area	Area of mixed, mainly employment uses, lacking any positive visual amenity, on a main route through Wednesbury town centre	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Not within Flood Risk Zone	
Ground Contamination	Possible contamination due to historic character of local area but already remediated to allow redevelopment for Bingo Hall. Possible need for site investigations if site is redeveloped	
Ground stability	As above	
Air Quality impact of adjoining uses	Possible adverse air quality due to surrounding heavily trafficked roads, employment uses and proximity of bus station	
Noise impact of adjoining uses	Traffic noise	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Existing employment uses – allocation for Employment would allow for possible future redevelopment	
Employment Land	Yes	
Delivery / Phasing (taken from Delivery Study where referenced)	Established Bingo operation – no consideration of future redevelopment. Existing childcare use expressed intention to remain and invest.	
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	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known	

Highways access and transportation (state name / quality of access points)	Existing accesses from Stafford Street and Victoria Street could be used if site redeveloped. Vehicular access from Dudley Street and Holyhead Road would be resisted.				
Impact on the wider road network	Housing redevelopment could introduce ca 40 vehicle movements per day. Given existing use and car park for around 100 vehicles impact on the wider road network could be reduced.				
Other Economic (specify)	None				
Social					
The site is within 5 minutes' walk of Wednesbury Great Western Street Metro Stop and is directly opposite Wednesbury Bus Station.					
Primary School	10 minutes	Strategic Centre / Employment Area		20 minutes	
Secondary School	25 minutes pedestrian access 20 minutes public transport	Centre / Foodstore		10 minutes	
GP / Health Centre / Walk in centre	10 minutes				
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)
Any character constraints on density	The site's proximity to good transport connections and to Wednesbury Town Centre could justify a residential development of higher density.				
Connections to local cycle route networks	No				
Public Open Space (Ha and type)	No				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	None				
Other Social (specify)	None				
Any character constraints on density (list)	Location Connectivity Mixed use area				
Opportunities					
The opportunity for redevelopment for either Employment or Residential uses is unlikely within the plan period given the existing viable operations and the intention of the childcare centre to remain and invest. However, leaving the site as white land will enable either employment or residential development to take place. Employment redevelopment could allow approximately 3000 sqm of new floorspace. The site's location could allow capacity for a higher density residential development of up to 100 units.					
Sustainability Appraisal					
The redevelopment of this site will have positive impacts on the area's ability to adapt to climate change, the transport network, health and education. However, there could be some minor adverse impacts to natural resources and pollution if appropriate mitigation measures are not put in place.					

The impacts on cultural heritage and equality are negligible and the impacts on the landscape, biodiversity, climate change mitigation, waste, housing and the economy are currently uncertain.

Conclusion

Either residential or employment uses could be allocated on this site. The predominance of employment operations around the site therefore leans towards an allocation to support a wider long- term strategy for this use.

However, the location of the site close to local services, and with excellent public transport facilities within 5 minutes walking distance, justifies an allocation for housing.

The site does not meet all of the criteria for Gypsy and Travellers use

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller
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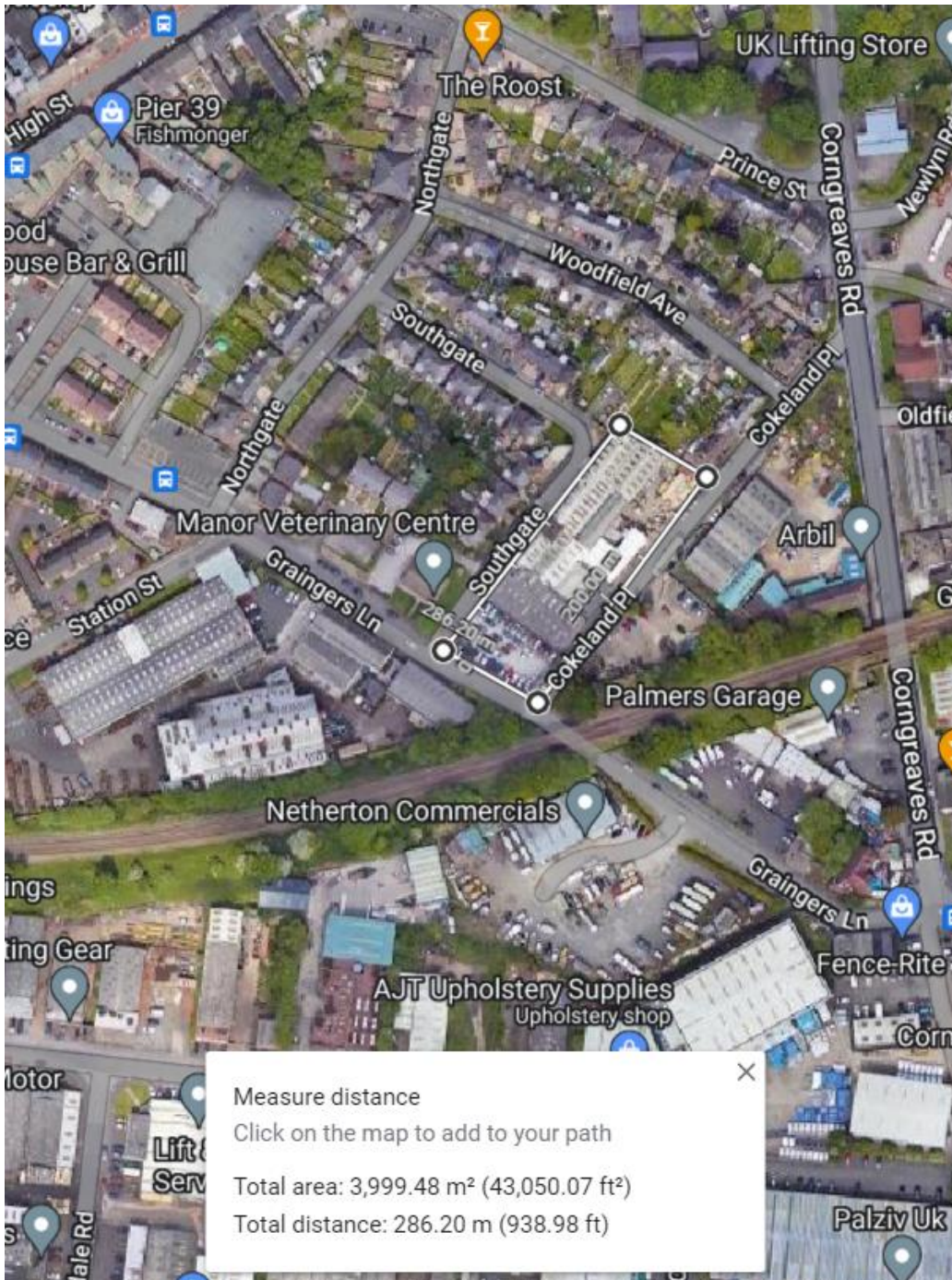
Site Known as	64: COKELAND PLACE /GRAINGERS LANE, CRADLEY HEATH 3041		
Site Address	Cokeland Place / Graingers Lane		
Ward	Cradley Heath and Old Hill	Call for Site Ref	
Site Area (ha)	0.36 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield Industrial	Site Assessment Reference	SAH097
Background / Context			
Current uses (list)	Repose Furniture Works		
Surrounding land uses	Predominantly residential to the north with traditional industry to the south alongside the railway line.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the Black Country Plan for housing and is within the SHLAA. The site is within an Area of Potential Archaeological Importance.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not within the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINCS or SLINCS on the site.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield furniture workshop.		
Topography	The site is relatively flat though the area slopes down towards the railway line.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None	
Heritage Assets on site or significantly affecting boundaries	The site is within an Area of Potential Archaeological Importance. Within 100m: MBL2736, CHAIN PROVING HOUSE, NEWLYN ST. MBL2735, EAGLE CHAIN WORKS; CORNGREAVES RD.	
Visual Amenity and Character of the Area	None - the area is gradually being redeveloped for moderate density residential use.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	The current use of the site is not anticipated to have issues with contamination though the long-term use of the site for various heavy industrial purposes may require investigation.	
Ground stability	None known though the site is within an area of heavy industrial activity.	
Air Quality impact of adjoining uses	None known, there are several industrial premises in the area though these are allocated for residential use.	
Noise impact of adjoining uses	None known, there are several industrial premises in the area though these are allocated for residential use. The site adjoins the railway line to the south.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is currently in use for furniture production. This would be lost to redevelopment though the owner has expressed interest in redevelopment for housing.	
Employment Land	The site is within an area of traditional industry on the south of Cradley Heath Town Centre. This area is allocated for residential development.	
Delivery / Phasing (taken from Delivery Study where referenced)	The owner has expressed interest in residential redevelopment. Site clearance of this and adjoining sites together with any required remediation may delay development.	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLPN/A	

Availability of utilities – electricity, gas, water, sewage treatment	It is anticipated that utilities would be available though capacities are not known.					
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known					
Highways access and transportation (state name / quality of access points)	No issues anticipated.					
Impact on the wider road network	No issues anticipated					
Other Economic (specify)	None					
Social						
Primary School	Within 15 minutes		Strategic Centre / Employment Area		Within 20 minutes	
Secondary School	Within 25 minutes		Centre / Foodstore		Within 10 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	None					
Connections to local cycle route networks	The BCLCWIP on Corngreaves Road is 200 metres to the east.					
Public Open Space (ha's and type)	There are no areas of Public Open Space					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields					
Other Social (specify)	None					
Any character constraints on density (list)	None					
Opportunities						
There is the potential for bringing this site forward for residential redevelopment in accordance with the larger allocation of transformation on the south side of Cradley Heath Town Centre. The owner has expressed interest in releasing the site for redevelopment though has mentioned issues with viability.						
Sustainability Appraisal						
Negligible impacts for Cultural Heritage, Climate Change Mitigation, Waste and Equality. Minor negatives for Pollution & Economy. Uncertain impacts on Landscape & Biodiversity. Minor positives for Climate Change Adaptation, Natural Resources & Housing. Major positives for Health, Transport & Education.						
Conclusion						
Residential redevelopment in accordance with the allocation would be an appropriate use. This would be sustainable on the edge of Cradley Heath Town Centre with excellent public transport links. The owner has confirmed that he requires a density of over 100dph to release the site which may not conform with the						

character of the surrounding area. The residential use may need to await the clearance and remediation of other adjoining industrial sites due to issues of noise and air quality and this could delay delivery. Retention of the employment use would not be suitable as the longer-term aspiration for the whole area to the south of Cradley Heath Town Centre is for the traditional industrial uses to be replaced with residential uses. The site is not large enough in isolation for a gypsy traveller site.

Appropriate uses given constraints and infrastructure requirements	Housing 0.36 ha	Employment	Gypsy/Traveller
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Site Known as	65: BRADLEYS LANE/HIGH STREET, TIPTON 2370		
Site Address	Bradleys Lane / High Street		
Ward	Princes End	Call for Site Ref	
Site Area (ha)	5.6	Capacity proposed in Call for Sites submission	
Land Type	Brownfield industrial	Site Assessment Reference	SAH080 SH25
Background / Context			
Current uses (list)	The site is used for a variety of industrial uses including tool parts, home furniture, logistics, trucking, scrapyards and a disused bar/restaurant.		
Surrounding land uses	Land uses to the north and west of the site are predominantly residential, Princes End retail centre is to the east and there are mixed industrial /residential uses to the south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	No	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Woodland	No	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	The site was allocated in the Draft Black Country Plan for residential use and was assessed in the SHLAA. The site is identified within a gateway site area (gate 2).		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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. The site is adjoined on two sides by areas of open space.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield industrial land		
Topography	The area slopes steadily down to the east and Princes End.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	There are areas of Open Space to the north and west of the site (Henn Drive OS0282 and Brierley Lane OS0249).	
Heritage Assets on site or significantly affecting boundaries	None	
Visual Amenity and Character of the Area	No issues	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Zone 3.	
Ground Contamination	The long-term occupation of the site for heavy industrial uses, particularly the scrapyards use, is likely to have left a legacy of ground contamination that would require remediation. There are seven suspected mineshafts identified within the site.	
Ground stability	Not known though this was an historic coal mining area.	
Air Quality impact of adjoining uses	High Street and Bloomfield Road are busy classified roads (the A4037) and the proximity of the road may require air quality amelioration measures.	
Noise impact of adjoining uses	High Street and Bloomfield Road are busy classified roads (the A4037) and the proximity of the road may require noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	There are no known issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is currently used for logistics/ scrap and storage. These are local employment uses. The site was not assessed in BEAR or EDNA.	
Employment Land	The manufacturing use on the site is occupied by Qualtronic. They are looking to relocate and release their site for redevelopment. However, the other major use on the site is a scrapyards (Richards and Jerrom). This is a nuisance use that is very difficult to relocate and they have indicated that they wish to remain. They have submitted recent Planning Applications (DC/19/63745 for a proposed new unit and storage bays and DC/22/67506 for a proposed single storey extension and relocation of an existing oil tank with new fencing and palisade gates) and they have confirmed that they intend to continue operations on the site.	

Delivery / Phasing (taken from Delivery Study where referenced)	Site assembly, clearance and remediation will delay delivery of any redevelopment			
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	It is anticipated that the utilities would be available though capacities are not known.			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known			
Highways access and transportation (state name / quality of access points)	No issues anticipated, existing access off Bradleys Lane and High Street.			
Impact on the wider road network	A significant redevelopment may require an assessment on the impact on the wider road network, particularly the crossroads on the A4037.			
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 / Walk in centre	Within 15 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density	None			
Connections to local cycle route networks	Not known though the site is in close proximity to the Princes End local centre and adjoins the A4037.			
Public Open Space (ha's and type)	Brierley Lane Open Space adjoins the site to the west and Henn Lane Community Open Space adjoins the site to the north.			
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)	None			
Opportunities				
There is the opportunity to implement a high-quality residential redevelopment on a prominent gateway entrance to the Borough with sustainable transport links on the edge of Princes End local centre. This would enable the relocation of a nuisance scrapyards site to improve the local environment.				
Sustainability Appraisal				

The redevelopment of this site will have significant positive impacts on natural resources, transport, housing and education.

However, there is potential for a significant adverse impact on climate change adaptation and pollution along with other minor adverse impacts on biodiversity, climate change mitigation, waste, equality and health if appropriate mitigation measures are not put in place.

There will be a negligible impact on cultural heritage and as yet the impact on the landscape is currently uncertain.

Conclusion

Residential development would be suitable should the constraints of site assembly and land contamination be overcome and could provide a significant capacity estimated at 230 dwellings. However, the nuisance use (scrapyard) has expressed interest in remaining and is a difficult site to relocate which could preclude redevelopment.

The employment use is an existing use which could be continued. There is a successful Industrial Estate within the site though the owners have expressed interest in relocation and redevelopment. However, retention of the employment use would continue to be detrimental to the local environment.

The site is considered too prominent and exceeds the 1.0 ha parameter for a gypsy/traveller facility.

Appropriate uses given constraints and infrastructure requirements	Housing 5.6 ha	Employment 5.6 ha	Gypsy/Traveller
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Site Known as	66: LOWER CITY ROAD, OLDBURY 1463		
Site Address	Lower City Road, Oldbury		
Ward	Oldbury	Call for Site Ref	
Site Area (ha)	1.83	Capacity proposed in Call for Sites submission	
Land Type	Brownfield industrial land	Site Assessment Reference	SAH076 SH26
Background / Context			
Current uses (list)	The site is currently used by a manufacturing firm (Cottam and Preedy) on the street frontage with several individual scrap and storage uses to the rear.		
Surrounding land uses	The area is generally industrial in nature to the north and west alongside the canal. There are residential /community uses to the south with a neglected vacant industrial site to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	None	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	No	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	The site was allocated in the Draft Black Country Plan for housing and was assessed in the SHLAA. A wildlife corridor runs along the canal to the north of the site.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield industrial land.		
Topography	The site slopes steadily towards the canal.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees in overgrown areas to the rear but no Tree Preservation Orders.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	There is a canal to the north of the site that is a wildlife corridor and should be addressed in any redevelopment.	
Heritage Assets on site or significantly affecting boundaries	None	
Visual Amenity and Character of the Area	The site is within an area of mixed uses.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3	
Ground Contamination	The long term uses of the site for heavy industrial use is known to have left a legacy of ground contamination. This is exacerbated by the current partial use as scrapyards.	
Ground stability	No issues known.	
Air Quality impact of adjoining uses	The existing industrial uses to the north and west may require air quality amelioration measures.	
Noise impact of adjoining uses	The existing industrial uses to the north and west may require noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is currently used for manufacturing/ scrap and storage. These are local employment uses. The site was not assessed in BEAR or EDNA.	
Employment Land	The manufacturing use on the site is occupied by Cottam and Preedy. They submitted a Planning Application (DC/22/66878) for a proposed warehouse extension and they have confirmed that they intend to continue operations on the site. Other landowners have previously indicated they intend to bring their site forward.,	
Delivery / Phasing (taken from Delivery Study where referenced)	Site assembly, clearance and remediation will delay delivery of any redevelopment.	
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	It is anticipated that utilities would be available, but capacities are not known.	

Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is an old surface water sewer within the east of the site. There is an electricity sub-station within the site.				
Highways access and transportation (state name / quality of access points)	No issues anticipated.				
Impact on the wider road network	No issues anticipated.				
Other Economic (specify)	None				
Social					
Primary School	Within 15 minutes		Strategic Centre / Employment Area	Within 20 minutes	
Secondary School	Within 20 minutes		Centre / Foodstore	Within 10 minutes	
GP / Health Centre / Walk in centre	Within 15 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph) X
Any character constraints on density	The canalside location does provide the opportunity for higher density development.				
Connections to local cycle route networks	The Lower City Road/New Birmingham Road junction 100 metres to the south of the site is identified on the WMLCWIP.				
Public Open Space (ha's and type)	There is no Public Open Space on the site.				
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)	None				
Opportunities					
There has been interest expressed by landowners on the site to bring sites forward for redevelopment.					
Sustainability Appraisal					
<p>The redevelopment of this site will have significant positive impacts for transport, housing and education. However, there could be a significant adverse impact on climate change adaptation and potential minor adverse impacts on cultural heritage, natural resources, pollution, health and economy if appropriate mitigation measures are not put in place.</p> <p>There is likely to be a negligible impact on climate change mitigation, waste and equality and the impacts on the landscape and biodiversity are currently uncertain.</p>					
Conclusion					
The site was allocated in the Draft Black Country Plan for housing development and subject to overcoming the constraints of land remediation and site assembly, there is the opportunity to exploit the canalside location. This would be an appropriate use for the site and would continue the residential transformation of					

the area started further south off Brades Rise. However, the site is currently used for employment purposes and the retention of this use would be suitable. In addition, there has been a mixed response from landowners, one landowner on the site has expressed an interest in continuing operations on the site and another happy for site to go for residential, this may make site assembly difficult. The site may be a suitable site for a gypsy/traveller site as it exceeds the 1ha parameter

Appropriate uses given constraints and infrastructure requirements	Housing 1.83 ha	Employment 1.83 ha	Gypsy/Traveller
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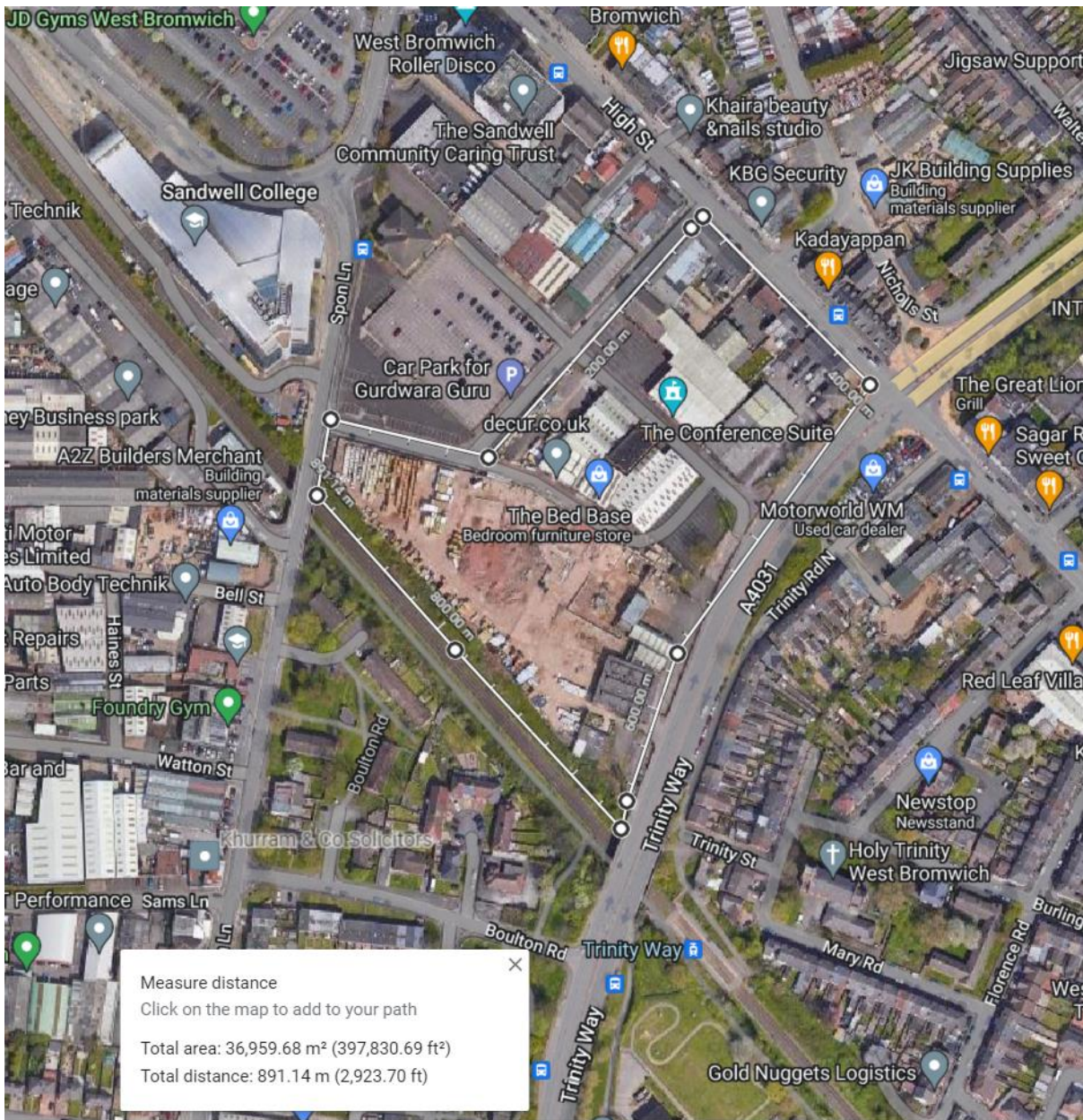
Site Known as	67: EASTERN GATEWAY SOUTH, WEST BROMWICH 6441		
Site Address	High Street / George Street		
Ward	West Bromwich Central	Call for Site Ref	115
Site Area (ha)	1.6 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield mixed uses	Site Assessment Reference	SM8
Background / Context			
Current uses (list)	The site is currently used for mixed uses on the edge of West Bromwich Town Centre, industrial/ storage uses mainly to the south with retail uses on the northern boundary on the High Street. There is a gurdwara and a banqueting centre within the site.		
Surrounding land uses	The site has the Metro line on its southern boundary. Uses to the east are generally residential with retail uses in the Town Centre to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the West Bromwich Area Action Plan for mixed uses, residential/ retail/ office. The site is within the West Bromwich Town Centre allocation and is a gateway site (gate 2). The site was considered in the SHLAA.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not in the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield mixed uses.		
Topography	The site slopes steadily towards the south.		

Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no tree preservation orders and few mature trees.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None	
Heritage Assets on site or significantly affecting boundaries	There is an existing Gurdwara within the site. HER records within 100m buffer DSD679 - Helical Works, George Street, West Bromwich – Local Listing DSD673 - Ex-Lewisham Hotel, 43 High Street, West Bromwich – Local Listing MSD5527 - The Fox & Dogs PH, High Street, West Bromwich - Monument MBL5047 - Holy Trinity Church and Graveyard, West Bromwich - Monument	
Visual Amenity and Character of the Area	No issues.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	The long-term employment uses to the south of the site may have left a legacy of ground contamination.	
Ground stability	No issues anticipated.	
Air Quality impact of adjoining uses	The site has a boundary to the east with the A4031 (Trinity Way) that may require air quality amelioration.	
Noise impact of adjoining uses	The site has a boundary to the east with the A4031 (Trinity Way) that may require noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is currently occupied by low-quality local employment uses and these would be lost to any redevelopment.	
Employment Land	The site was not assessed by BEAR or EDNA.	
Delivery / Phasing (taken from Delivery Study where referenced)	Site assemble and clearance may delay development.	
Viability (taken from Viability Study where referenced)	N/A	

Availability of utilities – electricity, gas, water, sewage treatment	It is anticipated that utilities would be available to the site though capacities are not known.				
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known.				
Highways access and transportation (state name / quality of access points)	No issues anticipated.				
Impact on the wider road network	Impact of any development on the local road network may need to be assessed.				
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 / Walk in centre	Within 10 minutes				
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)
Any character constraints on density	There is the opportunity for high density development on the edge of the Town Centre with good public transport links.				
Connections to local cycle route networks	The site is approximately 100 metres from High Street, West Bromwich, which is identified on the WMLCWIP.				
Public Open Space (ha's and type)	There is no Public Open Space on the site.				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.				
Other Social (specify)	None				
Any character constraints on density (list)					
Opportunities					
There is the opportunity for a high-profile redevelopment in a prominent gateway location to make a significant impact on the Town.					
Sustainability Appraisal					
The site has major positive impacts for Objectives 9, 10, 12 and 14. The site has minor positive impacts for Objective 6. The site has uncertain impacts for Objectives 2, 3 and 13. The site has negligible impacts for Objective 1. The site has minor negative impacts for Objectives 4, 5, 8 and 11. The site has Major Negative impacts for Objectives 7,					
Conclusion					
The site is allocated in the AAP for mixed uses. Although the site is currently used for local employment land and retail use, they are considered of low value and the site is suitable for residential development.					

The site has the opportunity to significantly improve the local environment and provide a quality high density development exploiting the location of the Town Centre and excellent public transport links. Any Amber issues can be addressed during the application process. This is a high-profile redevelopment site with the potential for transformational change, retention of the existing low value employment uses is not considered appropriate. The site is not considered suitable for a gypsy / traveller site on this high-profile development project.

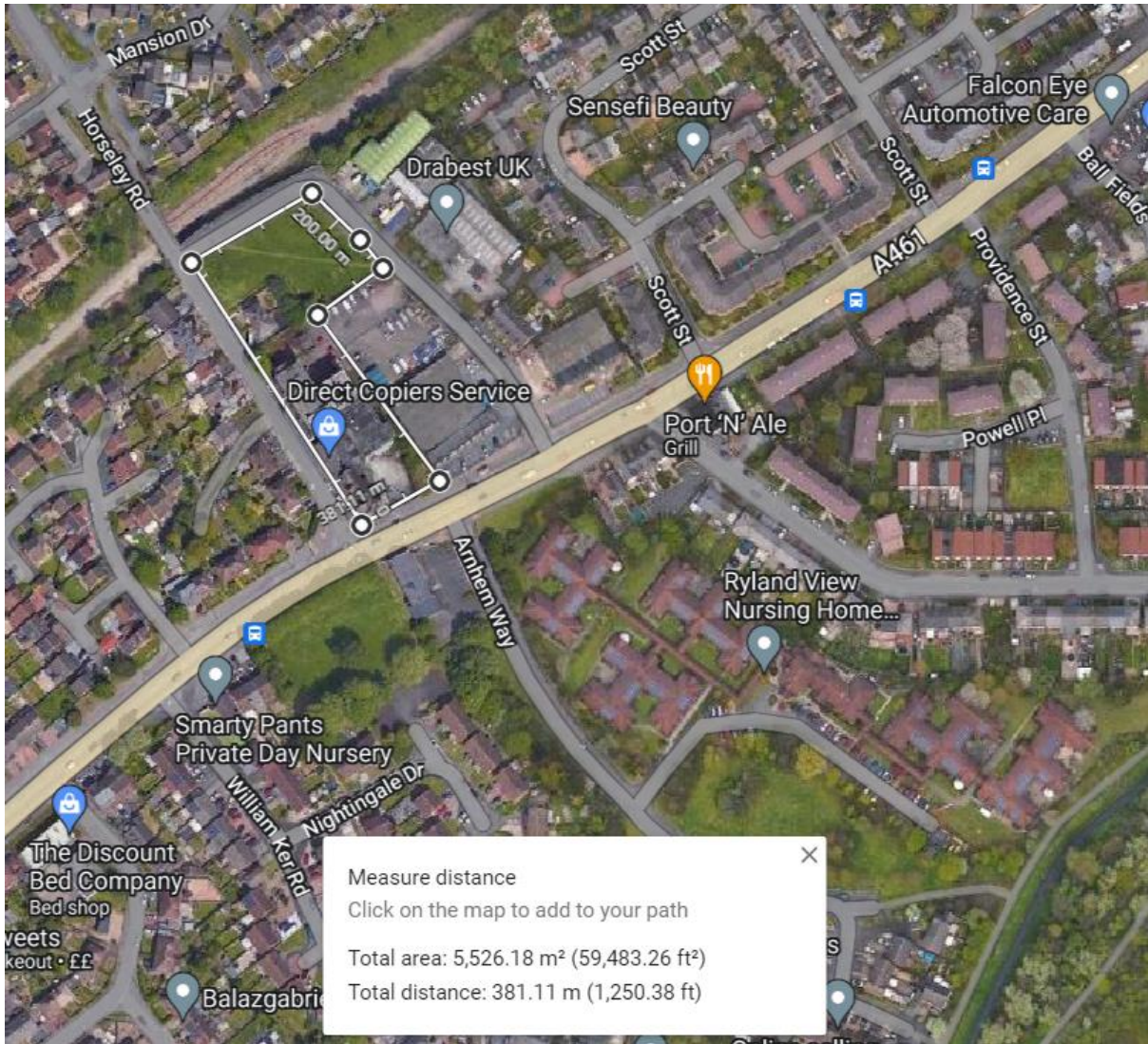
Appropriate uses given constraints and infrastructure requirements	Housing 1.6 ha	Employment	Gypsy/Traveller
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Site Known as	68: SITE SURROUNDING FORMER POST OFFICE AND TELEPHONE EXCHANGE, HORSELEY HEATH 2946		
Site Address	Horseley Heath		
Ward	Great Bridge	Call for Site Ref	
Site Area (ha)	1.16 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield	Site Assessment Reference	SH27
Background / Context			
Current uses (list)	The site is occupied by a variety of uses including a copier's, residential, a health centre, a disused telephone exchange, motor repairs and informal open space.		
Surrounding land uses	The land is in a predominantly residential area with significant new housing development on the north side of Horseley Heath between the road and the proposed Metro line.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the Black Country Plan for housing and is identified in the SHLAA.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINC's or SLINC's.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Brownfield mixed uses.		
Topography	The site is relatively flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are some mature trees on the site but no Preservation Orders.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None.	
Heritage Assets on site or significantly affecting boundaries	The former Post Office on Horseley Heath with its terracotta frontage is Locally Listed and should be retained on redevelopment. No other heritage records showing up on the HER	
Visual Amenity and Character of the Area	The northern frontage of Horseley Heath has been redeveloped with houses of moderate/high density on the edge of Great Bridge with excellent transport links.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3	
Ground Contamination	The long-term use of the site for a variety of uses may have left a legacy of ground contamination.	
Ground stability	No known issues.	
Air Quality impact of adjoining uses	The site adjoins the busy classified road the A461 which may require air quality amelioration.	
Noise impact of adjoining uses	The site adjoins the busy classified road the A461 which may require noise amelioration.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is occupied by a variety of industrial/community uses and these uses would be lost to any redevelopment.	
Employment Land	The existing uses are low quality and do not appear fully used.	
Delivery / Phasing (taken from Delivery Study where referenced)	Site assembly/clearance may delay redevelopment.	
Viability (taken from Viability Study where referenced)	N/A	
Availability of utilities – electricity, gas, water, sewage treatment	It is anticipated that utilities would be available though there is no information on capacities.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	

Highways access and transportation (state name / quality of access points)	No issues anticipated.				
Impact on the wider road network	The impact on the adjoining classified road may need to be assessed.				
Other Economic (specify)	None				
Social					
Primary School	Within 15 minutes		Strategic Centre / Employment Area	Within 20 minutes	
Secondary School	Within 20 minutes		Centre / Foodstore	Within 10 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density	The site adjoins the A461 which has potential for higher density development.				
Connections to local cycle route networks	The site adjoins the A461 Horseley Heath which is identified in the WMLCWIP.				
Public Open Space (ha's and type)	There is no Public Open Space on the site.				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.				
Other Social (specify)	None				
Any character constraints on density (list)					
Opportunities					
The site has now been merged with the adjoining site 2947. There is the opportunity to provide new comprehensive redevelopment in a highly sustainable location. The site is more likely to come forward comprehensively now that the informal open space within the site to the north has been released for development as it is no longer required for a Metro car park.					
Sustainability Appraisal					
The site has major positive impacts for Objectives 9, 12 and 14. The site has minor positive impacts for Objective 6 and 10. The site has uncertain impacts for Objectives 2 and 3. The site has negligible impacts for Objective 1, 4, 8, and 11. The site has minor negative impacts for Objectives 5, 7 and 13.					
Conclusion					
The site is allocated for residential use and this would be the appropriate use to complement new development to the north of Horseley Heath. This would enable the retention of the Post Office as a local landmark. The site is currently used for a variety of community /employment uses and these uses could be continued though this would be less suitable as these uses do appear to be in decline. The site is considered too prominent for consideration for a gypsy traveller site.					
Appropriate uses given constraints and infrastructure requirements	Housing 1.16 ha		Employment/ Community 1.16ha	Gypsy/Traveller	



Site Known as	69: FRIAR STREET WEDNESBURY		
Site Address	Friar Street, Wednesbury		
Ward	Friar Park	Call for Site Ref	154
Site Area (ha)	1	Capacity proposed in Call for Sites submission	42
Land Type	Employment	Site Assessment Reference	Current Residential v2 2986 SH28
Background / Context			
Current uses (list)	Employment uses – Tokyo Fabrics Metal polishers and plating		
Surrounding land uses	Brookside Industrial Park to the south off Friar Street, modern two- and three-storey housing opposite the site on west side of Friar Street		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	Not on site	0	
Local Nature Reserve	The site adjoins a planted pedestrian walkway adjacent to the River Tame	0	
Site of Importance for Nature Conservation	Site adjacent to Woden Road South, Tame Valley SLINC	0	
Flood Risk Zone 3	Site is not in FRZ 3	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	No	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	No	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	Site was allocated for housing in the Draft BCP and is within the SHLAA Core Habitat Zone 6 Community Open Space policy OS2		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	Land developed for industrial purposes		
Topography	Site levels appear to be uniform		

Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees on the site but some mature trees on eastern site boundary.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Biodiversity of adjoining open space should be safeguarded if redevelopment is considered. Mature trees along the access to the open space from Crankhall Lane to the north should be protected. Tree survey would be required	
Heritage Assets on site or significantly affecting boundaries	No heritage assets on or adjoining the site	
Visual Amenity and Character of the Area	The existing employment uses are out of keeping with the modern housing redevelopment opposite. Redevelopment for housing would improve residential amenity by removing the need for comings and goings and manoeuvring of larger industrial vehicles.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Not in FRZ 3 but flood risk from River Tame should be acknowledged.	
Ground Contamination	Not known but older industrial uses may have contributed to adverse ground conditions – site investigation required	
Ground stability	Not known but a site investigation would reveal any necessary remediation measures.	
Air Quality impact of adjoining uses	Air quality may be adversely affected by existing and adjacent uses. Allocation for housing would most likely improve air quality and amenity for existing residents.	
Noise impact of adjoining uses	Although new housing of ca 40 houses could introduce around 40 vehicle movements per day, this would need to be assessed against existing movements of larger industrial vehicles.	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	Existing fabric manufacturer and supplier is a well-established employer. However, redevelopment for Employment purposes would not be appropriate given the potential for additional noise, poor air quality and general disruption.	
Employment Land	Residential allocation would involve a loss of employment land, but landowner is willing to relocate	

	if financial help is available and a suitable site could be found.		
Delivery / Phasing (taken from Delivery Study where referenced)	Delivery of new housing within the plan period would depend on identifying a suitable relocation site for the existing business, and also the likely need for site investigations.		
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/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known but would need to be established.		
Highways access and transportation (state name / quality of access points)	Existing site accesses from Friar Street could be utilised for new residential development in view of adequate road width and long-distance visibility		
Impact on the wider road network	Although ca 40 vehicle movements per day could be anticipated by new residential development, this could offset the existing situation which is known to be detrimental to residential amenity.		
Other Economic (specify)	N/A		
Social			
Primary School	10 minutes	Strategic Centre / Employment Area	20 minutes
Secondary School	20 minutes	Centre / Foodstore	10 minutes
GP / Health Centre / Walk in centre	10 minutes		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) X
Any character constraints on density	Local modern housing is two- and three-storeys so a moderate density of up to 45dph of a similar scale would be appropriate on this site. Potential to overlook open space.		
Connections to local cycle route networks	No		
Public Open Space (ha's and type)	Redevelopment of site would not result in any loss of public open space		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	No loss of playing fields / sports pitches		
Other Social (specify)	None		
Any character constraints on density (list)	Local scale and vernacular, proximity of community open space allowing good outlook to the east.		
Opportunities			

Should a suitable relocation site be identified along with financial support, there is a good opportunity to remove a non - conforming use in this mainly residential area and thereby improve local amenity. The site is well connected to local schools and services. The loss of operational employment land would be offset by the potential to introduce ca 45 new homes.

The size of the site excludes it as a site for a Gypsy and Travellers.

Employment allocation is not preferred.

Sustainability Appraisal

The redevelopment of this site will have significant positive impacts on the area's natural resources, transport infrastructure, housing and health.

However, there is potential for a significant adverse impact on climate change adaptation and other minor adverse impacts on biodiversity, pollution, economy and education if appropriate mitigation measures are not put in place.

There is likely to be a negligible impact on the cultural heritage, climate change mitigation, waste and equality and the impact on the landscape is currently uncertain.

Conclusion

Allocation for residential purposes could introduce 45 new homes.

Employment allocation is not preferred.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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Site Known as	70: USED CAR SALES SITE ON CORNER OF LOWER CHURCH LANE AND HORSELEY HEATH 2972		
Site Address	Horseley Heath		
Ward	Tipton Green	Call for Site Ref	
Site Area (ha)	0.56 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield	Site Assessment Reference	SH29 No 70
Background / Context			
Current uses (list)	The site is used for a variety of motor uses including servicing, sales and tyres.		
Surrounding land uses	The site is in a predominantly residential area.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (Ha)	
SSSI / SAC	No	0	
Ancient Woodland / Veteran Trees	None	0	
Local Nature Reserve	No	0	
Site of Importance for Nature Conservation	No	0	
Flood Risk Zone 3	No	0	
Registered Park & Garden	No	0	
Scheduled Ancient Monument	No	0	
HSE Consultation Zone 1	No	0	
Operational Burial Ground	No	0	
Common Land	No	0	
Green Belt	No	0	
Ancient Hedgerows	No	0	
Strategic Open Space	No	0	
Existing Policy Designations (list)	The site was allocated in the Draft Black Country Plan for residential use and is assessed in the SHLAA. The site is adjoined by the Dudley Port retail centre to the north and south. There is a wildlife corridor alongside the canal at Dudley Port.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not in the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no SINC or SLINC on the site.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield industrial site.		
Topography	The site is relatively flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site.	
Visual Amenity and Character of the Area	None	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	The long-term use of the site for employment and motor uses may have left a legacy of ground contamination.	
Ground stability	No issues known.	
Air Quality impact of adjoining uses	None anticipated in this predominantly residential /retail area. Horseley Heath /Dudley Port is a busy classified road (the A461) and there may be issues with air quality that may require amelioration.	
Noise impact of adjoining uses	None anticipated in this predominantly residential /retail area. Horseley Heath /Dudley Port is a busy classified road the A461 and there may be issues with noise that may require amelioration	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is currently used for local employment motor uses and this local employment use would be lost to redevelopment.	
Employment Land	Planning Permission was obtained (DC/20/64500) for a garage for general industrial class B2 ancillary to the existing car sales use. The occupier is therefore looking to retain this use.	
Delivery / Phasing (taken from Delivery Study where referenced)	Relocation and site clearance may delay redevelopment.	
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	It is anticipated that utilities would be available though there is no information on capacities.	
Infrastructure constraints on / under site (electric cables/sub-	None known.	

stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation (state name / quality of access points)	No issues anticipated.			
Impact on the wider road network	No issues anticipated			
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 / Walk in centre	Within 15 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density	The location on the classified road does provide the opportunity for higher density development.			
Connections to local cycle route networks	The site is located on Horseley Heath which is identified in the WMLCWIP and the SCWIP.			
Public Open Space (ha's and type)	There is no Public Open Space on the site.			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.			
Other Social (specify)	None			
Any character constraints on density (list)				
Opportunities				
See conclusion				
Sustainability Appraisal				
<p>The redevelopment of this site will have significant positive impacts on the area's natural resources, transport infrastructure, housing, health and education.</p> <p>However, there could be a significant adverse impact on the area's ability to adapt to climate change and other minor adverse impacts on pollution, economy and equality if appropriate mitigation measures are not put in place.</p> <p>The impact on cultural heritage, climate change mitigation and waste are considered to be negligible and the impact on the landscape and biodiversity is currently uncertain.</p>				
Conclusion				
<p>The site was allocated in the Draft Black Country Plan for housing development and this would be the appropriate use in the surrounding area in accordance with the current allocation. However, the site is currently used for motor uses and this use could be continued. The occupier has recently obtained Planning Permission to extend the use so this intention to remain may preclude residential development in the medium term. The site is considered too prominent for a gypsy traveller site and the site area is marginal.</p>				

Appropriate uses given constraints and infrastructure requirements	Housing 0.56	Employment 0.56	Gypsy/Traveller
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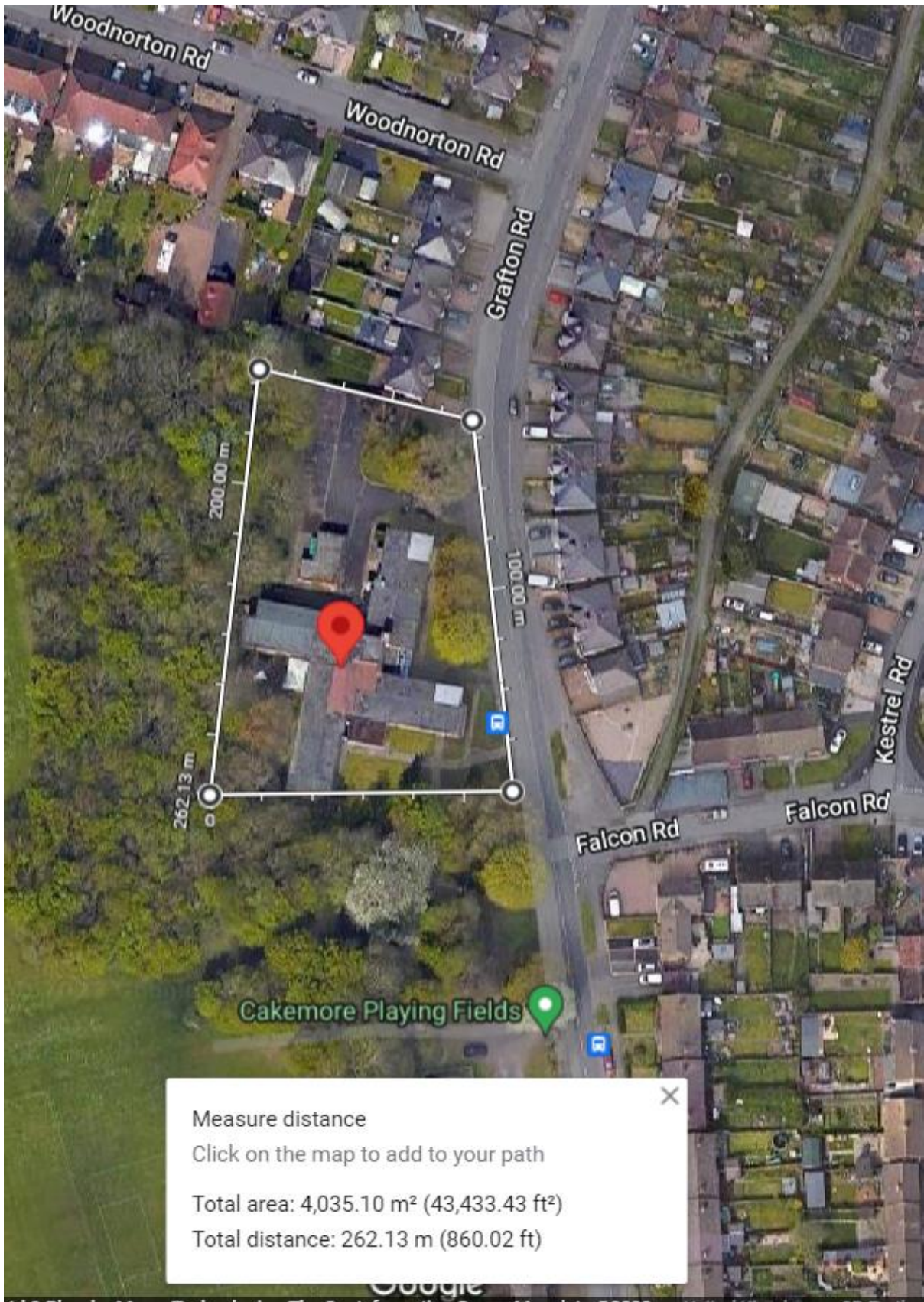


Site Known as	71: GRAFTON LODGE, GRAFTON ROAD, OLDBURY		
Site Address	Grafton Road, Oldbury		
Ward	Langley	Call for Site Ref	N/A
Site Area (ha)	0.53ha net	Capacity proposed in Call for Sites submission	
Land Type	Employment	Site Assessment Reference	CurrentResiv2 7157 Site number 71
Background / Context			
Current uses (list)	Residential Care Home		
Surrounding land uses	Residential, playing fields		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Historic Hedgerows	n/a		
Green Belt	n/a		
Strategic Open Space	n/a		
Existing Policy Designations (list)	Site not allocated		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	N/A		
Topography	Uniform levels on site		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No known TPOs but several mature trees of value surrounding the site and along the western site boundary.		

Biodiversity or Geodiversity on site or significantly affecting boundaries	Biodiversity of adjoining open space and in particular the woodland area to the west should be acknowledged	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	The existing building is of good quality and presents an appropriate frontage to Grafton Road – an inter war residential street. It adjoins the main access to Cakemore Playing Fields.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining uses	No adverse air quality issues likely	
Noise impact of adjoining uses	No adverse issues likely	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	This site is not considered appropriate for general employment	
Employment Land	Residential Care home	
Delivery / Phasing (taken from Delivery Study where referenced)	Site appears to be fully operational	
Viability (taken from Viability Study where referenced)	Redevelopment not viable unless current use becomes vacant 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 from Grafton Road	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known constraints	
Highways access and transportation (state name / quality of access points)	Access from Grafton Road would be acceptable given existing site accesses and long-distance visibility	
Impact on the wider road network	Up to 20 new houses could be accommodated on the 0.4 ha site – creating potentially 20 vehicle movements per day. This would need to be assessed against existing movements in terms of comings and goings to the care home.	

Other Economic (specify)	None					
Social						
Primary School	10 minutes ped access 15-minute public transport		Strategic Centre / Employment Area	20 minutes		
Secondary School	20 minutes ped access 25 public transport		Centre / Foodstore	10 minutes		
GP / Health Centre / Walk in centre	15 pedestrian access					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	Housing in the vicinity of the site is predominantly post war medium density. Redevelopment of the site for housing should acknowledge this -particularly along the Grafton Road frontage. However, some higher density 3 storey blocks could be considered to maximise the attractive views across the adjoining open space.					
Connections to local cycle route networks	New connections should be considered given the relatively poor pedestrian connections to local services					
Public Open Space (ha's and type)	N/A					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	The adjoining site, Cakemore Playing Fields, is still in use for sports provision and may be leased to a local club for their use. 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. Site allocation here supports the retention of the operational, valuable playing fields					
Other Social (specify)	None					
Any character constraints on density (list)	Local housing Open space					
Opportunities						
There could be an opportunity to create a new enclave of high-quality housing in this attractive location should the care home become unviable and available for redevelopment. General Employment use is not considered to be appropriate. The size of the site is not sufficient to accommodate Gypsy and Traveller Use.						
Sustainability Appraisal						
The redevelopment of this site will have significant positive impacts on the area's ability to adapt to climate change, transport infrastructure, housing, health and education. However, there could be minor adverse impacts on natural resources, pollution and economy if appropriate mitigation measures are not put in place. The impact on cultural heritage, climate change mitigation, waste and equality are considered to be negligible and the impact on the landscape and biodiversity is currently uncertain.						
Conclusion						
A Residential allocation is preferred.						

Not selected for housing - Council house programme			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller



Site Known as	73: HORNER WAY, ROWLEY REGIS		
Site Address	Land south of Horner Way, off Long Lane, Rowley Regis		
Ward	Blackheath	Call for Site Ref	N/A
Site Area (ha)	0.27	Capacity proposed in Call for Sites submission	N/A
Land Type	Vacant overgrown land	Site Assessment Reference	73
Background / Context			
Current uses (list)	Vacant land		
Surrounding land uses	Sainsburys store and petrol filling station to the north of the site off Horner Way, residential to the west and east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Mixed use		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	Previously developed		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs but site is heavily overgrown with self-set trees and shrubs		

Biodiversity or Geodiversity on site or significantly affecting boundaries	Ecology report advises	
Heritage Assets on site or significantly affecting boundaries	None	
Visual Amenity and Character of the Area	The site provides a green edge to the south of Horner Way, which is dominated by the supermarket and petrol filling station	
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	Not anticipated	
Ground stability	Blackheath Tunnel, which runs under the northern part of the site, would affect ground stability and preclude residential or employment development	
Air Quality impact of adjoining uses	Possible adverse impact as the site fronts a busy through road	
Noise impact of adjoining uses	Noise impact from busy highway	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Not appropriate given proximity of residential uses	
Employment Land	Land is vacant but planning permission for a Costa Coffee drive through operation is expected to be granted late in July 2023.	
Delivery / Phasing (taken from Delivery Study where referenced)	No known delivery or phasing issues	
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	Utilities are available	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Blackheath Tunnel runs under the northern part of the site	
Highways access and transportation (state name / quality of access points)	Access could be gained from Horner Way	
Impact on the wider road network	No adverse impact	
Other Economic (specify)	None	
Social		

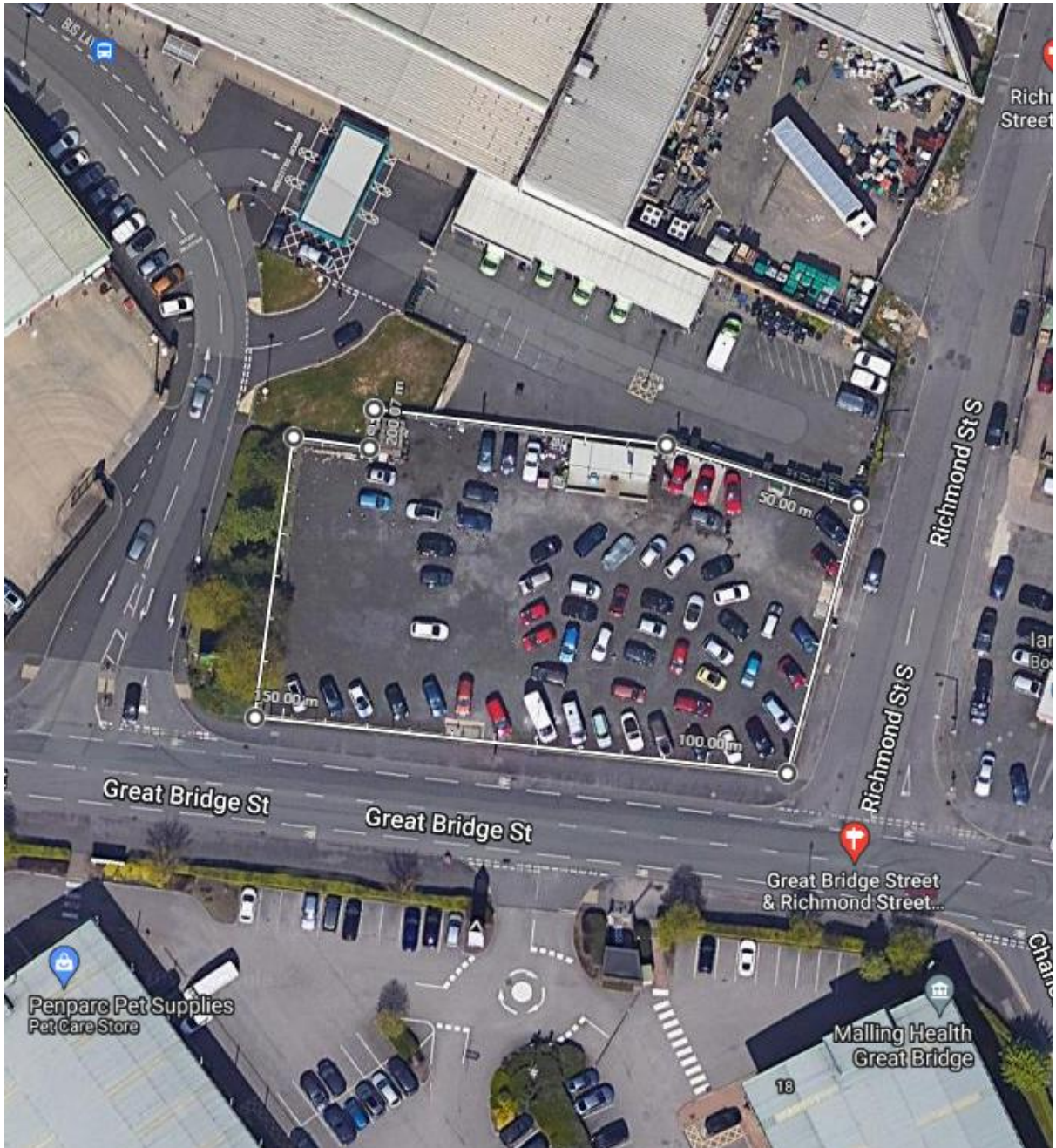
Primary School		Strategic Centre / Employment Area	
Secondary School		Centre / Foodstore	
GP / Health Centre / Walk in centre			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	Residential development not appropriate		
Connections to local cycle route networks	N/A		
Public Open Space (ha's and type)	None		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	None		
Other Social (specify)	None		
Any character constraints on density (list)	N/A		
Opportunities			
Limited opportunities for Employment. Residential opportunity but site constrained by Tunnel			
Sustainability Appraisal			
N/A – not assessed, not reasonable alternative.			
Conclusion			
Proposed use as a drive-through Costa Coffee, which seems appropriate and deliverable. Residential appropriate but heavily constrained and may not meet the minimum number of units for selection. General employment use not appropriate. Site too small for Gypsy and Traveller use.			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller



Site Known as	74: GREAT BRIDGE, RICHMOND STREET SOUTH		
Site Address	Land at the junction of Great Bridge and Richmond Street South		
Ward	Great Bridge	Call for Site Ref	N/A
Site Area (ha)	0.23 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Employment	Site Assessment Reference	Other sites
Background / Context			
Current uses (list)	Car sales		
Surrounding land uses	Mainly employment uses		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	Tennants outer and middle zone – need to consult HSE		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	N/A		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	Previously developed land		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs or any trees on the site Planted area adjacent to western site boundary		

Biodiversity or Geodiversity on site or significantly affecting boundaries	N/A	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	Area of mixed employment uses around Great Bridge Street a heavily trafficked highway with frequent traffic congestion.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Site is not in the flood risk zone	
Ground Contamination	Possible contamination given historic land uses and character of the area – site investigation would be advised	
Ground stability	Not known	
Air Quality impact of adjoining uses	Possible adverse air quality due to surrounding employment uses and heavily trafficked Great Bridge Street	
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Potential for ca 700sqm of new employment floorspace	
Employment Land	Yes	
Delivery / Phasing (taken from Delivery Study where referenced)	Site is mainly used as open car sales – subject to the results of a site investigation, delivery for a small-scale employment use should be achievable within the plan period.	
Viability (taken from Viability Study where referenced)	A new small- scale employment use should be viable given the existing use – subject to no adverse ground condition requiring remediation, and the landowners willingness to relocate/redevelop. 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	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	

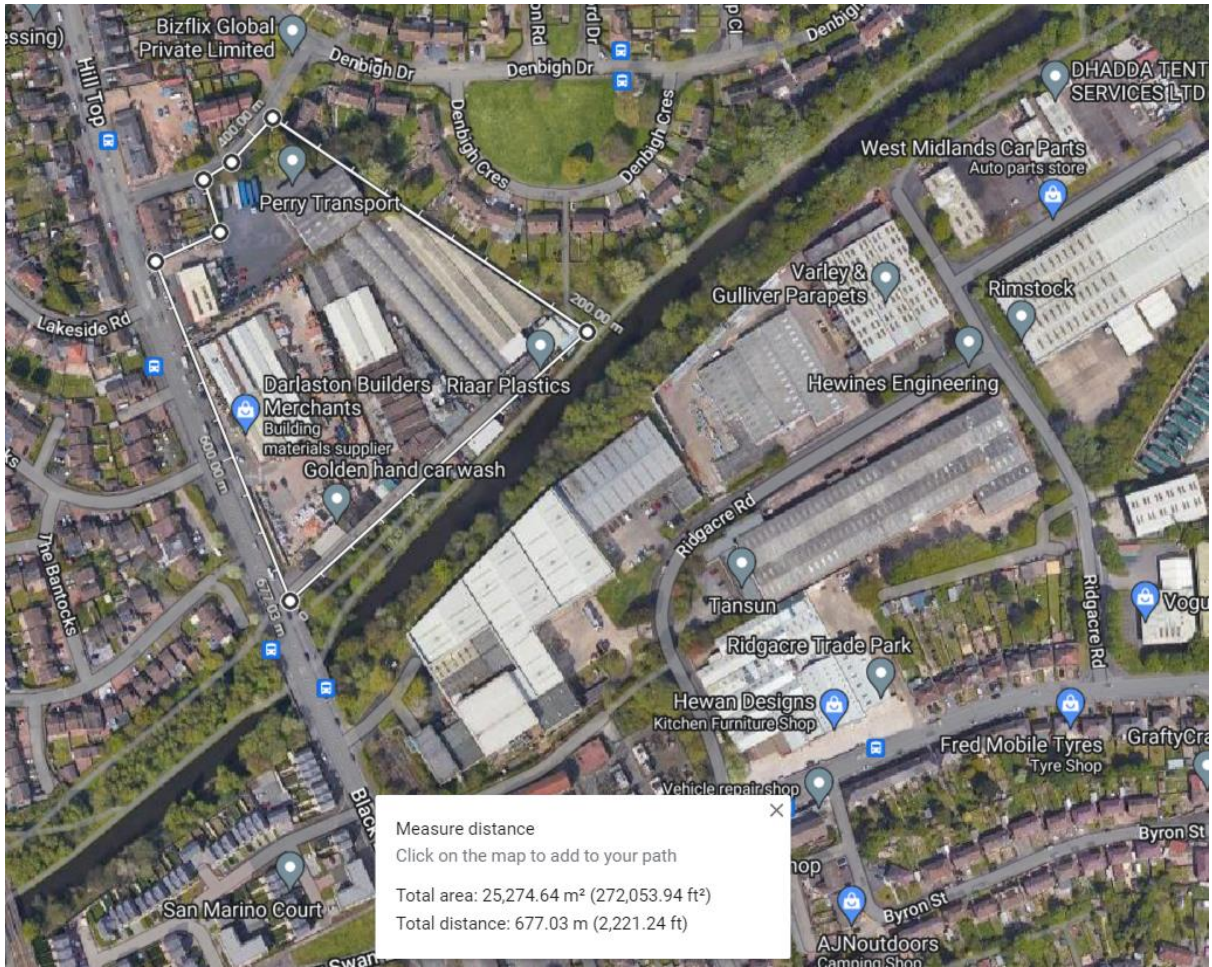
Highways access and transportation (state name / quality of access points)	Existing site accesses from Great Bridge Street and Richmond Street South			
Impact on the wider road network	The impact of new employment use will need to be assessed against movements arising from the existing car sales operation.			
Other Economic (specify)	None			
Social				
Primary School	15 minutes ped access 10 minutes public transport	Strategic Centre / Employment Area	20 minutes	
Secondary School	20 minutes	Centre / Foodstore	10 minutes	
GP / Health Centre / Walk in centre	10 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	N/A			
Connections to local cycle route networks	None			
Public Open Space (ha's and type)	N/A			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A			
Other Social (specify)	None			
Any character constraints on density (list)	N/A			
Opportunities				
<p>There is an opportunity for a small- scale employment development should the existing car sales use become available.</p> <p>Residential use in this predominantly industrial area is not considered to be appropriate.</p> <p>The site does not meet the requirements of a Gypsy and Traveller use by way of its size i.e. less than 0.5 ha</p>				
Sustainability Appraisal				
<p>Two negligible scores – cultural heritage and equality</p> <p>Six uncertain scores – landscape, biodiversity, climate change mitigation, waste, equality and education</p> <p>Two minor negative scores – climate change adaptation, pollution</p> <p>One minor positive score – natural resources</p> <p>Three major positive scores – transport, health and economy</p>				
Conclusion				
Employment is the preferred site allocation				
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller	



Site Known as	75: LAND TO THE EAST OF BLACK LAKE, WEST BROMWICH 2919		
Site Address	Black Lake, West Bromwich		
Ward	Hateley Heath	Call for Site Ref	
Site Area (ha)	2.45 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield	Site Assessment Reference	SH30
Background / Context			
Current uses (list)	The site is occupied by a variety of industrial uses including Darlaston Builders Merchants, a car wash, car parts, plastics, Kwik Fit and Perry Transport.		
Surrounding land uses	The area to the north of the canal on Black Lake is predominantly residential in nature.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the Black Country Plan for housing and is identified in the SHLAA. There is a wildlife corridor to the south of the site alongside the canal.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	Brownfield		
Topography	The site is reasonably flat though the area rises towards the north.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	There is a canal to the south of the site which is a wildlife corridor (SINC SA34). The development should address this frontage though the canal itself is some distance from the site boundary.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	N/A	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Area 3.	
Ground Contamination	The long-term use of the site for industrial purposes may have left a legacy of ground contamination.	
Ground stability	No issues known.	
Air Quality impact of adjoining uses	The site is surrounded by residential uses.	
Noise impact of adjoining uses	The site is surrounded by residential uses.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	There are a number of local industrial uses on the site that would be lost to residential redevelopment. The site was not assessed by BEAR or EDNA.	
Employment Land	Loss of well used employment land though low value employment land.	
Delivery / Phasing (taken from Delivery Study where referenced)	Site assembly and clearance may delay redevelopment.	
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	It is considered that the utilities would be available to the site though there is no information on capacities.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known.	
Highways access and transportation (state name / quality of access points)	No issues anticipated though Black Lake is a busy classified road the A4196 which is the main access to West Bromwich Town Centre from Wednesbury.	

Impact on the wider road network	The impact on the classified road will need to be assessed.		
Other Economic (specify)	None		
Social			
Primary School	Within 15 minutes	Strategic Centre / Employment Area	Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore	Within 15 minutes
GP / Health Centre / Walk in centre	Within 10 minutes		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) X
Any character constraints on density	The surrounding area is predominantly moderate/low density in character. There is the opportunity for higher densities alongside the canal.		
Connections to local cycle route networks	The site is located on Black Lake which is identified on both the WMLCWIP and the SCWIP.		
Public Open Space (ha's and type)	There is no allocated Public Open Space on the site.		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.		
Other Social (specify)	None		
Any character constraints on density (list)			
Opportunities			
See conclusion			
Sustainability Appraisal			
Four negligible scores – cultural heritage, equality, waste and climate change mitigation One uncertain score – landscape Four minor negative scores – biodiversity, climate change adaptation, pollution, and economy Two minor positive score – natural resources, housing Three major positive scores – transport, health and education			
Conclusion			
Residential redevelopment of this site would be appropriate despite the loss of local employment as residential redevelopment is ongoing alongside Black Lake. Some site owners have advised of their future intentions with housing part of them. The site is currently used for local employment purposes and could be retained for this purpose though not ideal as the area is transforming for residential use. The site is considered too big and prominent for a gypsy/traveller site.			
Appropriate uses given constraints and infrastructure requirements	Housing 2.45 ha	Employment 2.45 ha	Gypsy Traveller



Site Known as	76: SUMMERTON ROAD, OLDBURY 3223		
Site Address	Summerton Road		
Ward	Oldbury	Call for Site Ref	
Site Area (ha)	0.89 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield	Site Assessment Reference	SH31
Background / Context			
Current uses (list)	The site is currently used for industrial purposes, as a Business Park and for machine tools.		
Surrounding land uses	The surrounding area to the south of the canal has been redeveloped for residential uses with an isolated industrial use to the west. The areas to the north and east are predominantly industrial in nature.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the Black Country Plan for residential use and is identified in the SHLAA. There is a wildlife corridor running alongside the canal to the north. The isolated heat treatment works to the west has been allocated for employment uses.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	Brownfield industrial land		
Topography	The site is relatively flat.		

Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are some mature trees but no preservation orders.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site adjoins the canal to the north which is a wildlife corridor. Any redevelopment should address this frontage.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	The residential redevelopment off Brades Rise to the south is of a moderate/ high density.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	The long-term industrial nature of the site may have left a legacy of contaminated land.	
Ground stability	Not known.	
Air Quality impact of adjoining uses	The existing heat treatment works to the west may have air quality/noise implications for any redevelopment. In AQMA	
Noise impact of adjoining uses	The existing heat treatment works to the west may have air quality/noise implications for any redevelopment.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is currently occupied by an industrial estate and these local employment uses would be lost to any redevelopment. The site was not identified in BEAR or EDNA.	
Employment Land	Some owners are willing to consider relocation and medium-term redevelopment though others wish to remain.	
Delivery / Phasing (taken from Delivery Study where referenced)	Site relocation, assembly and clearance may delay redevelopment.	
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	It is considered that utilities will be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-	There is an electrical substation and mobile phone mast within the site to the east.	

stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)									
Highways access and transportation (state name / quality of access points)	No issues anticipated.								
Impact on the wider road network	No issues anticipated.								
Other Economic (specify)	None.								
Social									
Primary School	Within 15 minutes			Strategic Centre / Employment Area			Within 20 minutes		
Secondary School	Within 20 minutes			Centre / Foodstore			Within 15 minutes		
GP / Health Centre / Walk in centre	Within 15 minutes								
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)		X		
Any character constraints on density	Adjoining development to the south is of a reasonably high density. The development should overlook the canal and there is an opportunity for higher densities in this location.								
Connections to local cycle route networks	Wolverhampton Road (the A4123) 500 metres to the south of the site is identified in the WMLCWIP.								
Public Open Space (ha's and type)	There is no Public Open Space on the site.								
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no Playing Fields or Sports Pitches.								
Other Social (specify)	None								
Any character constraints on density (list)	None								
Opportunities									
See conclusion									
Sustainability Appraisal									
Three negligible score – equality, climate change mitigation, waste Two uncertain scores – landscape and biodiversity One major negative score – climate change adaptation Five minor negative scores – cultural heritage, natural resources, pollution, transport, health, economy One major positive score – education One minor positive score – housing									
Conclusion									
Residential redevelopment is ongoing to the south of the canal and would be appropriate in this location. A capacity of 32 dwellings has been suggested. However, there are existing employment uses on this site and some owners have expressed interest in remaining on the site. This could delay/preclude site assembly for residential redevelopment. The existing use for employment use could be continued in this location though this is not ideal as the local area is transforming to residential use. The site meets the criteria for a gypsy									

/traveller facility though this would be controversial opposite a relatively new housing Estate off Brades Rise.

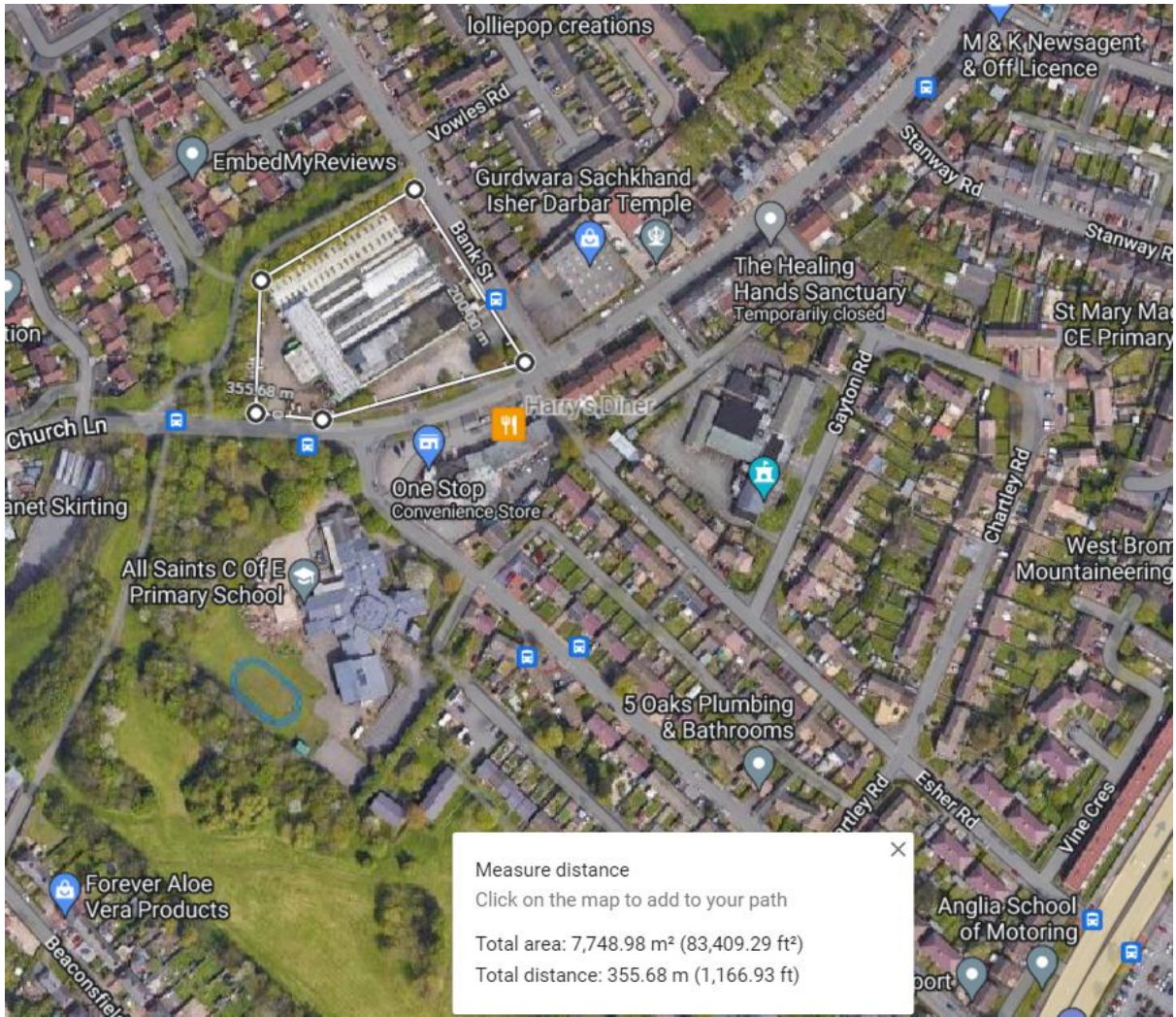
Appropriate uses given constraints and infrastructure requirements	Housing 0.89 ha	Employment 0.89 ha	Gypsy/Traveller 0.89 ha
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Site Known as	77: BANK STREET WEST, HATELEY HEATH 1459		
Site Address	Bank Street / Church Lane, West Bromwich		
Ward	Hateley Heath	Call for Site Ref	
Site Area (ha)	0.85 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield	Site Assessment Reference	SH32
Background / Context			
Current uses (list)	The site is currently occupied by a single large industrial unit with several separate uses including tool making and automotive		
Surrounding land uses	The land to the north of Church Lane is predominantly residential in nature. There is an area of informal open space on its northern boundary (Okehampton Drive Play Area) Opposite the site to the south is a local retail centre.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the Black Country Plan for housing and is identified in the SHLAA. Part of the site to the south is within an Area of Potential Archaeological Importance.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	Brownfield industrial land		
Topography	The site slopes gently towards the south east.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are few mature trees and no Tree Preservation Orders	
Biodiversity or Geodiversity on site or significantly affecting boundaries	None	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	The character of the development to the north is generally moderate density residential.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within a Flood Risk Area.	
Ground Contamination	The long- term use of the site for industrial purposes may have a legacy of industrial contamination.	
Ground stability	Not known	
Air Quality impact of adjoining uses	None	
Noise impact of adjoining uses	Church Lane is a relatively busy classified road that may require noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site was not identified in BEAR or EDNA. Redevelopment for residential purposes is considered suitable in this predominantly residential area.	
Employment Land	The site is currently used for local employment purposes and this may be lost to redevelopment.	
Delivery / Phasing (taken from Delivery Study where referenced)	Site relocations and site clearance may delay redevelopment.	
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	It is considered that utilities will be available though there is no information on capacities.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known.	
Highways access and transportation (state name / quality of access points)	No issues anticipated.	

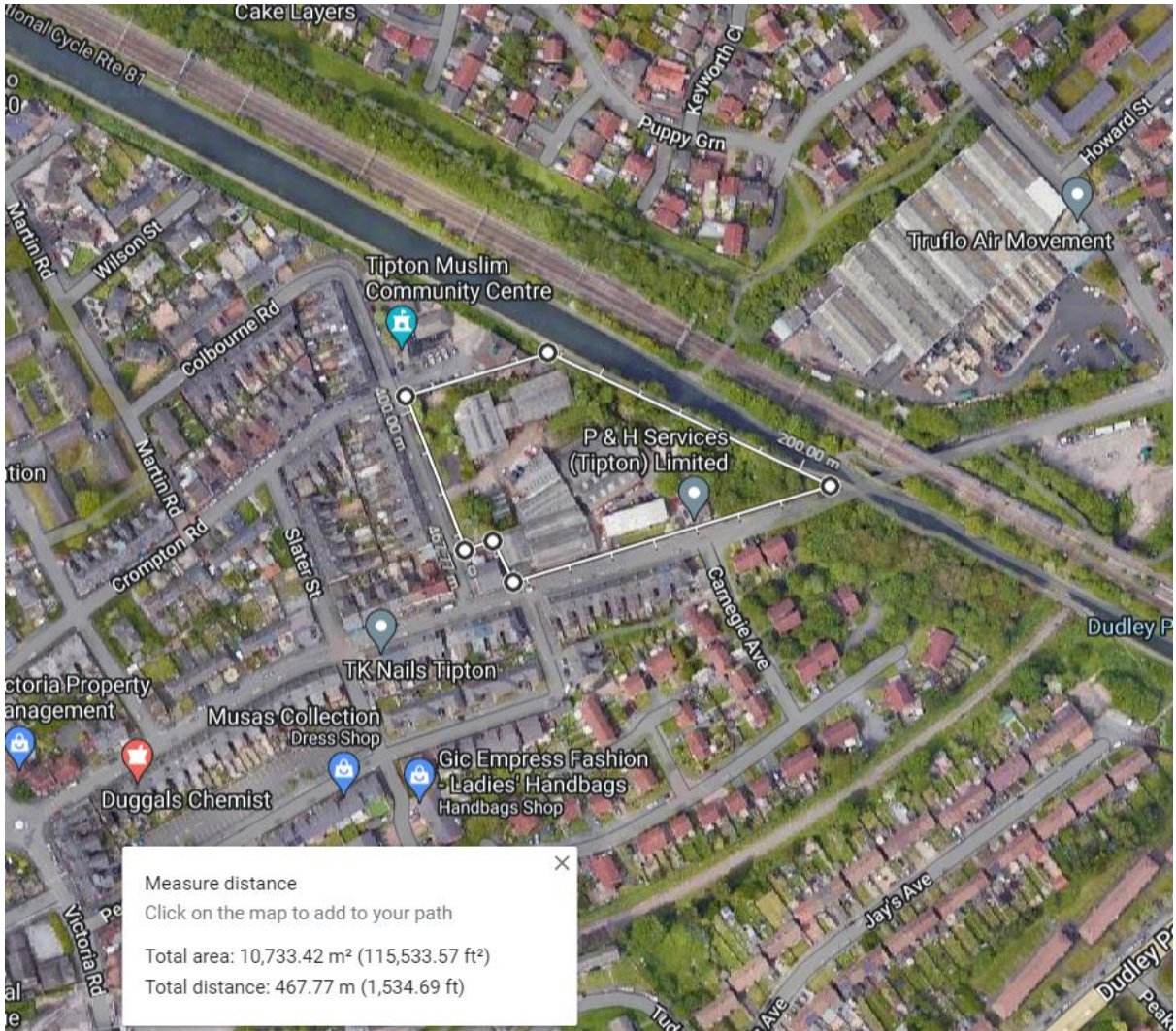
Impact on the wider road network	The redevelopment may have an impact on the local road network.					
Other Economic (specify)	None					
Social						
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 20 minutes		Centre / Foodstore	Within 10 minutes		
GP / Health Centre / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	Local density is predominantly moderate density.					
Connections to local cycle route networks	The WMLCIP on Black Lake is approximately a kilometre to the west of the site.					
Public Open Space (ha's and type)	The site is not allocated Public Open Space. There is an area of informal open space (Okehampton Drive Play Area) to the north.					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields.					
Other Social (specify)	None					
Any character constraints on density (list)	None					
Opportunities						
See conclusion						
Sustainability Appraisal						
Four negligible scores – cultural heritage, climate change mitigation, waste, equality Two uncertain scores – landscape, biodiversity Two minor negative score – pollution, economy Three minor positive scores – climate change adaptation, natural resources, housing Three major positive scores – transport, health, education						
Conclusion						
The use of the site for residential purposes is considered suitable. A capacity of 43 dwellings has been suggested. The landowner has proposed residential development on the site and has confirmed that he has is willing for this to proceed on completion of the existing lease in 2024. Industrial use would be appropriate as the site is currently used for local employment uses. However, residential use would be more appropriate as the area to the north of Church Lane is under transformation for residential purposes. The site meets the criteria for a gypsy and traveller site though it is a prominent site on a busy road and would not be an ideal use in this location.						
Appropriate uses given constraints and infrastructure requirements	Housing 0.85 ha		Employment 0.85 ha		Other (specify): Gypsy and Traveller 0.85 ha	



Site Known as	78: WELLINGTON ROAD, TIPTON 1449		
Site Address	Wellington Road		
Ward	Tipton Green	Call for Site Ref	
Site Area (ha)	0.91 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield	Site Assessment Reference	SH33
Background / Context			
Current uses (list)	The site is currently used for local employment uses (partly a nut and bolt works).		
Surrounding land uses	The site is within a predominantly residential area on the edge of the Park residential Estate.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the Black Country Plan for residential use and was identified in the SHLAA. The canal to the north east is identified as a wildlife corridor.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	Brownfield previously developed employment land.		
Topography	The site is relatively flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site though no tree preservation orders.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site has a boundary with the canal to the north east though this is at a much higher level – wildlife corridor	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets. Historic Environment designation - townscape	
Visual Amenity and Character of the Area	None.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within a Flood Risk area.	
Ground Contamination	The long-term use of the site for industrial purposes may have left a legacy of contamination.	
Ground stability	Not known.	
Air Quality impact of adjoining uses	No issues.	
Noise impact of adjoining uses	There are community centre uses to the north west of the site that may have noise implications.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site was not assessed in BEAR or EDNA.	
Employment Land	The current landowner is looking to relocate the business.	
Delivery / Phasing (taken from Delivery Study where referenced)	Site clearance and relocation of any existing uses may result in delays	
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	It is anticipated that utilities will be available in the vicinity though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known.	
Highways access and transportation (state name / quality of access points)	No problems anticipated.	
Impact on the wider road network	There may be an impact on the local network which is characterised by narrow streets.	

Other Economic (specify)	None					
Social						
Primary School	Within 10 minutes		Strategic Centre / Employment Area		Within 20 minutes	
Secondary School	Within 25 minutes		Centre / Foodstore		Within 10 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	None					
Connections to local cycle route networks	The site is 300 metres to the north of Dudley Port which is identified in the WMLCWIP.					
Public Open Space (ha's and type)	There is no Public Open Space on the site.					
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)	None					
Opportunities						
See conclusion						
Sustainability Appraisal						
<p>Two uncertain scores – landscape, biodiversity, Two negligible scores - climate change mitigation, waste, Six minor negative scores – cultural heritage, climate change adaptation, natural resources, pollution, equality and economy Three major positive scores – transport, health and education One minor positive score - housing</p>						
Conclusion						
<p>The redevelopment of the site for residential purposes is considered suitable within this area. The landowner is willing to relocate his business. The capacity of the site has been estimated as 31, a moderate density. The site is currently used for local employment uses and could be retained for this purpose though the existing owner has expressed interest in relocating and the surrounding area is generally residential. The site does meet the criteria for a gypsy/traveller facility though it is a relatively prominent location.</p>						
Appropriate uses given constraints and infrastructure requirements	Housing 0.91 ha		Employment 0.91 ha		Gypsy/Traveller 0.91 ha	



Site Known as	79: BRANDHALL GOLF COURSE (SA 6999)		
Site Address	Wolverhampton Road, Oldbury.		
Ward	Old Warley	Call for Site Ref	
Site Area (ha)	36.9 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield (former golf course)	Site Assessment Reference	SH34
Background / Context			
Current uses (list)	The site was formerly a golf course but is now disused and is described as green space (though no formal allocation).		
Surrounding land uses	The site is in a predominantly residential area between the A4123 and the M5.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	There is a SLINC on part of the site in the north eastern corner off Tame Road.		
Flood Risk Zone 3	The site is in Flood Zone 3.		
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	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the Black Country Plan for residential use and is in the SHLAA. Part of the site was allocated in the SAD for Community Open Space (Parsons Hill Park) and as a SLINC. There are three Public Rights of Way that run across the site that would need to be accommodated or diverted.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not in the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There is a SLINC on part of the site and part is within a wildlife corridor.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Brownfield, previously developed land, a golf course.		
Topography	There are significant changes in levels across the site with two water courses crossing the site.		

Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no Tree Preservation Orders as it is Council owned land but there are a number of mature trees and wooded areas on the site and an historic Tree Survey has been completed.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	There are three water courses crossing the site and flood alleviation measures have been undertaken on the site to assist with issues further downstream.	
Heritage Assets on site or significantly affecting boundaries	The site is within a Potential Area of Archaeological Importance. HER records within 100m buffer MBL3192 - R & F; BRANDHALL GOLFCOURSE – Ridge and Furrow MBL2996 – Chapel Croft – Chapel MBL2704 – Brandhall Hall (site) Manor House, Fishpond, Moat	
Visual Amenity and Character of the Area	The site is currently green space but the majority has no formal allocation as such.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is in Flood Zone 3.	
Ground Contamination	Historically the site was used for farmland, so no major issues are anticipated.	
Ground stability	No issues anticipated.	
Air Quality impact of adjoining uses	The site adjoins the major transport networks of the A4123 and the M5 motorway so an air quality assessment will be required to determine the constraints	
Noise impact of adjoining uses	The site adjoins the major transport networks of the A4123 and the M5 motorway so a noise assessment will be required to determine the constraints	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None.	
Other Environmental (specify)	None.	
Economic		
Employment Development Opportunities	The site was not assessed by BEAR or EDNA.	
Employment Land	Not suitable for employment use as the site is surrounded by residential development.	
Delivery / Phasing (taken from Delivery Study where referenced)	The development of the site has caused some controversy due to the loss of the green space (though no formal allocation). The redevelopment of the site may therefore require the resolution of any	

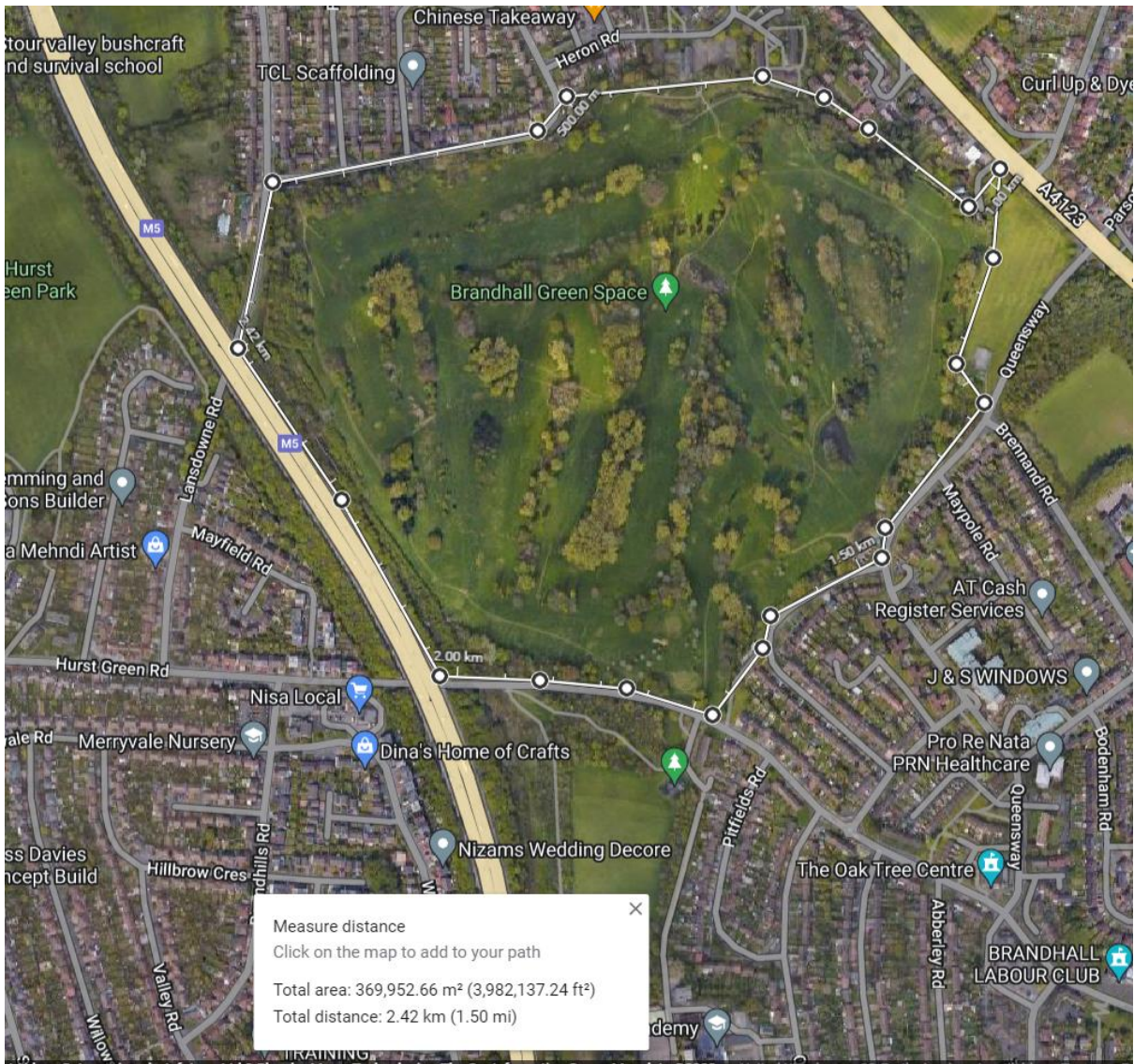
	public concerns with the potential for subsequent delays.		
Viability (taken from Viability Study where referenced)	N/A		
Availability of utilities – electricity, gas, water, sewage treatment	It is anticipated that the utilities are available to the site though capacities are not known.		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are three water courses crossing the site. There are electricity pylons to the south west of the site that would have stand-off zones for development. There is a foul sewer crossing the site.		
Highways access and transportation (state name / quality of access points)	A number of suitable access points have been identified to the site.		
Impact on the wider road network	A Transport Assessment would be required to determine the impact of development on the wider network.		
Other Economic (specify)	None.		
Social			
Primary School	Within 15 minutes	Strategic Centre / Employment Area	Within 20 minutes
Secondary School	Within 25 minutes	Centre / Foodstore	Within 10 minutes
GP / Health Centre / Walk in centre	Within 10 minutes		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) x
Any character constraints on density	The capacity of the site is restricted by the need to accommodate issues with Policy, and environmental concerns. In addition, there is the need to accommodate areas of open space and the requirement for a replacement primary school within the site.		
Connections to local cycle route networks	The site adjoins the A4123 Wolverhampton Road which is part of the WMLCWIP.		
Public Open Space (ha's and type)	There is an area of allocated Public Open Space to the north east of the site off Wolverhampton Road (Parson Hill Park or Queensway Open Space).		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.		
Other Social (specify)	None		
Any character constraints on density (list)			
Opportunities			
See conclusion			
Sustainability Appraisal			

The site has Major Positive impacts for Objectives 9, 10, 13 and 14. The site has Minor Positive impacts for Objective 5. The site has uncertain impacts for Objectives 2. The site has Negligible impact for Objective 11. The site has Minor Negative impacts for Objectives 1, 3, 4, 6, 8 and 12. The site has Major Negative impacts for Objectives 7.

Conclusion

The site is considered suitable for residential development though the capacity is restricted by the need to overcome Policy and environmental concerns and the need to accommodate a replacement school. The development is controversial in the local area given the loss of the open space though there is no formal allocation on the majority. There may therefore be a requirement to provide a substantial park as part of any redevelopment. The Cabinet of the Council decided in November 2022 that the development should comprise 5ha of housing and a park of 27ha. This restricts the housing capacity of the site. The site is not considered suitable for industrial use within this predominantly residential area where access would need to be gained through residential Estates. In theory part of the site could be reserved for a gypsy and traveller site but it is considered that this would be detrimental to the attractiveness of this already complicated site.

Appropriate uses given constraints and infrastructure requirements	Housing 5 ha	Employment	Other (specify): Education 3ha	Gypsy and Traveller
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Site Known as	83: LAND AND PREMISES AT WINKLE STREET /JOHN STREET		
Site Address	Winkle Street / John Street, West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	
Site Area (ha)	1.01	Capacity proposed in Call for Sites submission	
Land Type	Brownfield	Site Assessment Reference	SH49
Background / Context			
Current uses (list)	The site is currently used as a former office premises, new housing, a Council car park, and a former warehouse now used as a Church by The Resurrection Power and Living Bread Ministries.		
Surrounding land uses	The Expressway forms a barrier to the site to the north. Uses to the south and west are predominantly retail in the Carters Green District Centre with residential uses to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated for housing in the Black Country Plan and was included in the SHLAA. It is within the allocated Carters Green District Centre and the site of the Carters Green Vision.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	Brownfield previously developed land.		
Topography	The site is predominantly flat.		

Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Appear to be a number of trees / vegetation along the northern edge of the site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is not in a SINC or SLINC.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The site has little visual amenity or character.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in a Flood Risk Area.	
Ground Contamination	The site is on previously used land, but it is not anticipated that there would be significant issues.	
Ground stability	The site is in a Low Risk Coal area.	
Air Quality impact of adjoining uses	None	
Noise impact of adjoining uses	The Expressway on the northern boundary may be a noise generator that would require amelioration.	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	No mineral infrastructure issues.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is not considered suitable for employment uses and was not considered by BEAR or EDNA.	
Employment Land	Low value employment land.	
Delivery / Phasing (taken from Delivery Study where referenced)	The major landowner, the Church, is unwilling to move and wants to stay which may preclude the feasibility of redevelopment.	
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	It is considered that the utilities would be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known.	

Highways access and transportation (state name / quality of access points)	Access to the site is limited in terms of area and this may have an impact on capacity.					
Impact on the wider road network	No issues anticipated.					
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 / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	x
Any character constraints on density	The site is on the edge of the District Centre with the opportunity for higher density. However, this may be limited by the Expressway, the shape of the site and access issues. A capacity of 31 has been suggested.					
Connections to local cycle route networks	The site adjoins the WMLCIP on the High Street at Carters Green.					
Public Open Space (ha's and type)	The site is not allocated as Public Open Space.					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.					
Other Social (specify)	None.					
Any character constraints on density (list)	None.					
Opportunities						
The site provides the opportunity for comprehensive redevelopment which would bring the site on the edge of the District Centre back into beneficial use and contribute towards the Carters Green Vision initiative.						
Sustainability Appraisal						
Five negligible scores – cultural heritage, climate change mitigation, waste, equality Two uncertain scores – landscape, biodiversity One minor negative score – pollution One major negative score – climate change adaptation Two minor positive scores – natural resources, housing Three major positive scores – transport, health, economy and education						
Conclusion						
The site is allocated for residential development and this would be the appropriate use though delivery may be constrained by the unwillingness of the major landowner to relocate. The site is currently used for community uses and could be retained for this purpose should residential use not be feasible. The site is too large for gypsy and traveller use.						
Appropriate uses given constraints and	Housing 1.01 ha	Employment	Community 1.01 ha	Gypsy and Traveller 1.01		

infrastructure requirements



Site Known as	84: CARTERS GREEN/ GUNS LANE 2377 (PART OF) (ARMY RESERVE SITE)		
Site Address	Carters Green/ Guns Lane, West Bromwich.		
Ward	West Bromwich Central	Call for Site Ref	No
Site Area (ha)	1.09 (Area uncertain)	Capacity proposed in Call for Sites submission	
Land Type	Brownfield site	Site Assessment Reference	SAH 227 SA – 0033 – SAN SM4
Background / Context			
Current uses (list)	The site is currently used as the Territorial Army Centre with a number of heavy goods vehicles.		
Surrounding land uses	The uses to the north are predominantly retail in the Carters Green District Centre. The uses to the south are low density residential.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is currently allocated for residential uses and is within the Carters Green District Centre. It is included within the site for the Carters Green vision.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	The site is brownfield, previously developed land. It is not considered that the previous uses of the site would have serious issues with contamination.		
Topography	The site is relatively flat.		

Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Not in a SINC or SLINC.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets.	
Visual Amenity and Character of the Area	The site has little visual amenity or character.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within a flood zone.	
Ground Contamination	Not known but not anticipated.	
Ground stability	Low Risk Coal Mining Area.	
Air Quality impact of adjoining uses	None	
Noise impact of adjoining uses	None	
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Not suitable for employment uses in this predominantly residential area on the edge of the retail centre, residential development would be preferable.	
Employment Land	N/A	
Delivery / Phasing (taken from Delivery Study where referenced)	Site clearance/assembly may delay delivery.	
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	It is considered that utilities would be available but there is no information on capacities.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is an electrical sub station on the approach to the site from Guns Lane.	
Highways access and transportation (state name / quality of access points)	Access to the site is limited in terms of size and this may limit site capacity.	

Impact on the wider road network	Not anticipated though there may be some impact on congestion.		
Other Economic (specify)	None.		
Social			
Primary School	Within 15 minutes	Strategic Centre / Employment Area	Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore	Within 10 minutes
GP / Health Centre / Walk in centre	Within 10 minutes		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) x
Any character constraints on density	The area to the south is predominantly low density though there may be the opportunity for higher densities on the edge of the District Centre. A capacity of 49 houses has been suggested.		
Connections to local cycle route networks	The site is within close proximity to the WMLCIP on the High Street at Carters Green.		
Public Open Space (ha's and type)	The site is not allocated Public Open Space.		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields.		
Other Social (specify)	None.		
Any character constraints on density (list)			
Opportunities			
The site is within the Carters Green Vision area on the edge of the Carters Green Centre and provides a good opportunity to contribute towards this initiative.			
Sustainability Appraisal			
Four negligible scores – cultural heritage, climate change mitigation, waste and equality Three uncertain scores – landscape, biodiversity and economy One minor negative score – pollution One major negative score – climate change adaptation Two minor positive scores – natural resources, housing Three major positive scores – transport, health and education			
Conclusion			
The site is allocated for residential use and a housing development would improve the visual appearance of this site which is on the edge of the District Centre. Employment use would not be preferable in this residential area on the edge of the retail centre though the site is currently used for community/commercial purposes. The site does not meet the criteria for a gypsy and traveller site in terms of site area.			
Appropriate uses given constraints and infrastructure requirements	Housing 1.09 ha	Employment 1.09 ha	Gypsy and Traveller 1.09 ha



Site Known as	85: RATTLECHAIN 2940		
Site Address	Land to the north of Temple Way.		
Ward	Oldbury	Call for Site Ref	Yes (Rattlechain)
Site Area (ha)	14.82 ha	Capacity proposed in Call for Sites submission	550
Land Type	Brownfield	Site Assessment Reference	SH35
Background / Context			
Current uses (list)	The site is currently overgrown and neglected with intermittent tree cover.		
Surrounding land uses	The land adjoins the Birmingham canal to the north and the Gower Branch canal to the east. There are predominantly residential uses to the south and historic industrial uses to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	Part of the site is within the Tennants Middle Zone.		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Part of the site is allocated in the SAD for Community Open Space. The site is allocated in the Black Country Plan for housing and is mentioned in the SHLAA.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	Previously developed land.		
Topography	The site is undulating with several banked areas.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no Tree Preservation Orders. There are several mature trees within the site and a tree survey may be required. The Rattlechain Urban Forest is within the site (OS 0377) that was rated Low Quality High Value in the 2019 audit.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The canal frontages on two boundaries would need to be addressed. There is a SLINC on part of the site Brades Hall SA041:2) Gower Branch Canal (SA038 – SINC) to eastern boundary	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets within the site.	
Visual Amenity and Character of the Area	The site has little visual amenity or character.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within a Flood Risk Area. The River Tame runs across the site.	
Ground Contamination	It is known that the site was previously occupied by historic industrial uses and there will be a legacy of ground contamination issues that include a lagoon. The site was previously used as Duports tip and a site investigation would be required to inform remediation.	
Ground stability	Low Risk Coal Mining Area.	
Air Quality impact of adjoining uses	None	
Noise impact of adjoining uses	Potential noise issues from industry to the west.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction constraints	
Mineral Infrastructure and Brickworks	None	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site was previously used for industrial purposes though the site has now been allocated for residential uses and the landowners have proposed a comprehensive residential redevelopment.	
Employment Land	Loss of industrial land though very low value.	
Delivery / Phasing (taken from Delivery Study where referenced)	Issues of contamination and remediation may delay delivery.	
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	The utilities will be available from the south of the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-	It is known that there were historic surface water sewers that crossed the site. There is a gas main	

stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	within the site that would have building over restrictions.				
Highways access and transportation (state name / quality of access points)	It is considered that access would need to be secured from the south of the site due to the presence of the Canals and the existing industrial uses.				
Impact on the wider road network	This may result in some additional congestion on the local network.				
Other Economic (specify)	Loss of potential industrial land.				
Social					
Primary School	Within 15 minutes		Strategic Centre / Employment Area	Within 20 minutes	
Secondary School	Within 25 minutes		Centre / Foodstore	Within 10 minutes	
GP / Health Centre / Walk in centre	Within 15 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	x
Any character constraints on density	The local character is moderate density and the need to consider the SLINC may reduce the site area for development. The two canal frontages would need to be addressed.				
Connections to local cycle route networks	The National Cycle Route 81 runs along the canal within 100 metres to the north of the site. The SCWIP on Tipton Road is 500 metres to the south.				
Public Open Space (ha's and type)	There is an area of Public Open Space within the site that would need to be considered.				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.				
Other Social (specify)	None				
Any character constraints on density (list)	None				
Opportunities					
The existing landowner has suggested a proposal for comprehensive residential development that could provide over 500 houses and bring a currently neglected site back into beneficial use.					
Sustainability Appraisal					
Two negligible scores – equality One uncertain score – landscaping Eight minor negative scores – cultural heritage, biodiversity, climate change mitigation, natural resources, waste, transport, health and education Two major negative scores – climate change adaptation, pollution Two major positive score – economy and housing					
Conclusion					
It is considered that subject to the resolution of constraints of ground contamination, environmental concerns, and Policy issues the development for residential purposes would be suitable. The accommodation of these constraints which have still partly to be determined would reduce the site area for					

development. It is not considered appropriate to restore the historic employment use in this predominantly residential area.

Gypsy/traveller use is not suitable given the size of the site

Appropriate uses given constraints and infrastructure requirements	Housing 14.82 ha	Employment	Gypsy Traveller
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Site Known as	86: LAND BETWEEN ADDINGTON WAY AND RIVER TAME, TEMPLE WAY (RATTLECHAIN) 3049		
Site Address	Land to the north of Addington Way, Tividale.		
Ward	Oldbury	Call for Site Ref	Yes (Rattlechain) 3049
Site Area (ha)	0.9ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield	Site Assessment Reference	SH36
Background / Context			
Current uses (list)	The site is neglected and overgrown with areas of intermittent tree cover, presumably self- setting.		
Surrounding land uses	The surrounding area is predominantly neglected overgrown land to the south of the Birmingham Canal. To the south of the site are several new residential developments.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space			
Existing Policy Designations (list)	The site is allocated in the Black Country Plan for housing and is identified in the SHLAA.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	Previously developed land.		
Topography	The site is uneven with several banked areas.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No protected trees on the site. Some mature trees present. Tree survey may be required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is currently neglected and overgrown.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets on the site.	
Visual Amenity and Character of the Area	The site has limited visual amenity and character.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The River Tame runs across the site.	
Ground Contamination	It is known that the site was previously occupied by heavy industrial uses that may have a legacy of contamination. A site investigation would be required. It is known that the site has previously been used as a Council tip so there may be issues with methane.	
Ground stability	Coal Mining Low Risk Area.	
Air Quality impact of adjoining uses	N/A	
Noise impact of adjoining uses	N/A	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site was not assessed in either BEAR or EDNA.	
Employment Land	The site was previously industrial land but is now being considered for housing land.	
Delivery / Phasing (taken from Delivery Study where referenced)	The issues of ground contamination and remediation may delay delivery.	
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	The utilities should be available from the residential developments to the south though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There may be an historic foul sewer that runs across the site.	
Highways access and transportation (state name / quality of access points)	To be determined.	

Impact on the wider road network	Potential to see increased congestion from the proposed development			
Other Economic (specify)	None.			
Social				
Primary School	Within 15 minutes	Strategic Centre / Employment Area	Within 20 minutes	
Secondary School	Within 20 minutes	Centre / Foodstore	Within 10 minutes	
GP / Health Centre / Walk in centre	Within 15 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	x
Any character constraints on density	None			
Connections to local cycle route networks	The National Cycle Route 81 runs along the Birmingham Canal to the north of the site within 100 metres. The SCWIP on Tipton Road is 500 metres to the south.			
Public Open Space (ha's and type)	Not allocated as Public Open Space. It is considered that an open space review is required.			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields on the site.			
Other Social (specify)	None.			
Any character constraints on density (list)	None.			
Opportunities				
Agents for the adjoining site (Rattlechain) have expressed an interest in merging the sites, which would result in a combined capacity of 550 including the lagoon.				
Sustainability Appraisal				
Four negligible scores – cultural heritage, climate change mitigation, waste, equality One uncertain score – landscape Six minor negative scores – biodiversity, natural resources, pollution, transport, health and education One major negative score – climate change adaptation One minor positive score – housing One major positive score – economy				
Conclusion				
Although there are issues with the ground conditions and historic industrial uses to overcome, the site is considered suitable for residential redevelopment. There is the potential for development with the adjoining larger site, which would provide an increased capacity and bring disused land back into beneficial use. The site is currently neglected former industrial land. Restoration of this use is not considered appropriate in this predominantly residential area. The site is appropriate in terms of site area as a gypsy/traveller site though may be isolated.				
Appropriate uses given constraints and infrastructure requirements	Housing 0.9 ha	Employment	Gypsy and Traveller 0.9 ha	



Site Known as	89: SOHO FOUNDRY		
Site Address	Soho Foundry, Foundry Lane, Smethwick		
Ward	Soho and Victoria	Call for Site Ref	277
Site Area (ha)	12.6	Capacity proposed in Call for Sites submission	441
Land Type	Employment	Site Assessment Reference	CFS 277 EMP3-66
Background / Context			
Current uses (list)	Employment		
Surrounding land uses	Mixed employment uses Sims Metals scrap metal dealer adjoins the site to the west Black Patch Park Canal/railway line Soho Foundry Tavern public house Residential area to south east of site		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	Part of the site off Foundry Lane to the north is densely planted with mature trees		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	Site adjoins the Birmingham Canal (Wolverhampton Level) wildlife corridor NC5		
Flood Risk Zone 3	The site is not in a flood risk zone		
Registered Park & Garden	Black Patch Park to the east of the site off Foundry Lane		
Scheduled Ancient Monument	Yes		
HSE Consultation Zone 1	No		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	BCP – mixed use Local Employment area BCP Emp 3 (draft)		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	The site is not in the green belt		
Landscape Sensitivity (BL23 / BL24)	Soho foundry and mint – Grade II listed buildings Scheduled ancient monument – areas of archaeological survival Area of high historic townscape value		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			

Greenfield / Previously Developed Land	Previously developed land of historic importance	
Topography	Uniform site levels	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs on site but area of densely planted mature trees partly acting as a buffer between the site and Sims Metals	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Existing trees on site, Black Patch Park opposite.	
Heritage Assets on site or significantly affecting boundaries	Significant heritage assets on the site – SAM and grade II listed buildings Site part of the Black Country UNESCO Global Geopark Area of potential archaeological importance	
Visual Amenity and Character of the Area	Apart from Black Patch Park the local area comprises a mix of employment uses of poor visual amenity. Soho Foundry is rare and of major national importance The HER shows there are 86 monument records, six listed buildings, see the separate list of HER records.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	Likelihood of ground contamination given the existing and historic uses	
Ground stability	Not known	
Air Quality impact of adjoining uses	Poor air quality given the predominance of manufacturing and scrap metal uses	
Noise impact of adjoining uses	Noise impact particularly from adjoining scrap metal operation.	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	Part of the site could be redeveloped for employment use	
Employment Land	Existing employment land BEAR assessed 25	
Delivery / Phasing (taken from Delivery Study where referenced)	Delivery within the plan period is possible subject to possible adverse ground conditions requiring remediation	

Viability (taken from Viability Study where referenced)	Subject to the safeguarding of protected structures, and the likely need to undertake site remediation, redevelopment within the plan period could be viable.			
Availability of utilities – electricity, gas, water, sewage treatment	Existing utilities in Foundry Lane			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known			
Highways access and transportation (state name / quality of access points)	Access possible from Foundry Lane			
Impact on the wider road network	New development would impact on traffic movements on Foundry Lane			
Other Economic (specify)	None			
Social				
Primary School	15 ped access 10 public transport	Strategic Centre / Employment Area	20 minutes	
Secondary School	20 minutes	Centre / Foodstore	15 minutes	
GP / Health Centre / Walk in centre	15 minutes ped access 10 public transport			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density	Moderate housing densities in vicinity of the site			
Connections to local cycle route networks	Cycle route along the canal corridor adjoining the site to the south			
Public Open Space (ha's and type)	N/A			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A			
Other Social (specify)	N/A			
Any character constraints on density (list)	As above			
Opportunities				
<p>There is an opportunity for new employment development (mixed use) within the site possibly using an existing access from Foundry Lane. Due regard would need to be given to the high level of statutorily protected structures within the site.</p> <p>It is accepted that the future of the site is somewhat dependent on introducing a high quality, mixed use heritage led, regeneration programme. However, the proximity of established, viable, albeit low value employment uses, precludes residential development. The site is poorly connected to local services and the presence of adverse noise and air quality conditions would create a poor residential environment.</p>				

The continued allocation of this site and the wider area for employment, would protect existing businesses and prevent loss of jobs. It will also continue to accommodate relocation of displaced businesses arising from the residential land use allocation around the Rolfe Street area.

The site is not considered suitable for gypsy and traveller use as it does not meet selection criteria.

Sustainability Appraisal

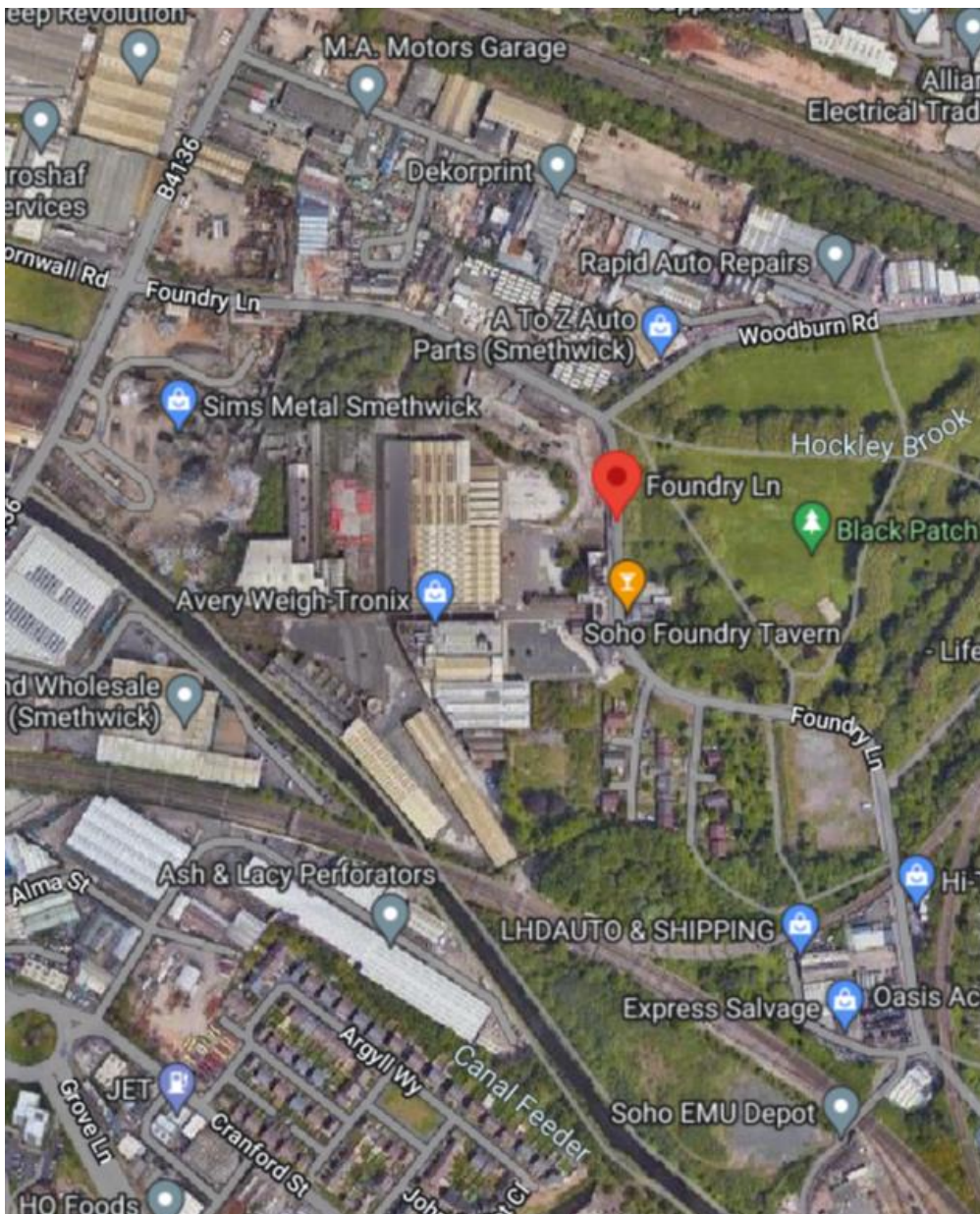
The site has uncertain impacts for Objectives 2, 4, 8 and 13. The site has Negligible impacts for Objective 10 and 14. The site has Minor Negative impacts for Objectives 3, 5, 6, 9, 11 and 12. The site has Major Negative impacts for Objectives 1 and 7.

Conclusion

An employment allocation is considered appropriate.

Residential or gypsy and traveller use is not a preferred allocation.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller
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Site Known as	90: BRADES ROAD OLDBURY		
Site Address	Brades Road, Oldbury		
Ward	Oldbury	Call for Site Ref	CFS 514
Site Area (ha)	1.14	Capacity proposed in Call for Sites submission	
Land Type	Brownfield employment uses	Site Assessment Reference	SA-0048-SAN SH38
Background / Context			
Current uses (list)	Vehicle hire business, car parking and scrub land		
Surrounding land uses	Birmingham canal to the south, residential to the north and east of Brades Road and industrial unit/residential property to the northwest.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	See below for comments on gas pipeline		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Local employment land in SADD		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	Previously developed brownfield site – primarily used for vehicle hire		
Topography	Site slopes gently from south to north along Brades Road		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs, however there is an established tree belt along the canal corridor and a tree line provides a buffer between the industry adjacent to the depot (Brades Road / Dudley Road East).	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Much of the site is hardstanding, the scrub land may have some value, but the main ecological value would be along the canal corridor to the south of the site. Semi mature trees on Brades Road frontage	
Heritage Assets on site or significantly affecting boundaries	No heritage assets on the site	
Visual Amenity and Character of the Area	No amenity or character issues which could influence new development.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	SFRA required because the site is 1ha, but no known drainage or flood risk issues	
Ground Contamination	Possible ground contamination given existing and historic uses, along with known constraints in the area	
Ground stability	Coal mining low risk area	
Air Quality impact of adjoining uses	Possibility of poor air quality in view of employment uses and a heavily trafficked road junction at Brades Road/Dudley Road East – mitigation required	
Noise impact of adjoining uses	As above, existing nearby uses and proximity of heavily trafficked roads and junction could present adverse noise conditions which would require mitigation.	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Loss of allocated local employment land. Market evidence suggests that it is a low value employment site	
Employment Land	Existing operational vehicle hire business – loss of employment land if allocation is residential but landowners have indicated a willingness to relocate.	
Delivery / Phasing (taken from Delivery Study where referenced)	As the site may need remediation due to suspected adverse ground conditions delivery could be affected. The need for existing business to relocate could also delay the development timeline.	
Viability (taken from Viability Study where referenced)	HSE comments in view of the gas pipeline could reduce site capacity but ca 35 homes could be accommodated. The viability of individual sites will be identified as part of ongoing work on the SLP	

Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas					
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Gas pipeline possibly running along line of canal could constrain the site and reduce development capacity.					
Highways access and transportation (state name / quality of access points)	Existing site access from Brades Road could be used but Highways advice would be necessary in view of proximity to the junction with Dudley Road East and the frequency of queueing traffic.					
Impact on the wider road network	Unlikely that new residential units would increase vehicle movements given the existing use on the siter					
Other Economic (specify)	None					
Social						
Primary School	15 minutes		Strategic Centre / Employment Area	30 minutes		
Secondary School	25 minutes		Centre / Foodstore	15 minutes		
GP / Health Centre / Walk in centre	15 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	Middle zone for gas pipeline may affect density; will need to discuss with Health and Safety Executive. The boundary with the canal should be acknowledged by the design of new residential development.					
Connections to local cycle route networks	The canal towpath provides opportunities for cycling. The closest LCRN is the A4123					
Public Open Space (ha's and type)	The site is about 300 m from a large area of high quality and value open space off Dudley Road East, and it adjoins the canal to the south which allows pedestrian access					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	No loss of playing fields or sports pitches					
Other Social (specify)	None					
Any character constraints on density (list)	Proximity of canal Gas pipeline					
Opportunities						
<p>There is an opportunity to introduce ca 35 new homes on this site with the potential to acknowledge the canal corridor and improve pedestrian access to it.</p> <p>Although the area of the site, and the potential to allocate it for residential use, could support a Gypsy and Traveller use, the relatively poor connectivity to local services means that all the criteria cannot be met.</p> <p>Although the site could accommodate ca 3000sqm of new employment floorspace this would not justify the relocation of the existing viable operational business</p>						

Sustainability Appraisal			
<p>Three negligible scores – climate change mitigation, waste, equality</p> <p>Two uncertain scores – landscape, biodiversity</p> <p>Five minor negative scores – cultural heritage, pollution, transport, economy and health</p> <p>One major negative score – climate change adaptation</p> <p>Two minor positive scores – natural resources, housing</p> <p>One major positive score – education</p>			
Conclusion			
<p>The preferred site allocation would be residential with the opportunity to introduce ca 35 homes. However, this site should be assessed in conjunction with the adjoining employment land to the northwest. A residential allocation there could allow the two sites (3.6ha) to be planned comprehensively – with a possible development of over 100 homes.</p> <p>Alternatively, should the allocation of the adjoining site remain as employment then a buffer between the sites, to mitigate the possible detriment on amenity, would be required.</p> <p>The retention of employment uses on both sites would retain existing businesses or provide an opportunity for new development</p> <p>The site does not meet the criteria for Gypsy and Traveller use.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller



Site Known as	91: CHANCES GLASSWORKS		
Site Address	Land west of Spon Lane, north of Palace Drive		
Ward	St Pauls	Call for Site Ref	275
Site Area (ha)	0.64	Capacity proposed in Call for Sites submission	
Land Type	Underused mixed use	Site Assessment Reference	SM1
Background / Context			
Current uses (list)	Low level storage uses within seven-storey building, Listed Buildings generally disused, site to the west used for skip hire, vacant land		
Surrounding land uses	Canal corridor (old main line to the north, new main line to the south) employment/ mixed use, M5 motorway,		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	Canal corridor		
Flood Risk Zone 3	Not in flood risk zone		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	Scheduled Ancient Monument (SAM) – areas of archaeological survival Eight Grade II Listed Buildings (prominent seven-storey building)		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerow	N/A		
Strategic Open	N/A		
Existing Policy Designations (list)	Sandwell Regeneration Strategy Area of high historic landscape value Galton Valley Conservation Area		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	N/A		
Landscape Sensitivity (BL23 / BL24)	Highly sensitive site due to statutory protection of SAM and Listed Buildings		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	N/A		
Topography	Uniform levels but site sits above the canal corridor, which is set into a deep cutting		

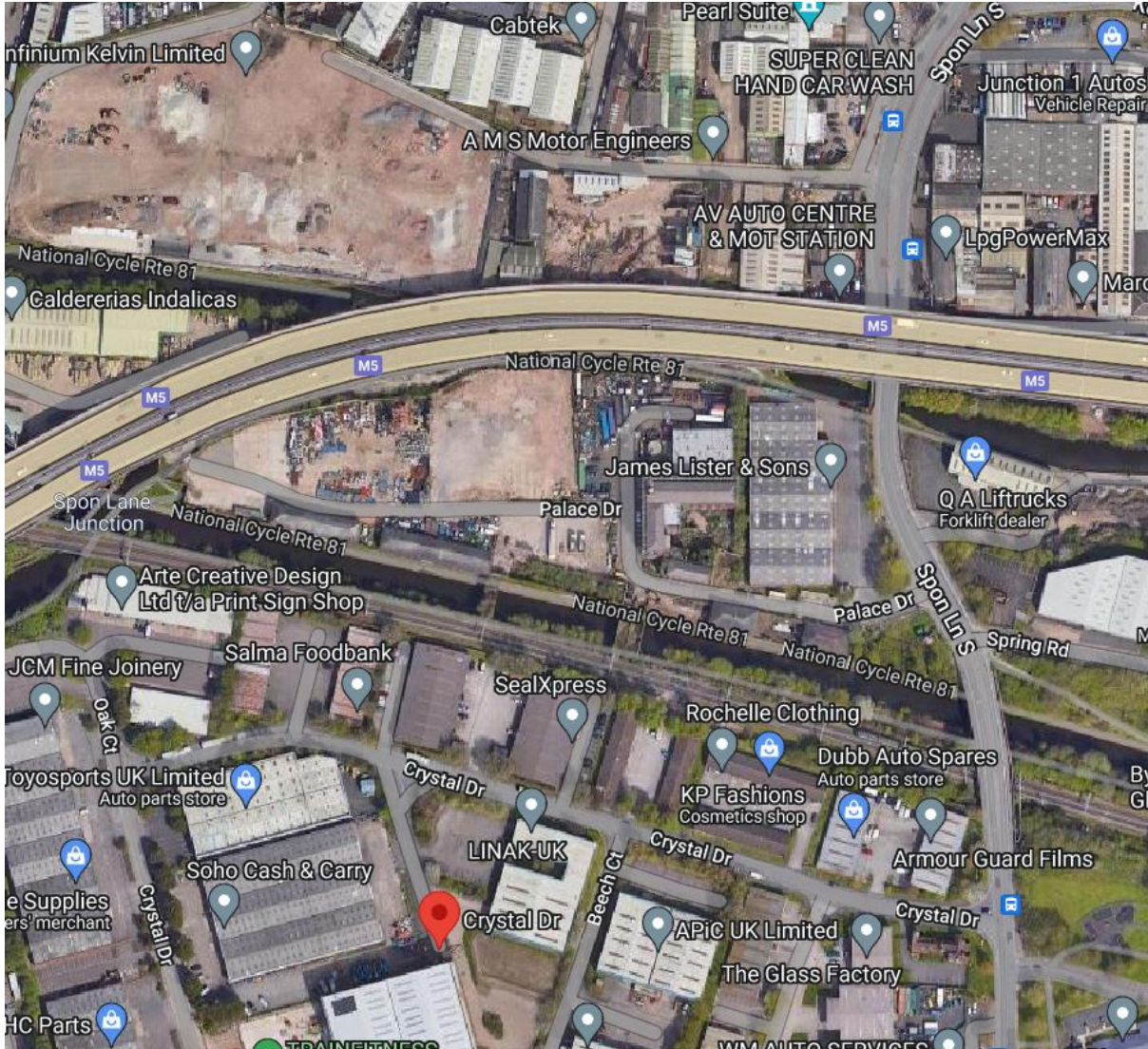
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs or trees of value	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Canal wildlife corridor adjoins the site to the south	
Heritage Assets on site or significantly affecting boundaries	SAM There are a number of HER records within a 100m buffer, see the separate list of HER records.	
Visual Amenity and Character of the Area	Valuable historic character of SAM and Listed Buildings set within an environment of unique industrial heritage. Land uses within and around the site are of low visual quality and the elevated M5 runs along the northern site boundary.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	No known flood risk	
Ground Contamination	Possibility given history of site – site investigation required.	
Ground stability	Not known – assessment advised	
Air Quality impact of adjoining uses	Adverse air quality impact of M5 and surrounding employment uses	
Noise impact of adjoining uses	Adverse noise impact of M5 and adjoining employment uses	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Mixed employment uses comprising leisure, cultural and education	
Employment Land	Existing underused employment land	
Delivery / Phasing (taken from Delivery Study where referenced)	Delivery within the plan period is questionable given the lengthy time taken to bring a project forward, the lack of funding and the multi ownership.	
Viability (taken from Viability Study where referenced)	Approval of grant funding would not make the project viable without further investment.	
Availability of utilities – electricity, gas, water, sewage treatment	Existing utilities on Spon Lane South	
Infrastructure constraints on / under site (electric cables/sub-	Not known	

stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)			
Highways access and transportation (state name / quality of access points)	Access from Palace Drive, Spon Lane South		
Impact on the wider road network	Additional impact could be significant if a mixed- use allocation, to include residential, is preferred – given the existing underuse of the site.		
Other Economic (specify)	None		
Social			
<p>Wholesale redevelopment for residential purposes would be difficult to justify given the adverse site conditions, the proximity to the elevated M5, and the relatively poor site access. In addition, the SAM and the eight Listed Buildings would need to be retained. Moderate density, standard market housing would not therefore be encouraged.</p> <p>However, mixed use, to include residential, of the seven-storey SAM could bring the building back into meaningful sustainable use at a higher density of up to 100dph.</p>			
Primary School	15 ped access 10 public transport	Strategic Centre / Employment Area 20 minutes	
Secondary School	20 minutes	Centre / Foodstore 10 minutes	
GP / Health Centre / Walk in centre	15 minutes ped access 10 minutes public transport		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	Opportunity for higher density residential development if existing seven-storey block is converted		
Connections to local cycle route networks	National cycle route along adjoining canal corridor		
Public Open Space (ha's and type)	N/A		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A		
Other Social (specify)	N/A		
Any character constraints on density (list)	As above		
Opportunities			
<p><i>The current proposals look to provide approximately 275 dwellings, 7,500sqm of office floor space and a 500sqm Heritage Centre on the site.</i></p> <p>An allocation for a mix of Employment and Residential use is considered appropriate and support the plans for a Heritage led regeneration programme.</p>			
Sustainability Appraisal			
The site has Major Positive impacts for Objectives 9, 10, 12 and 14. The site has Minor Positive impacts for Objective 6. The site has uncertain impacts for Objectives 2, 3 and 13. The site has Minor Negative impacts for Objectives 4, 5, 8 and 11. The site has Major Negative impacts for Objectives 1 and 7.			
Conclusion			

Employment and Residential uses are considered appropriate.

Gypsy and Traveller use is not appropriate as the site does not meet the selection criteria along with the adverse impact on Listed Buildings.

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

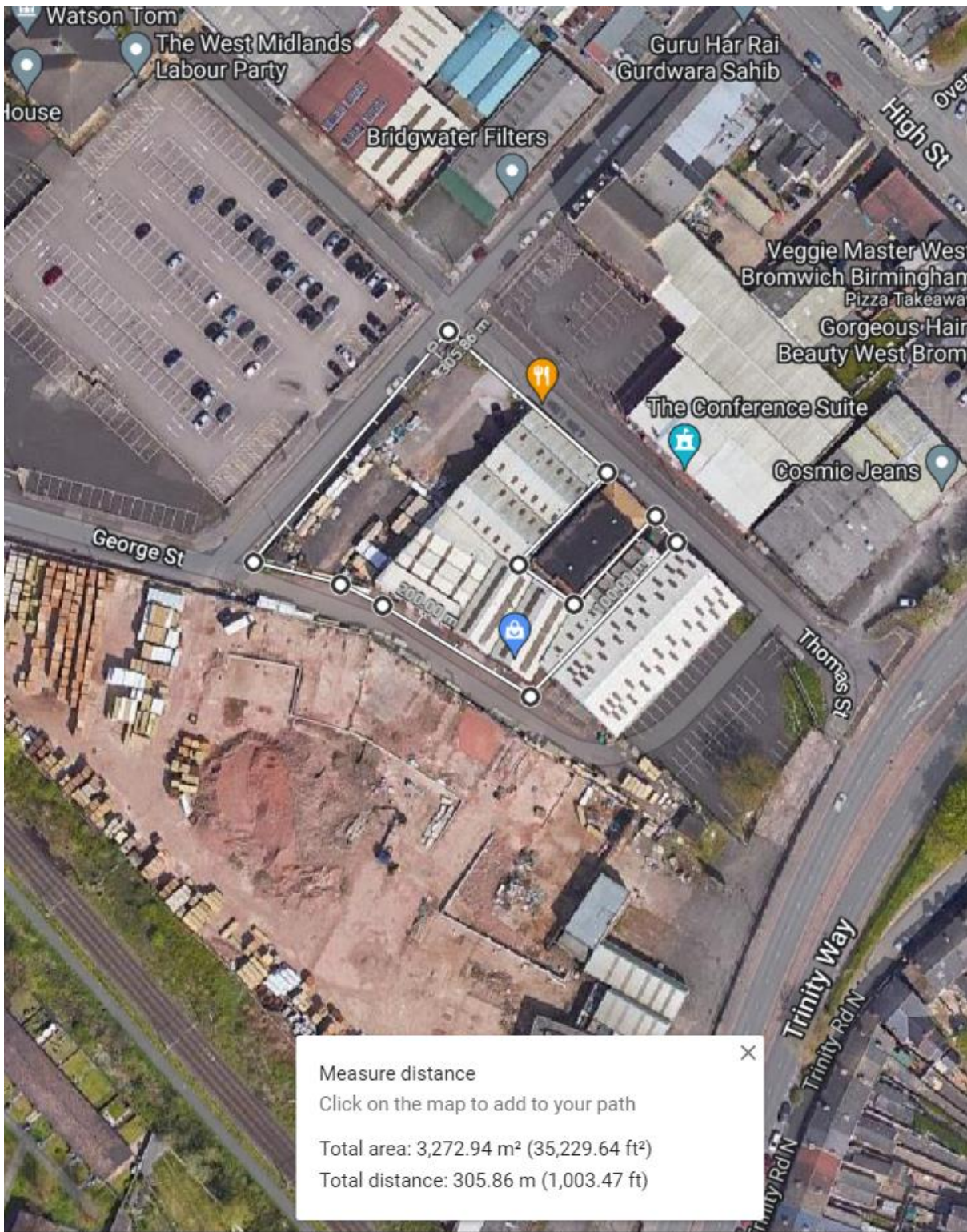


Site Known as	92: LAND WEST OF THOMAS STREET, WEST BROMWICH		
Site Address	Thomas Street, West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	115
Site Area (ha)	0.3	Capacity proposed in Call for Sites submission	Not given
Land Type	Employment uses and open storage	Site Assessment Reference	CFS 115 SM8 (part)
Background / Context			
Current uses (list)	Asian Sweet manufacturer, Timber Supplies, Furniture manufacturer		
Surrounding land uses	Open storage of building materials, private car park, conference suite, other employment uses		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Residential Eastern Gateway south		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	Previously developed land		
Topography	Uniform site levels		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs or trees of value on the site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	N/A	
Heritage Assets on site or significantly affecting boundaries	None	
Visual Amenity and Character of the Area	Area of generally poor visual amenity lacking in character Mixed use area of no visual amenity. Landscape not sensitive to redevelopment.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Site not in flood risk zone	
Ground Contamination	Current and historic uses could result in adverse ground conditions – site investigation advised prior to redevelopment	
Ground stability	Not known	
Air Quality impact of adjoining uses	Air quality assessment required	
Noise impact of adjoining uses	Possibility of adverse noise impact from adjoining uses	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	Site of insufficient size to consider new employment uses	
Employment Land	Existing employment land	
Delivery / Phasing (taken from Delivery Study where referenced)	Need to relocate existing users	
Viability (taken from Viability Study where referenced)	Need to relocate existing users 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/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known	

Highways access and transportation (state name / quality of access points)	Access possible from George Street?					
Impact on the wider road network	Impact of 10 + new homes would need to be assessed against existing vehicle movements					
Other Economic (specify)	None					
Social						
Primary School	10 minutes		Strategic Centre / Employment Area	20 minutes		
Secondary School	20 minutes		Centre / Foodstore	15 minutes ped access		
GP / Health Centre / Walk in centre	10 minutes			10 minutes public transport		
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)	
Any character constraints on density	Proximity to West Bromwich Town Centre and good connections to public transport – moderate to high density residential development would be appropriate in this location.					
Connections to local cycle route networks	Site is approximately 600m from National Cycle Route					
Public Open Space (ha's and type)	N/A					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A					
Other Social (specify)	Site is 300 m from Trinity Way metro stop					
Any character constraints on density (list)	A higher density flatted development could be possible given the site's proximity to town centre and to excellent public transport and local services.					
Opportunities						
The size of the site precludes an allocation for Employment of Gypsy and Traveller uses. A higher density residential development could provide up to 30 units at a maximum of 100 dph.						
Sustainability Appraisal						
(part of SM8 - George Street Living – SA of whole site) One negligible score – cultural heritage Three uncertain scores – landscape, biodiversity and economy Four minor negative scores – climate change mitigation, climate change adaptation, waste and equality One major negative score – pollution One minor positive score – natural resources Four major positive scores – transport, housing, health and education						
Conclusion						
The site is surrounded by mixed employment uses with no residential development nearby - other than on the east side of Trinity Way approximately 150 m away. The character, location and size of the site precludes it for moderate density housing but a flatted development of up to 100dph could be appropriate – particularly given its good connectivity to local services and public transport. Residential development here could act as a catalyst in bringing other similar underused low value sites forward for housing.						

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller
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Site Known as	93: FORMER GAS SHOWROOMS, LOMBARD STREET WEST		
Site Address	Lombard Street West / High Street, West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	114
Site Area (ha)	0.12 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield former commercial	Site Assessment Reference	SM5
Background / Context			
Current uses (list)	The site is currently cleared and vacant.		
Surrounding land uses	The site fronts High Street West Bromwich which is characterised by commercial/civic uses.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Existing Policy Designations (list)	The site does not have a primary allocation but is within the West Bromwich Conservation Area and the West Bromwich retail town centre.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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.		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield / Previously Developed Land	Brownfield former commercial premises.		
Topography	The site is relatively flat		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.		

Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	<p>The site is within the West Bromwich Conservation Area and there are a number of Listed buildings in close proximity including the adjoining Library and the Law Courts.</p> <p>Listed buildings</p> <p>DSD663 - The Old Post Office, High Street, West Bromwich</p> <p>DSD664 - West Bromwich Building Society, 321 High Street, West Bromwich</p> <p>DSD665 - Barclays Bank, 313 High Street, West Bromwich</p> <p>DSD666 - Masonic Hall, Edward Street, West Bromwich</p> <p>Other HER records</p> <p>MBL3029 - Millerchips, 315-317 High Street, West Brom</p> <p>MBL3030 - Harford Kingham, 319 High Street, West Bromwich</p> <p>MBL4991 - Ryland Memorial School of Art, Lodge Road, West Bromwich</p> <p>MSD5489 - Gala Baths, Lodge Road, West Bromwich</p> <p>MSD5489 - West Bromwich Institute, Lodge Road, West Bromwich</p>	
Visual Amenity and Character of the Area	The site is within a predominantly commercial/civic area.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	None known	
Ground stability	None known	
Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	No issues anticipated	
Mineral Infrastructure and Brickworks	No issues anticipated	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is considered suitable for commercial B1 uses as it is within the West Bromwich Conservation Area.	
Employment Land	The site is considered suitable for commercial B1 uses as it is within the West Bromwich Conservation Area.	

Delivery / Phasing (taken from Delivery Study where referenced)	N/A		
Viability (taken from Viability Study where referenced)	N/A		
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known		
Highways access and transportation (state name / quality of access points)	Access would be suitable from Lombard Street West.		
Impact on the wider road network	No issues anticipated		
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 / Walk in centre	Within 10 minutes		
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)
Any character constraints on density	The site is within a high-density commercial area.		
Connections to local cycle route networks	The site fronts High Street West Bromwich which is identified in the WMLCWIP.		
Public Open Space (ha's and type)	The site is not allocated Public Open Space		
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)	The site is within a high-density commercial area.		
Opportunities			
The site is considered suitable for residential / commercial or civic uses within the retail town centre or a mixed-use development. However, a funding application has been submitted to enable the development of the site by Black Country Housing Group with 26 flats in a three-storey scheme. This is considered an appropriate use to be supported.			
Sustainability Appraisal			
The site has Major Positive impacts for Objectives 9, 12 and 14. The site has Minor Positive impacts for Objective 5 and 10. The site has uncertain impacts for Objectives 2, 3 and 13. The site has Negligible			

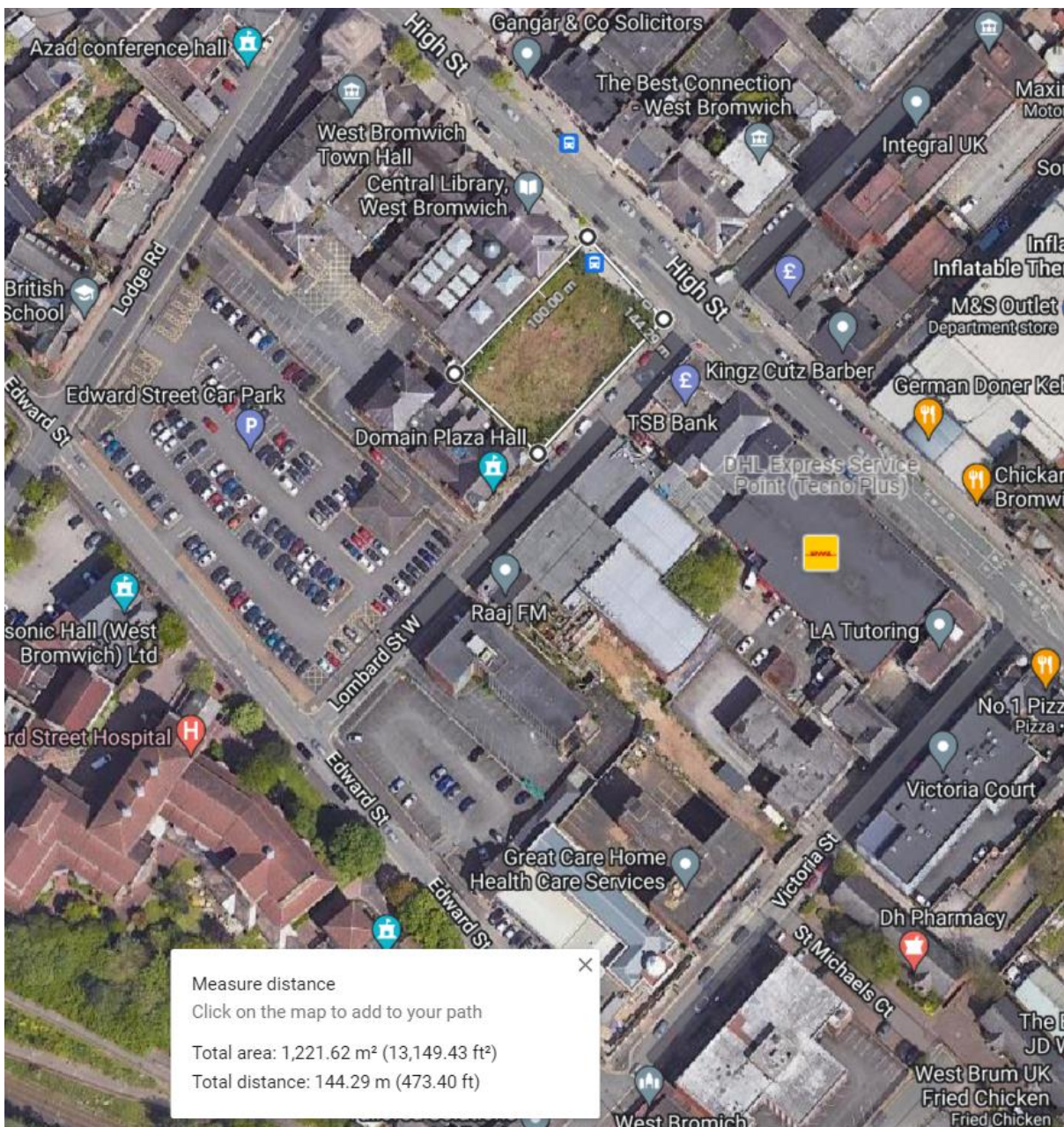
impacts for Objective 4, 8 and 11. The site has Minor Negative impacts for Objectives 6 and 7. The site has Major Negative impacts for Objective 1.

Conclusion

The site is within the West Bromwich Town Centre and a variety of uses would be suitable. However, the site has been identified as an appropriate one for the development of a social housing scheme by Black Country Housing Group. A funding application is in progress and this use should be supported.

The site is not considered suitable for a gypsy/traveller site as tis would affect the setting of a number of Listed Buildings.

Appropriate uses given constraints and infrastructure requirements	Housing 0.12 ha	Employment	Gypsy/Traveller
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Site Known as	94: LANGLEY SWIMMING CENTRE, OLDBURY		
Site Address	Site off Vicarage Road, Keanscott Drive, and Heritage Close		
Ward	Bristnall	Call for Site Ref	112
Site Area (ha)	0.49	Capacity proposed in Call for Sites submission	
Land Type	Leisure	Site Assessment Reference	CFS 112 SH40
Background / Context			
Current uses (list)	Swimming baths		
Surrounding land uses	Residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	Rhodia outer zone – no objections to pp.		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations (list)	N/A		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	N/A site not in green belt		
Landscape Sensitivity (BL23 / BL24)	N/A		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Farmland in late 19 th century. Baths constructed in 1937		
Topography	The site rises steeply from north to south		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees on the site		
Biodiversity or Geodiversity on site or significantly affecting boundaries	N/A		

Heritage Assets on site or significantly affecting boundaries	The baths are of local interest but not listed Area of potential archaeological importance No HER records within a 100m buffer	
Visual Amenity and Character of the Area	Predominantly residential with a mix of suburban mainly two-storey housing types	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within a flood risk zone	
Ground Contamination	No adverse ground conditions anticipated – limited site investigation required	
Ground stability	No adverse stability issues	
Air Quality impact of adjoining uses	No adverse air quality issues	
Noise impact of adjoining uses	No adverse noise conditions	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Not considered appropriate in a predominantly residential area	
Employment Land	Existing leisure use	
Delivery / Phasing (taken from Delivery Study where referenced)	No delivery phasing issues – Cabinet approval to redevelop for housing in March 2023	
Viability (taken from Viability Study where referenced)	Viable for redevelopment within the plan period	
Availability of utilities – electricity, gas, water, sewage treatment	Existing	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Surface water sewer within the site near to the boundary with Brookfields Road	
Highways access and transportation (state name / quality of access points)	New site accesses from Brookfields Road and Heritage Close would be acceptable – no access from Vicarage Road.	
Impact on the wider road network	The introduction of new residential development (ca 27 dwellings) should create less impact than the existing use, which has on-site car parking for around 55 vehicles	
Other Economic (specify)	None	
Social		
Primary School	10 minutes	Strategic Centre / Employment Area
		20 minutes

Secondary School	20 minutes	Centre / Foodstore	10 minutes
GP / Health Centre / Walk in centre	10 minutes		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) X
Any character constraints on density	Moderate density housing area – mainly two storeys with scope for three storeys on corner of Vicarage Road and Brookfields Road.		
Connections to local cycle route networks	None		
Public Open Space (ha's and type)	N/A		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A		
Other Social (specify)	None		
Any character constraints on density (list)	Local housing scale and moderate density		
Opportunities			
<p>Opportunity to redevelop the site for housing – existing swimming baths no longer required since construction and opening of the Sandwell Aquatic Centre in the vicinity of this site</p> <p>Site not suitable for Gypsy and Traveller Use by way of site area.</p> <p>Employment use not appropriate given that this is a predominantly residential area.</p>			
Sustainability Appraisal			
<p>The site has Major Positive impacts for Objectives 9 and 14. The site has Minor Positive impacts for Objective 6 and 10. The site has uncertain impacts for Objectives 2 and 3. The site has Negligible impacts for Objective 1, 4, 8 and 11. The site has Minor Negative impacts for Objectives 7, 12 and 13. The site has Major Negative impacts for Objective 5.</p>			
Conclusion			
Residential is considered to be an appropriate site allocation.			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller



Site Known as	95: NORTH SMETHWICK CANALSIDE 2371		
Site Address	Rolfe Street / Buttress Way		
Ward	Soho and Victoria	Call for Site Ref	CFS 113
Site Area (ha)	8.7	Capacity proposed in Call for Sites submission	
Land Type	Brownfield	Site Assessment Reference	SAH 283 SH41
Background / Context			
Current uses (list)	The site is occupied by predominantly industrial units in generally poor-quality accommodation. There are a number of car repair facilities and retailers trading from former industrial units.		
Surrounding land uses	The land to the north of the adjoining canal is residential in nature (Brindley 2 scheme) as is the land to the south over Soho Way. Smethwick Town Centre with its commercial uses is located to the west of the site with historic industrial uses to the east off Rabone Lane.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	The Engine Arm Aqueduct across the canal is a scheduled ancient monument within the site to the north but this would not preclude residential development. Similarly, there is an archaeological feature off Bridge Street North, but this would be retained in any redevelopment.		
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 Black Country Plan for housing and is being brought forward for Housing by the Council as a willing landowner in collaboration with the West Midlands Combined Authority. The site is identified within the SHLAA document. The site is within an Area of Potential Archaeological Importance and was identified in the SAD within the Galton Valley Conservation Area.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B79 (a))	Not in the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	There are no concerns regarding harm to the landscape.		
Detailed assessment against environmental, economic and social criteria			

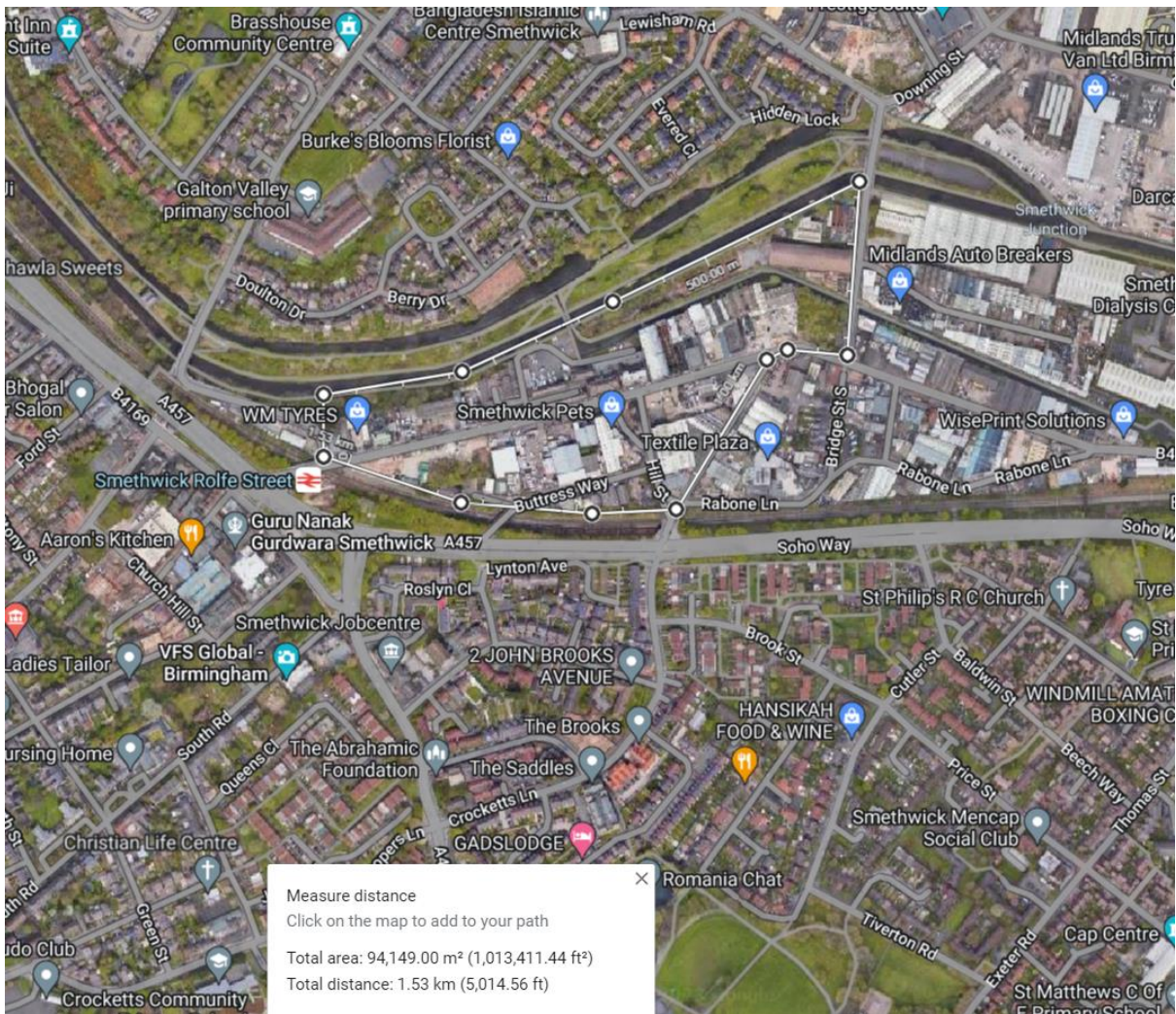
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Previously Developed land/Brownfield.	
Topography	The land falls gradually towards the canal to the north.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No protected trees on the site, there is very little existing landscaping on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The canal frontage to the north of the site would need to be addressed in any redevelopment. The site is not within a SINC or SLINC.	
Heritage Assets on site or significantly affecting boundaries	There is a scheduled ancient monument (the Engine Arm) and an archaeological feature that would need to be retained and protected though this would not preclude development. There are a number of HER records within a 100m buffer, see the separate list of HER records.	
Visual Amenity and Character of the Area	No issues.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Not in a flood zone.	
Ground Contamination	There may be issues with contaminated land associated with the long-term use of the site for a variety of industrial uses.	
Ground stability	Coal Mining Low Risk area.	
Air Quality impact of adjoining uses	There are existing historic industrial uses to the east of the site.	
Noise impact of adjoining uses	There are existing historic industrial uses to the east of the site and the main railway line to the south of the site that would need to be considered.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	None.	
Economic		
Employment Development Opportunities	Loss of well used employment land. However, it is low value employment land. Not assessed in EDNA or BEAR.	
Employment Land	Loss of well used employment land. However, it is low value employment land. Not assessed in EDNA or BEAR.	

Delivery / Phasing (taken from Delivery Study where referenced)	Site acquisition and clearance may delay delivery.		
Viability (taken from Viability Study where referenced)	Brownfield site in low value area.		
Availability of utilities – electricity, gas, water, sewage treatment	The utilities would all be available though no definitive information on capacities.		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known.		
Highways access and transportation (state name / quality of access points)	No anticipated issues with access.		
Impact on the wider road network	Potential additional congestion on local A roads.		
Other Economic (specify)	Loss of local employment land.		
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 / Walk in centre	Within 10/15 minutes.		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	The site has the potential for high density development given the proximity of good public transport links and the opportunity for apartment designs overlooking the canal.		
Connections to local cycle route networks	The WMLCWIP on Soho Way is 100 metres from the site.		
Public Open Space (ha's and type)	Not allocated as Public Open Space.		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches within the site.		
Other Social (specify)	None.		
Any character constraints on density (list)	It will be necessary to retain and protect the features of historic value.		
Opportunities			
See conclusion			
Sustainability Appraisal			
The site has Major Positive impacts for Objectives 9, 10, 12 and 14. The site has uncertain impacts for Objective 2. The site has Minor Negative impacts for Objectives 3,4, 6, 8 and 11. The site has Major Negative impacts for Objectives 1, 5, 7 and 13.			

Conclusion

Although the site is currently used for local employment land, it is considered of low value and is suitable for residential development. The site has the opportunity to significantly improve the local environment and provide a quality development exploiting the location of the canalside frontage. Any Amber issues can be addressed during the application process. This is a high-profile redevelopment site with the potential for transformational change, retention of the existing low value employment uses is not considered appropriate. The site could be subdivided to provide a gypsy /traveller site and access to amenities is reasonable, but this would not be recommended within this high-profile redevelopment project.

Appropriate uses given constraints and infrastructure requirements	Housing 8.7 ha	Employment	Gypsy Traveller
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Site Known as	96: SPRING COTTAGE PUBLIC HOUSE, FRANCHISE STREET, WEDNESBURY (CALLED COTTAGE SPRING ON BUILDING)		
Site Address	Franchise Street, Wednesbury		
Ward	Wednesbury North	Call for Site Ref	110
Site Area (ha)	0.05 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield	Site Assessment Reference	96
Background / Context			
Current uses (list)	The site is occupied by a Public House that appears neglected.		
Surrounding land uses	The site is in a street of mixed uses with industrial uses to the north and residential to the south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site has no primary allocations in the SAD.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		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 Developed Land	Brownfield Public House		
Topography	The site is relatively flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site.		

Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage issues.	
Visual Amenity and Character of the Area	The character of the area is mixed though predominantly residential to the south.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Zone Risk 3.	
Ground Contamination	The site is in an area of historic heavy industrial uses including coal mining so there may be a legacy of challenging ground conditions.	
Ground stability	The site is in an area of historic heavy industrial uses including coal mining so there may be a legacy of challenging ground conditions. There is a mineshaft shown on the site though with no source of information and no record of treatment. It is unusual for mineshafts to be found in isolation as there was normally an escape shaft so this may be an error but would require further investigation. If proved this would constitute a significant development constraint.	
Air Quality impact of adjoining uses	The industrial uses opposite the site may require any development to incorporate air quality amelioration measures.	
Noise impact of adjoining uses	The industrial uses opposite the site may require any development to incorporate noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	The site is in an area of historic heavy industrial uses including coal mining so there may be a legacy of challenging ground conditions. It is unusual for mineshafts to be found in isolation as there was normally an escape shaft so this may be an error but would require further investigation. If proved this would constitute a significant development constraint	
Mineral Infrastructure and Brickworks	The site is in an area of historic heavy industrial uses including coal mining so there may be a legacy of challenging ground conditions. It is unusual for mineshafts to be found in isolation as there was normally an escape shaft so this may be an error but would require further investigation. If proved this would constitute a significant development constraint	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The surrounding uses on this side of the street are residential in nature so employment uses would not be appropriate.	

Employment Land	The surrounding uses on this side of the street are residential in nature so employment uses would not be appropriate.					
Delivery / Phasing (taken from Delivery Study where referenced)	N/A					
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	It is considered that utilities would be available to the site though capacities are not known.					
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known					
Highways access and transportation (state name / quality of access points)	There is a current access from Franchise Street.					
Impact on the wider road network	No issues anticipated.					
Other Economic (specify)	None					
Social						
Primary School	Within 15 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 20 minutes		Centre / Foodstore	Within 15 minutes		
GP / Health Centre / Walk in centre	Within 15 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The site is in an area of low-density housing.					
Connections to local cycle route networks	High Bullen one and a half kilometres to the south is identified in the WMCWIP and the SCWIP.					
Public Open Space (ha's and type)	The site is not allocated Public Open Space.					
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)	The site is in an area of low-density housing.					
Opportunities						
See Conclusion						
Sustainability Appraisal						
Not assessed						

Conclusion

The site is a brownfield site, occupied by a Public House that appears neglected. It would be appropriate therefore to assess alternative uses.

A limited residential use would be the appropriate redevelopment on this side of the street which is surrounded by residential dwellings. The ground conditions and the potential mineshaft will require further investigation and if proved this will be a significant constraint on development.

Employment uses would not be appropriate on this side of the street and the site is not large enough for a gypsy/traveller site.

Appropriate uses given constraints and infrastructure requirements

Housing
0.05 ha

Employment

Gypsy/Traveller



Site Known as	97: FORGE TAVERN, FRANCHISE STREET, WEDNESBURY 6474		
Site Address	Franchise Street, Wednesbury		
Ward	Wednesbury North	Call for Site Ref	109
Site Area (ha)	0.14 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield	Site Assessment Reference	SH42
Background / Context			
Current uses (list)	The site was previously occupied by a Public House now derelict.		
Surrounding land uses	The site is in an area of mixed uses with industrial uses to the west and residential to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site has no primary allocations in the SAD.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	Brownfield former Public House		
Topography	The site is relatively flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site though mature street trees in the adjoining pavement.		

Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage issues.	
Visual Amenity and Character of the Area	The character of the area is mixed though predominantly residential.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Zone Risk 3.	
Ground Contamination	The site is in an area of historic heavy industrial uses including coal mining so there may be a legacy of challenging ground conditions.	
Ground stability	The site is in an area of historic heavy industrial uses including coal mining so there may be a legacy of challenging ground conditions.	
Air Quality impact of adjoining uses	The industrial uses to the west may require any development to incorporate air quality amelioration measures.	
Noise impact of adjoining uses	The industrial uses to the west may require any development to incorporate noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	The site is in an area of historic heavy industrial uses including coal mining so there may be a legacy of challenging ground conditions.	
Mineral Infrastructure and Brickworks	The site is in an area of historic heavy industrial uses including coal mining so there may be a legacy of challenging ground conditions.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The surrounding uses are residential in nature so employment uses would not be appropriate.	
Employment Land	The surrounding uses are residential in nature so employment uses would not be appropriate.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
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	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	

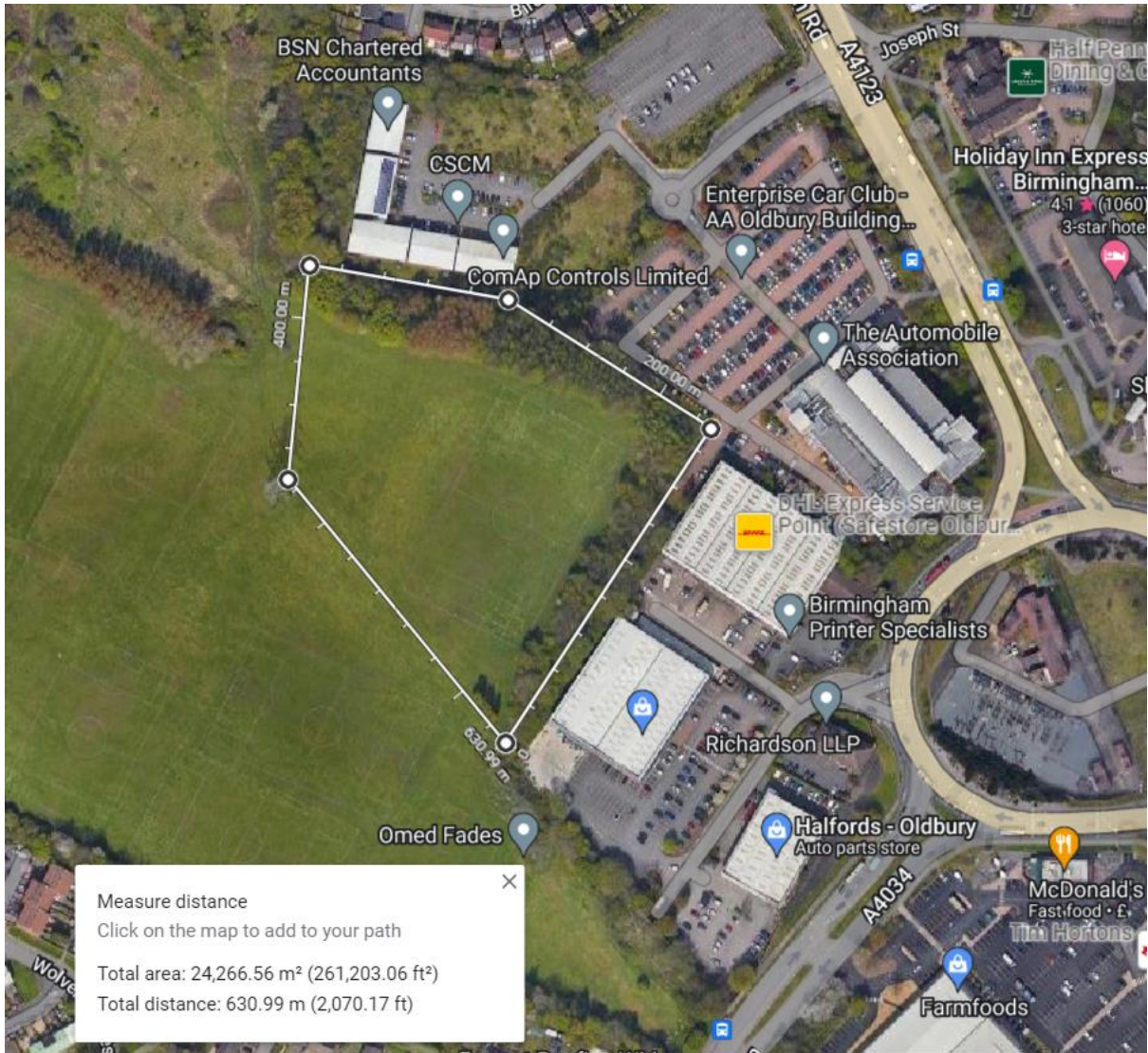
Highways access and transportation (state name / quality of access points)	Access would be available from Franchise Street or Beebee Road.		
Impact on the wider road network	No issues anticipated.		
Other Economic (specify)	None		
Social			
Primary School	Within 15 minutes	Strategic Centre / Employment Area	Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore	Within 15 minutes
GP / Health Centre / Walk in centre	Within 15 minutes		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) X
Any character constraints on density	The site is in an area of low-density housing.		
Connections to local cycle route networks	High Bullen one and a half kilometres to the south is identified in the WMCWIP and the SCWIP.		
Public Open Space (ha's and type)	The site is not allocated Public Open Space.		
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)	The site is in an area of low-density housing.		
Opportunities			
There is a car-dealers adjoining the site that appears to be a short-term use. It would be appropriate to include this site with the former Forge site to enable a comprehensive redevelopment.			
Sustainability Appraisal			
Five negligible scores – cultural heritage, climate change mitigation, waste, equality Two uncertain scores – landscape, biodiversity Three minor negative scores – climate change adaptation, pollution and transport Three minor positive scores – natural resources, housing and health One major positive score – education and economy			
Conclusion			
The site is a brownfield site that is no longer in beneficial use. Residential use would be the appropriate redevelopment on this site surrounded by residential dwellings ideally in combination with the adjoining car dealers. The ground conditions may require investigation though this is unlikely to preclude development. Employment uses would not be appropriate in this area and the site is not large enough for a gypsy/traveller site.			
Appropriate uses given constraints and infrastructure requirements	Housing 0.14 ha	Employment	Gypsy/Traveller



Site Known as	98: BIRCHLEY SPORTS GROUND 2033		
Site Address	Wolverhampton Road, Oldbury		
Ward	Langley	Call for Site Ref	
Site Area (ha)	2.67 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 used for leisure purposes with a formal sports pitch.		
Surrounding land uses	There are light industrial /office uses to the north and east. To the south and west are Lion Farm Playing fields with residential uses beyond.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD (2011) for Community Open Space and is a gateway site (gate2).		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	Greenfield, currently open space.		
Topography	The site is reasonably flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees and hedgerows around the perimeter of the site.		

Biodiversity or Geodiversity on site or significantly affecting boundaries	None	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The site adjoins large industrial/office buildings to the east with open spaces to the west.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	It is anticipated that the site was previously used for heavy industrial uses and this would leave a legacy of ground issues. A site investigation would be required.	
Ground stability	No issues known	
Air Quality impact of adjoining uses	It is considered that the neighbouring industrial/office uses to the east would have limited impact on the site.	
Noise impact of adjoining uses	It is considered that the neighbouring industrial/office uses to the east would have limited impact on the site.	
Mineral Extraction and Mineral Resource Areas	Not known	
Mineral Infrastructure and Brickworks	Not known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site adjoins high quality light industrial and office uses and there is the potential for these uses to be extended.	
Employment Land	The site adjoins high quality light industrial and office uses and there is the potential for these uses to be extended	
Delivery / Phasing (taken from Delivery Study where referenced)	There are issues to overcome including access and the loss of the sport pitch which may delay delivery.	
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	It is considered that utilities would be available in the vicinity though capacities and access would need to be determined.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is an electricity pylon on the south western boundary.	
Highways access and transportation (state name / quality of access points)	Access would need to be obtained from either Wolverhampton Road or Birchley island though there	

	are no obvious locations, and both may require access over third party land.		
Impact on the wider road network	The impact on the adjoining major road network to the east would need to be assessed.		
Other Economic (specify)	None		
Social			
Primary School	Not known?	Strategic Centre / Employment Area	Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore	Within 15 minutes
GP / Health Centre / Walk in centre	Within 15 minutes		
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)
Any character constraints on density	None		
Connections to local cycle route networks	The site is within 250 metres of Birchfield Lane which is identified on the SCWIP.		
Public Open Space (ha's and type)	The site is allocated Community Open Space, Neighbourhood Outdoor Sports Facility, 2.67 ha		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There is an existing sports pitch on the site.		
Other Social (specify)	None		
Any character constraints on density (list)	None		
Opportunities			
See conclusion			
Sustainability Appraisal			
Not assessed.			
Conclusion			
<p>The site is allocated Community Open Space in the SAD though it was rated Low-Quality Low-Value in the 2019 audit. It is therefore considered appropriate to consider redevelopment options.</p> <p>Residential redevelopment would be an option as part of a comprehensive residential / open space redevelopment of Lion Farm. The playing pitch on the site would need to be replaced, loss of open space addressed, and ground conditions would need to be overcome. The proximity of the neighbouring light industrial uses would not be ideal for residential amenity.</p> <p>An extension to the light industrial office uses to the east would appear to be the most appropriate option and would enable the provision of much needed high-quality B1 uses. There would still be issues to overcome, including the replacement of the playing pitch, the loss of the open space, access and the anticipated ground conditions.</p> <p>The potential redevelopment is complex and the viability of use for a gypsy /traveller facility is questionable.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing 2.67 ha	Employment 2.67 ha	Gypsy/Traveller



Site Known as	100: TRINITY WAY OPEN SPACE 3107		
Site Address	Trinity Way, West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	
Site Area (ha)	0.53 ha	Capacity proposed in Call for Sites submission	
Land Type	Open Space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently an area of amenity space alongside Trinity Way (the A4031).		
Surrounding land uses	The site is in a predominantly residential area to the east with West Bromwich Town Centre to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	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	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD as Community Open Space and is within a gateway area (gate 2).		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	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 Developed Land	Adopted open space		
Topography	The site slopes steadily down towards the south.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site in a natural woodland.		

Biodiversity or Geodiversity on site or significantly affecting boundaries	Trees and vegetation on site	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site.	
Visual Amenity and Character of the Area	The area is generally residential with commercial uses to the south.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	No issues anticipated.	
Ground stability	No issues anticipated	
Air Quality impact of adjoining uses	The adjoining A4031 may require development to incorporate air quality amelioration measures	
Noise impact of adjoining uses	The adjoining A4031 may require development to incorporate noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	No issues anticipated	
Mineral Infrastructure and Brickworks	No issues anticipated	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in a predominantly residential area backing onto existing dwellings so employment uses would not be appropriate.	
Employment Land	The site is in a predominantly residential area backing onto existing dwellings so employment uses would not be appropriate.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	N/A	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	There is no suitable access currently available.	
Impact on the wider road network	No issues anticipated.	
Other Economic (specify)	None	
Social		

Primary School	Within 10 minutes	Strategic Centre / Employment Area	Within 20 minutes
Secondary School	Within 25 minutes	Centre / Foodstore	Within 10 minutes
GP / Health Centre / Walk in centre	Within 10 minutes		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) X
Any character constraints on density	The site is in an area of moderate density housing.		
Connections to local cycle route networks	Trinity Way (the A4031) is identified in the WMLCWIP.		
Public Open Space (ha's and type)	The site is allocated Public Open Space (0.53 ha Local Amenity Greenspace).		
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)	The site is in an area of moderate density housing.		
Opportunities			
See conclusion			
Sustainability Appraisal			
Not a reasonable alternative – not assessed			
Conclusion			
<p>The site is allocated in the SAD as Community Open Space. However, it was rated in the 2109 audit as Low-Quality Low Value, so it is considered appropriate to assess alternative development options. The site is currently an amenity area with a number of mature trees. Although it is neglected and poorly maintained it is an attractive feature of the street scene and provides a green frontage to Trinity Way. Residential redevelopment would be the appropriate alternative use in the area. However, the site is an awkward shape being narrow and thin and more importantly there is no current acceptable vehicular access.</p> <p>Employment uses would be inappropriate in this residential area and the site is not large enough for a gypsy/traveller site.</p> <p>It is therefore considered that given its amenity value and the lack of appropriate redevelopment options the site be retained as Community Open Space.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller

