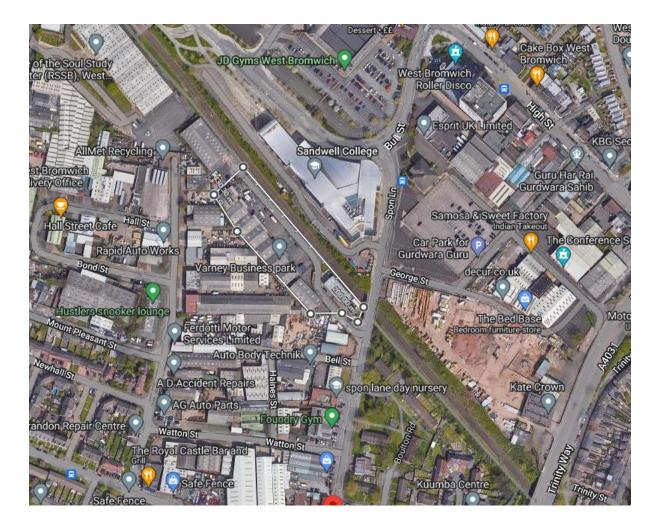


SANDWELL LOCAL PLAN Site Assessment Report Appendix D: Proformas 1-100 September 2024

Site Known as	1: VARNEY BUSINE	ESS P/	ARK, VARNEY AVENUE, West E	Bromwi	ch		
Site Address	Varney Avenue, West Bromwich						
Ward	West Bromwich Cen		Call for Site Ref	N/A			
Site Area (ha)	0.73		Capacity proposed in Call for Sites submission				
Land Type	Vacant land		Site Assessment Reference		3-181 3-181		
Background / Context							
Current uses (list)	Employment						
Surrounding land	Employment						
uses							
Constraints							
Gateway Constraints (where affecting part	Nam	e / Details	Amo	unt covered		
of submitted site)				(ha's			
SSSI / SAC		N/A		`	-		
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for	Nature	N/A					
Conservation		<u> </u>					
Flood Risk Zone 3		N/A					
Registered Park & Gar	den	N/A					
-	Scheduled Ancient Monument						
HSE Consultation Zone	e 1	N/A					
Operational Burial Gro	Operational Burial Ground						
Common Land							
Green Belt		N/A					
Ancient Hedgerows		N/A					
Strategic Open Space		N/A					
Existing Policy Design	ations (list)	BCP	Employment				
Green Belt and Landso							
Criteria	Assess				Rating		
Green Belt Harm	N/A				Rating		
(B79 (a))							
Landscape Sensitivity	N/A						
(BL23 / BL24)							
	gainst environmenta	l, ecor	nomic and social criteria				
Criteria	Assess				Rating		
Environmental							
Greenfield / Previously	Previou	sly dev	veloped land				
Developed Land		-					
Topography	Uniform	site le					
Agricultural Land Qual	ity using N/A						
Magicmap Mag							
Tree Preservation Orde	ers / N/A						
Mature Trees of Value							
significantly affecting							
boundaries							
Soundarios							

	N1/A	
Biodiversity or Geodiversity on	N/A	
site or significantly affecting		
boundaries		
Heritage Assets on site or	N/A	
significantly affecting		
boundaries		
Visual Amenity and Character of	Fairly modern	
the Area		
Flood risk, drainage and ground	N/A	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining	Employment uses, proximity of Metro line north of the	
uses	site	
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic	N/A	
	Limited encoderation at an encoder fairly meadow	
Employment Development	Limited opportunities given popular, fairly modern	
Opportunities	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	Redevelopment for either residential or employment	
Delivery Study where referenced)	uses would seem unlikely within the plan period.	
Viability (taken from Viability	As above, the viability of bringing forward residential	
Study where referenced)	or new employment development within the plan	
	period is unlikely.	
Availability of utilities –	Existing	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Existing access seems to be acceptable	
transportation (state name /		
quality of access points)		
Impact on the wider road	Residential use could create additional vehicular	
network	movements	
Other Economic (specify)		
Social		

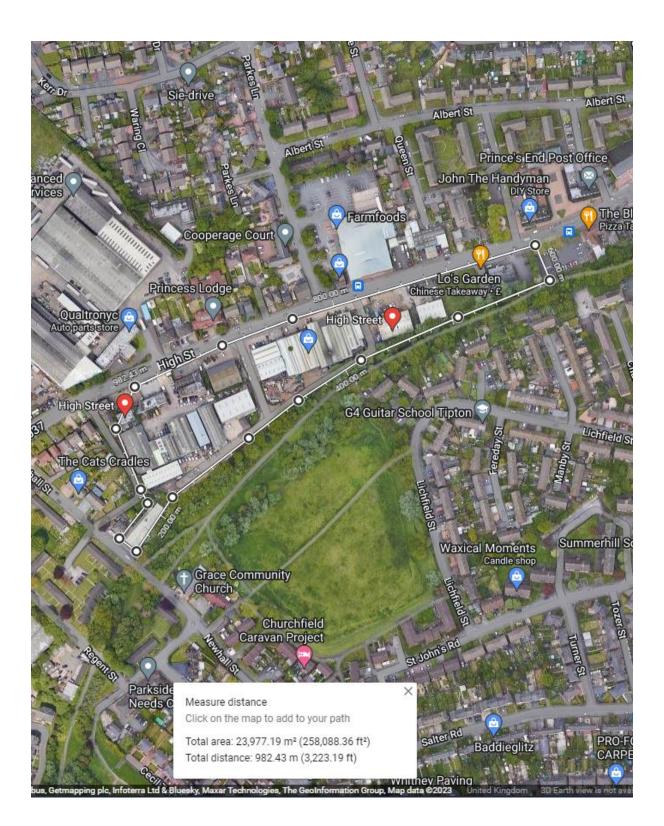
Primary School	10 mins				Strategic Centre / Employment Area		20 mins		
Secondary School	20 mins			Centre	/ Foodstore	e	Ped access	s 15mins	
GP / Health Centre /	10 mins								
Walk in centre									
Housing Density	Very High		-		y (min 50	Х	Moderate De	nsity (40-	Х
Location – Draft Plan	Density (n	nin	dph	i, max 10	00 dph)		50 dph)		
Policy (x)	100 dph)								
Any character constrain	ts on		•				to the metro	•	
density				-			sity residentia		ient
			-	•	•		omprehensive		
						-	e Lyng housin	g	
		-			orth and nor				
Connections to local cy	cle route	-		ong the r	netro line adj	oining	g the site to		
networks		the no	orth						
Public Open Space (ha's	s and	N/A							
type)									
Loss of Playing Field / S	-	N/A							
Pitches (ha's / number a	ina type								
of pitches) Other Social (specify)									
	to on								
Any character constrain density (list)	ts on								
Opportunities									
	no oito foru	ard for r	ogidonti		oo within the		pariad acome		Von
The opportunity to bring the its good connectivity, pop						•	•	s uninkely giv	ven
Consequently, allocation f	•		-						
Continued allocation for E					isiacioa app	opic			
Sustainability Appraisal		100 10							
The Sustainability Apprais		s the sit	e as hav	ina neut	ral impacts fo	or obi	ectives 1, 10.	11 and 14:	_
minor positive impacts for				•	•				
	•	-	•	•	•				
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						ise		
is preferred.	0		-		-				
Appropriate uses given		Housi	ng		Employmer	nt	Gypsy	and Travel	ler
constraints and infrastru	ucture								
requirements									



Site Known as	2: ZION STREET, TI						
Site Address		Land south of High Street, Princes End, Tipton					
Ward	Princes End	lieel, r	Call for Site Ref	N/A			
Site Area (ha)	2.43		Capacity proposed in Call	N/A N/A			
	-		for Sites submission				
Land Type	Previously developed	land	Site Assessment Reference	2			
				EMP4-1			
				SEC4-1			
Background / Context							
Current uses (list)			ixed use including retail, manufac	cturing and storage			
Surrounding land	Employment uses, or	oen sp	ace to the south of the site.				
uses	Mixed use north of th	e site	off Princes End including resident	ial, food retail, hot			
	food takeaways and a	a large	autoparts unit				
Constraints							
Gateway Constraints (where affecting part	Nam	e / Details	Amount covered			
of submitted site)				(ha's)			
SSSI / SAC		N/A					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for	Nature	N/A					
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Gar	den	N/A					
Scheduled Ancient Mo		N/A					
HSE Consultation Zone		N/A					
Operational Burial Gro	<u> </u>	N/A					
Common Land		N/A					
Green Belt		N/A					
Ancient Hedgerows		N/A					
Strategic Open Space		N/A					
Existing Policy Design	ations (list)	SAD Local employment land					
Existing Folicy Design	alions (list)	BEAR assessed 19					
Green Belt and Landso	ano Sonsitivity Asso						
Criteria	Assess			Deting			
		ment		Rating			
Green Belt Harm (B79 (a))	N/A						
Landscape Sensitivity	Continue	ed use	for employment should acknowle	edge			
(BL23 / BL24)	the value	e of the	e adjoining open space to the sou	ith			
Detailed assessment a	gainst environmenta	l, econ	omic and social criteria				
Criteria	Assess	Assessment					
Environmental							
Greenfield / Previously	Previous	sly dev	eloped land				
Developed Land							
Topography	Fairly ur	Fairly uniform site levels					
Agricultural Land Qual	ity using N/A						
Magicmap Landscape							
map							

Tree Preservation Orders /	No TPOs but heavily planted southern boundary	
Mature Trees of Value on site or	should be safeguarded	
significantly affecting boundaries		
	Adjoining onen engeo with meture trees defining	
Biodiversity or Geodiversity on site or significantly affecting	Adjoining open space with mature trees defining pedestrian walkway and Lichfield Street Open Space	
boundaries		
Heritage Assets on site or	(assessed as Low Quality, Low Value	
-	IN/A	
significantly affecting boundaries		
Visual Amenity and Character of	The site comprises a mix of well, established	
the Area	The site comprises a mix of well- established seeming viable businesses – some with some	
the Area	historic visual amenity.	
Flood risk, drainage and ground	Site not in flood risk area	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Possible given mix of established industrial uses	
Ground stability	Not known	
Air Quality impact of adjoining	Heavily trafficked Princes End (A4037) with queuing	
uses	traffic, along with existing employment uses could	
4363	adversely affect air quality	
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development	Redevelopment for employment use would result in a	
Opportunities	loss of businesses and jobs – not realistic within the	
	plan period	
Employment Land	Existing employment land	
Delivery / Phasing (taken from	Development not deliverable within the plan period	
Delivery Study where referenced)		
Viability (taken from Viability	Viability work for the SLP is ongoing	
Study where referenced)		
Availability of utilities –	Existing utilities	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Existing access from Princes End	
transportation (state name /		
quality of access points)		
Impact on the wider road	Redevelopment could increase vehicular impact on	
network	Princes End	

Other Economic (specify	()	None							
Social	Social								
The site is a valuable swa	the of estat	olished	seemir	gly viable	businesses				
Primary School	10 minute	S			gic Centre / oyment Area		20 minutes		
Secondary School	25 minutes pedestrian access 20 minutes public transport			Centro	e / Foodstor	e	10 minutes		
GP / Health Centre / Walk in centre	15 minute 10 minute transport		access						
Housing Density Location – Draft Plan Policy (x)	Very High Density (n 100 dph)			igh Densi ph, max 1	ty (min 50 00 dph)		Moderate De 50 dph)	ensity (40-	
Any character constrain density		N/A				· · ·			
Connections to local cyc networks		to the	e south	of the site	along former railway line immediately f the site (The Railer)				
Public Open Space (ha's type)	and	Adjac	ent to l	ichfield S.	treet open sp	ace			
Loss of Playing Field / S Pitches (ha's / number a of pitches)	-	None							
Other Social (specify)		None							
Any character constrain density (list)	ts on	N/A							
Opportunities									
Opportunity to retain viable Residential redevelopment			le and i	esult in a	loss of emplo	oymen	t land		
Sustainability Appraisal									
The Sustainability Apprais positive impacts on object impacts on objective 5; an	ive 9; mino	r negat	ive imp	acts on ol	ojectives 1, 6	, 7, 11		•	
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 infrastru requirements	ucture	Hous	ing		Employme	nt	Gypsy	and Travel	ler



Site Known as	3: ALEXANDRA IND	USTR	IAL ESTATE, ALEXANDRA ROA	AD. TIF	TON		
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	d land	Site Assessment Reference	3 EMP SEC			
Background / Context							
Current uses (list)	Employment, Offices	. Open	storage, car parking, residential				
Surrounding land			the northeast, residential to the s	outhea	st and		
uses	• • •		l open storage on the opposite sic				
Constraints		-		1			
Gateway Constraints (of submitted site)	where affecting part	Nam	e / Details	Amo (ha's	unt covered)		
SSSI / SAC		N/A					
Ancient Woodland / Ve	eteran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for	Nature	N/A					
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Gar		N/A N/A					
	Scheduled Ancient Monument						
HSE Consultation Zon		N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Green Belt		N/A					
Ancient Hedgerows		N/A					
Strategic Open Space		N/A					
Existing Policy Design	~ ,	SAD residential BCP employment					
Green Belt and Landso	ape Sensitivity Asse	ssmer	nt				
Criteria	Assess	ment			Rating		
Green Belt Harm (B79 (a))	N/A						
Landscape Sensitivity (BL23 / BL24)	N/A						
	-		nomic and social criteria				
Criteria	Assess	ment			Rating		
Environmental							
Greenfield / Previously	Previous	sly dev	eloped land				
Developed Land							
Topography	Site app	Site appears uniform					
Agricultural Land Qual Magicmap Landscape							
map							

Taxa Data amonthe a Ordens /		
Tree Preservation Orders /	N/A	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	Mature planting along north east boundary – site	
site or significantly affecting	close to Tipton Canal	
boundaries		
Heritage Assets on site or	N/A	
significantly affecting		
boundaries		
Visual Amenity and Character of	The local area has a combination of land uses with a	
the Area	limited visual quality. However, the site is close to the	
	Tipton Canal and Caggies Boatyard – an historic	
	feature	
Flood risk, drainage and ground	N/A	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	The adjoining site to the north east comprises an	
uses	8000sqm metal manufacturing business – potentially	
Noise impact of adjoining yoos	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	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development	Site not within Flood Zone 2 or 3 on EA flood map,	
Opportunities	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	Site is currently occupied – willingness of landowner	
Delivery Study where referenced)	to relocate is not known	
Viability (taken from Viability	Viability of redevelopment is limited due to known	
Study where referenced)	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 –	Existing	
electricity, gas, water, sewage		
treatment		
troatmont		

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	Existing vehicular access from Locarno Road could	
transportation (state name /	be acceptable but the access close to Alexandra	
quality of access points)	Road appears unsatisfactory for new development.	
Impact on the wider road	The capacity of the site to accommodate ca 45 new	
network	houses could introduce additional vehicle movements	
	compared to the existing uses.	
Other Economic (specify)	None	
Social		

Primary School	10 mins				Strategic Centre /		20 mins		
			Employment Area						
	00								
Secondary School	20 mins				Centre / Foodstore	e	PED15 min	~	
GP / Health Centre /	15 mins						PT 10 mins	i -	
Walk in centre									
Housing Density							Moderate De	nsity (40-	Х
Location – Draft Plan							50 dph)		
Policy (x)									
Any character constrain	ts on	Parts	Parts of the site could be developed at a higher densit			given the			
density		locat	ion of	fthe	site and its good con	nectio	ons to local se	rvices	
Connections to local cyc	cle route	Nearest cycle route 500m to the east along Tipton							
networks		Brook							
Public Open Space (ha's	and	N/A							
type)									
Loss of Playing Field / S	ports	N/A							
Pitches (ha's / number a	nd type								
of pitches)									
Other Social (specify)	N/A								
Any character constrain	constraints on None								
density (list)									
Opportunities								•	

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	Housing	Employment	Gypsy and Traveller
constraints and infrastructure			
requirements			

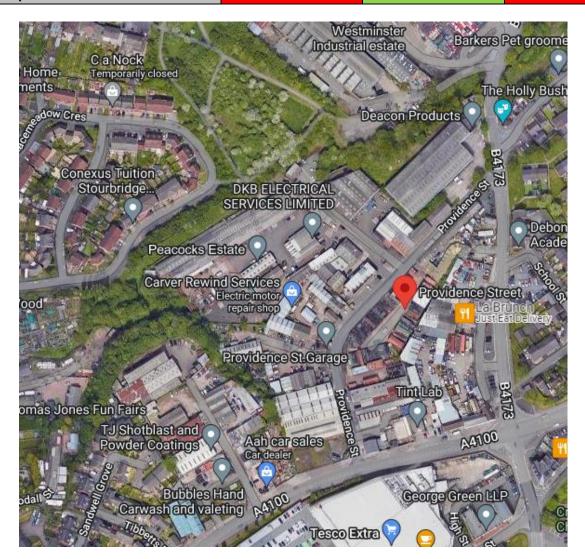


Site Known as	4: PROVIDENCE STREET, CRADLEY HEATH						
Site Address	Land north of High Street, both sides of Providence Street, west of Newtown Lane, Cradley Heath						
Ward	Cradley Heath ar Hill		Call for Site Ref				
Site Area (ha)	6.3		Capacity proposed in for Sites submission	Call			
Land Type	Employment use:	5	Site Assessment Refe	erence E	MP3-99		
Background / Context		-					
Current uses (list)	Variety of operati and lifting gear, a		nesses including car repa car sales	irs, electrica	l services, cranes		
Surrounding land	Site is mainly sur	rounded	by other employment uses	s with reside	ential separated by		
uses	open space to the Street.	e north w	est and a Tesco Extra sou	ith of the site	e off Upper High		
Constraints							
Gateway Constraints (of submitted site)	where affecting p	art Nai	ne / Details		mount covered		
SSSI / SAC		N/A					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for	Nature	N/A					
Conservation							
Flood Risk Zone 3		Yes					
Registered Park & Gar		N/A					
Scheduled Ancient Mo		N/A					
HSE Consultation Zone		N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Green Belt		N/A					
Ancient Hedgerow		N/A					
Strategic Open Space		N/A					
Existing Policy Design	ations (list)	BC	SAD Residential BCP Employment BEAR score 18				
Green Belt and Landso	ape Sensitivity A	ssessm	ent				
Criteria	Ass	essment			Rating		
Green Belt Harm (B79 (a))	The	site is no	t in the Green Belt				
Landscape Sensitivity (BL23 / BL24)	Exis	ting well-	established business uses	3			
Detailed assessment a	gainst environme	ntal, eco	nomic and social criteri	а			
Criteria	Ass	essment			Rating		
Environmental							
Greenfield / Previously Developed Land	Deve	Developed land					
Topography	Site	Site appears to slope from south to north					
Agricultural Land Qual Magicmap Landscape							
map							

Tree Preservation Orders /	N/A	
	N/A	
Mature Trees of Value on site or		
significantly affecting boundaries		
	N/A	
Biodiversity or Geodiversity on	N/A	
site or significantly affecting boundaries		
Heritage Assets on site or	AHHTV	
significantly affecting	Site partly within Area of Potential Archaeological	
boundaries	Importance.	
	Offsite but within 100m:	
	Monument: MBL2751INDUST BDGS; NEWTOWN	
	Monument: MBL2750 WORKSHOP; NEWTOWN LANE/PROVIDENCE ST	
Visual Amonity and Character of		
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	Site is affected by Flood Risk Zone 3b- Mouseweet	
water (refer to flood consultees	Brook	
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Possible ground contamination in view of long-	
Ground Containination	established industrial uses	
Ground stability	Site investigations likely to be necessary	
Air Quality impact of adjoining	Mainly employment uses in the vicinity of the site and	
uses	heavily trafficked roads to the east and south could	
u363	impact upon air quality	
Noise impact of adjoining uses	Nature of employment uses around the site could	
Noise impact of aujoining uses	create adverse noise conditions	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development	Limited opportunities for new employment	
Opportunities	development given the number of established	
	businesses and the low operational costs	
Employment Land	Continues allocation for Employment seems	
	appropriate	
Delivery / Phasing (taken from	Not likely within the plan period given the above	
Delivery Study where referenced)	comments	
Viability (taken from Viability	As above, viability of redevelopment within the plan	
Study where referenced)	period is unlikely	
Availability of utilities –	Existing utilities within the site	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
	1	1

gas pipes, pylons, culve	rte								
rights of way)	115,								
		A	a fram D	rovidence Street					
Highways access and		Acces	S HOM P	Tovidence Street					
transportation (state name									
quality of access points		<u> </u>							
Impact on the wider roa	d			cation could create a	idditional impa	ict			
network			d networ	'k					
Other Economic (specify	y)	N/A							
Social									
Primary School	10 mins –	ped an	d pt	Strategic Centre /	20 min	IS			
-		•	•	Employment Area					
Secondary School	Ped 25 m			Centre / Foodstore	10 min	IS			
	PT 20 mir	าร							
GP / Health Centre /	10 mins								
Walk in centre									
Housing Density	Very High		Hig	h Density (min 50	Moderat	e Density (40-	Х		
Location – Draft Plan	Density (n	nin	dph	n, max 100 dph)	50 dph)				
Policy (x)	100 dph)								
Any character constrain	ts on	Site is well connected to local services for pedestrians and public							
density		transport users and to local centre – sustainable location justifying							
		higher density.							
Connections to local cy	cle route	No	,						
networks									
Public Open Space (ha's	and	No los	s of oper	n space					
type)									
Loss of Playing Field / S	ports	No los	s of play	ing fields					
Pitches (ha's / number a	•	No loss of playing fields							
of pitches)									
Other Social (specify)									
Any character constrain	ts on								
density (list)	13 011								
Opportunities									
The extent of operational		ving por	oular low	-cost units and the la	ack of relocatio	on opportunities			
makes an employment all									
Although the site is well lo		•			listic opportun	ity to redevelop	the		
site for residential purpose				•		•			
employment uses makes		-				-			
detrimentally affect viabilit		1001 1033		and adverse groun					
Similarly, allocation of par	•	for ave	sy and tr	aveller use is also cor	nsidered to be	inannronriate			
Sustainability Appraisal		ior gyp:	sy anu li			mappiopilate.			
The Sustainability Appraisa		e the ait	o ac hav	ing neutral impact on	objective 10	11 and 14: mina	r		
							li.		
positive impact on objective	•	•	•	•	z, minor negat	ive impact on			
objectives 1, 3, 5 and 7; a	nu uncertal	птрас	is on obj	ecuves 2,4,8 and 13.					
Conclusion			and all a second	l te h e th e fer so in 11		4'			
The BCP allocation for En	πριοyment ι	use is co	onsidered	a to be the favoured la	and use alloca	uion.			

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



Site Known as	5: BROWN LION ST	REET	TIPTON				
Site Address			, Land between Bloomfield Road,	Brown	Lion Street		
	and Hipkins Street, T		,				
Ward	Tipton Green		Call for Site Ref	N/A			
Site Area (ha)	0.5		Capacity proposed in Call	N/A			
			for Sites submission				
Land Type	Previously developed	land	Site Assessment Reference	5			
				EMP	3-87		
				SH1			
Background / Context				-			
Current uses (list)	Vacant land (cleared	site)					
Surrounding land	Employment, Resider	-	ar Parking				
uses	, , , , , , , , , , , , , , , , , , ,	, .	5				
Constraints							
Gateway Constraints (where affecting part	Nam	e / Details	Amo	unt covered		
of submitted site)	0,			(ha's)		
SSSI / SAC		N/A					
Ancient Woodland / Ve	eteran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for	Nature	N/A					
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Gar	den	N/A					
Scheduled Ancient Mo	nument	N/A					
HSE Consultation Zone	e 1	N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Green Belt		N/A					
Ancient Hedgerows		N/A					
Strategic Open Space		N/A					
Existing Policy Design	ations (list)	Emp	oyment BCP,				
		Resid	dential SAD				
Green Belt and Landso	ape Sensitivity Asse	ssmer	nt				
Criteria	Assess	ment			Rating		
Green Belt Harm	N/a						
(B79 (a))							
Landscape Sensitivity	N/A						
(BL23 / BL24)							
	-		omic and social criteria				
Criteria	Assess	ment			Rating		
Environmental							
Greenfield / Previously	Previous	sly dev	eloped land				
Developed Land							
Topography		is gen	erally flat				
Agricultural Land Qual							
Magicmap Landscape	post-1988						
map							

Tree Dreeservetion Orders /	N/A cleared site	
Tree Preservation Orders /	N/A cleared site	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	Mature trees along northern and eastern site	
site or significantly affecting	boundary.	
boundaries		
Heritage Assets on site or	N/A	
significantly affecting		
boundaries		
Visual Amenity and Character of	Site bounded by an A road to the west, mature trees	
the Area	to the east and north. and south. There is an	
	operational private works car park opposite the site	
	on Brown Lion Street.	
Elood rick drainage and ground	N/A – site not within Flood Zone 2 or 3.	
Flood risk, drainage and ground	$10/\Lambda = 310$ HOL WILLING FIDOU ZULIE Z UL 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Not known but suspected given historic industrial	
	uses on and around the site	
Ground stability	Not known	
Air Quality impact of adjoining	Bloomfield Road is heavily trafficked and surrounding	
uses	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	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development	Although only the site only comprises just under 0.5	
Opportunities	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	The site has been vacant for some time. Given the	
Delivery Study where referenced)	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	Viability of redevelopment would be dependent on	
Study where referenced)	results of site investigations.	

		Fyisti	ng utilities	2				
Availability of utilities – electricity, gas, water, se	ewage		ng unnue.	5				
treatment								
Infrastructure constrain	ts on /	Not k	nown					
under site (electric cable	es/sub-							
stations, water/sewage pipes,								
gas pipes, pylons, culverts,								
rights of way)								
Highways access and				ess possibilities with	-	•		
transportation (state na		U U		eferably from Brown	Lion	Street rather		
quality of access points	•	_	Bloomfield					
Impact on the wider road	d		•	se would result in inc		•		
network				network given that the				
				ould need to be asse	essea	against the		
Other Economic (specify	v)	hievio	ous use.					
Social	y)							
Jocial								
Drimowy Cohool	15			Stratagia Contro /				
Primary School	15 minute 10 minute			Strategic Centre / Employment Area		20 minutes		
	transport	s public	6	Employment Area				
	transport							
Secondary School	20 minute	s		Centre / Foodstore 15 minutes		15 minutes	ped access	5
GP / Health Centre /	15 minute	S				10 minutes	10 minutes pub transport	
Walk in centre								
Housing Density			Hig	h Density (min 50	Х	Moderate De	nsity (40-	
Location – Draft Plan			dph	n, max 100 dph)		50 dph)		
				• •				
Policy (x)			25-	50 units		20-25 units		
Any character constrain	its on	Proxi	25-	50 units sy A road – higher d	ensity		sidered	
Any character constrain density			25- mity to bu	sy A road – higher d	-	could be con	sidered	
Any character constrain		Cycle	25- mity to bu		-	could be con	sidered	
Any character constrain density Connections to local cy networks	cle route	Cycle line	25- mity to bu	sy A road – higher d	-	could be con	sidered	
Any character constrain density Connections to local cyc networks Public Open Space (ha's	cle route	Cycle	25- mity to bu	sy A road – higher d	-	could be con	sidered	
Any character constrain density Connections to local cy networks Public Open Space (ha's type)	cle route s and	Cycle line N/A	25- mity to bu	sy A road – higher d	-	could be con	sidered	
Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S	cle route s and Sports	Cycle line	25- mity to bu	sy A road – higher d	-	could be con	sidered	
Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a	cle route s and Sports	Cycle line N/A	25- mity to bu	sy A road – higher d	-	could be con	sidered	
Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S	cle route s and Sports	Cycle line N/A	25- mity to bu	sy A road – higher d	-	could be con	sidered	
Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify)	cle route s and sports and type	Cycle line N/A	25- mity to bu	sy A road – higher d	-	could be con	sidered	
Any character constrain density Connections to local cyanetworks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches)	cle route s and ports and type	Cycle line N/A N/A	25- mity to bu	sy A road – higher d	-	could be con	sidered	
Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify) Any character constrain	cle route s and ports and type	Cycle line N/A N/A	25- mity to bu	sy A road – higher d	-	could be con	sidered	
Any character constrain density Connections to local cyanetworks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify) Any character constrain density (list)	cle route s and ports and type ts on	Cycle line N/A N/A As Ab	25- mity to bu route 15	sy A road – higher d Om to the east along	forme	r could be con er railway		
Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify) Any character constrain density (list) Opportunities	cle route s and sports ind type ts on to combine	Cycle line N/A N/A As Ab	25- mity to bu route 15	sy A road – higher d Om to the east along	forme	r could be con er railway		
Any character constrain density Connections to local cyanetworks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify) Any character constrain density (list) Opportunities There is an opportunity	cle route s and ports and type ts on to combine al.	Cycle line N/A N/A As Ab	25- mity to bu route 15	sy A road – higher d Om to the east along	forme	r could be con er railway		
Any character constrain density Connections to local cyc networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify) Any character constrain density (list) Opportunities There is an opportunity use change to residentia	cle route s and ports ind type ts on to combine al. sal assesse	Cycle line N/A N/A As Ab	25- mity to bu route 15 pove site with I	sy A road – higher d Om to the east along EMP3-133 to create	a mo	r could be con er railway re comprehe ectives 1, 4, 8	nsive land and 11; mi	

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	Housing	Employment	Gypsy and Traveller
constraints and infrastructure			
requirements			



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 Call for Site Ref N/A Land Type Previously developed land Site Assessment Reference 6 Employment Site Assessment Reference 6 Employment Brackground / Context Employment west Employment west Constraints Brandon Hire Station, Lenson Select Building Supplier Employment west Great and the control of the northwest. Constraints Gateway Constraints (where affecting part of submitted site) Name / Details Amount covered (ha's) SSI / SAC N/A N/A Increase N/A Increase N/A Constraints Mare / Vetran Trees N/A Increase N/A Increase N/A Conservation N/A Increase N/A Increase N/A <td< th=""><th>Site Known as</th><th>6: BRAND</th><th>ON WAY</th><th>EAST</th><th>SIDE</th><th></th><th></th><th></th><th></th><th></th></td<>	Site Known as	6: BRAND	ON WAY	EAST	SIDE					
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 EMP3-113 SEC3-113 6 EMP3-113 SEC3-113 Background / Context Brandon Hire Station, Lenson Select Building Supplier Stec3-113 Current uses (list) Brandon Hire Station, Lenson Select Building Supplier Amount covered (ha's) Surrounding land uses Residential adjoining the site to the east, Employment uses on Brandon Way opposite and to the northwest. Amount covered (ha's) Constraints Gateway Constraints (where affecting part of submitted site) N/A Amount covered (ha's) Site J SAC N/A Intervent of Site J Intervent on Flood Risk Zone 3 N/A Flood Risk Zone 3 N/A Intervent on Scheduled Ancient Monument N/A Ste Grosultation Zone 1 N/A Intervent on N/A Intervent on Scheduled Ancient Monument State Grogen Space N/A Intervent on N/A Intervent on Scheduled Ancient Monument N/A State Grogen Space N/A Intervent on Scheduled Ancient Monument N/A Intervent on Scheduled Ancient Monument N/A Scheduled Ancient Monument N/A Intervent on Scheduled Ancient Monument N/A Strategic Open	Site Address	Land on the	e east side	e of Bra	andon Way, west of C	liffor	d Road.	West	Bromwich	
Site Area (ha) 0.5 ha Capacity proposed in Call for Sites submission N/A Land Type Previously developed land Site Assessment Reference 6 Exception Employment Site Assessment Reference 6 Exception Brandon Hire Station, Lenson Select Building Supplier 6 Surrounding land uses Residential adjoining the site to the east, Employment uses on Brandon Way opposite and to the northwest. Amount covered (ha's) Constraints Residential adjoining the site to the east, Employment uses on Brandon Way opposite and to the northwest. Amount covered (ha's) Constraints Gateway Constraints (where affecting part of submitted site) NA Amount covered (ha's) SSSI / SAC N/A Interverse N/A Interverse Constraints Where affecting part of submitted site) N/A Interverse SSSI / SAC N/A Interverse Interverse Constraints N/A Interverse Interverse Conservation N/A Interverse Interverse Flood Risk Zone 3 N/A Interverse Interverse Scheduled Ancient Monument N/A Interverse Interverse						-	,			
- Employment EMP3-113 Beckground / 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 Residential adjoining the site to the east, Employment uses on Brandon Way opposite and to the northwest. Constraints (where affecting part of submitted site) Name / Details Amount covered (ha's) SSI / SAC N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Stie of Importance for Nature Registered Park & Garden N/A Flood Risk Zone 3 N/A Scheduled Ancient Monument N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Green Belt N/A Ancient Hedgerows N/A Scheduled Ancient Ison density Very High Density (min dop, max 100 dph) Moderate Density (40- 50 dph) X Policy (x) Narow 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 <th>Site Area (ha)</th> <th></th> <th><u> </u></th> <th>5</th> <th colspan="3">Capacity proposed in Call</th> <th colspan="2">N/A</th> <th></th>	Site Area (ha)		<u> </u>	5	Capacity proposed in Call			N/A		
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 Residential adjoining the site to the east, Employment uses on Brandon Way opposite and to the northwest. Gateway Constraints (where affecting part of submitted site) N/A Amount covered (ha's) Stite of Importance for Nature Conservation N/A Amount covered (ha's) Site of Importance for Nature Conservation N/A Image: Conservation Flood Risk Zone 3 N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A Image: Conservation Image: Conservation Flood Risk Zone 3 N/A Image: Conservation N/A Scheduled Ancient Monument N/A Image: Conservation Image: Conservation Strategic Open Space N/A Image: Conservation Image: Conservation Image: Conservation Residenting Policy (x) Va SAD Residential BCP - Employment Image: Conservation Image: Conservation Housing Density Very High Density (min 100 dph) Narrow plot depth could prohibit traditional housing layout – higher density flatted development could be more appropriate on	Land Type	•	•	land	Site Assessment R	Refer	ence	EMP		
Surrounding land uses Residential adjoining the site to the east, Employment uses on Brandon Way opposite and to the northwest. Constraints Amount covered (ha's) Gateway Constraints (where affecting part of submitted site) Name / Details Amount covered (ha's) SSS / SAC N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Site of Importance for Nature N/A Flood Risk Zone 3 N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A Make Operational Burial Ground N/A State of Importance for Nature Conservation N/A Make Operational Burial Ground N/A Scheduled Ancient Monument N/A N/A Operational Burial Ground N/A Common Land Green Belt N/A Stategic Open Space N/A Ancient Hedgerows N/A Strategic Open Space N/A State for the site State for depth could prohibit traditional housing layout – higher density flatted development could be more appropriate on the wider part of the site State is 160m from national cycleway along the Birmingham Mainline Canal N/A Public Open Space (ha's and type) N/A N/A Macuru traditional housing layout – higher densit	Background / Context									
uses opposite and to the northwest. Constraints Gateway Constraints (where affecting part of submitted site) Name / Details Amount covered (ha's) SSI / SAC N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Site of Importance for Nature N/A Conservation N/A Flood Risk Zone 3 N/A Scheduled Ancient Monument N/A N/A Scheduled Ancient Monument N/A N/A Scheduled Ancient Monument N/A Scheduled Ancient Monument N/A Scheduled Ancient Monument N/A Common Land N/A Common Land N/A Scheduled provis Marce Density (win 50 Moderate Density (40- X N/A Scheduled provisit fatted development could be more appropriate on the wider part of the sit	Current uses (list)	Current uses (list) Brandon Hire Station,			on Select Building Su	pplie	r			
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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) 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 Site is 160m from national cycleway along the Birmingham Mainline Canal N/A Public Open Space (ha's and type) N/A N/A V/A V/A Other Social (specify) N/A N/A M/A M/A M/A Medium density housing in the vicinity of the site Medium density housing in the vicinity of the site Medium density housing in the vicinity of the site Medium density housing in the vicinity of the site	HSE Consultation Zone	e 1		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 Site is 160m from national cycleway along the Birmingham Mainline Canal Very High Dublic Open Space (ha's and type) N/A V/A Loss of Playing Field / Sports Pitches (ha's / number and type of pitches) N/A N/A V/A Other Social (specify) N/A Medium density housing in the vicinity of the site U	Operational Burial Grou	und		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 Site is 160m from national cycleway along the Birmingham Mainline Canal N/A Public Open Space (ha's and type) N/A N/A N/A Image: Site is 160m from national cycleway along the Birmingham Mainline Canal N/A Public Open Space (ha's and type) N/A N/A Image: Site is 160m from national cycleway along the Birmingham Mainline Canal Image: Site is 160m from national cycleway along the Birmingham Mainline Canal Image: Site is 160m from national cycleway along the Birmingham Mainline Canal Image: Site Site Site Site Site Site Site Site	Common Land			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 Site is 160m from national cycleway along the Birmingham Mainline Canal N/A Public Open Space (ha's and type) N/A N/A N/A Loss of Playing Field / Sports Pitches (ha's / number and type of pitches) N/A N/A Medium density housing in the vicinity of the site Other Social (specify) N/A Medium density housing in the vicinity of the site Medium density housing in the vicinity of the site	Green Belt			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 Site is 160m from national cycleway along the Birmingham Mainline Canal Image: Consections to local cycle route networks N/A Image: Consection to local cycle route networks Image: Consection to local cycle route networks N/A Image: Consection to local cycle route networks Image: Consection to local cycle route networks N/A Image: Consection to local cycle route networks Image: Consection to local cycle route N/A Image: Consection to local cycle route networks Image: Consection to local cycle route N/A Image: Consection to local cycle route N/A Image: Consection to local cycle route N/	Ancient Hedgerows			N/A						
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 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 N/A Public Open Space (ha's and type) N/A N/A Implement Site is 160m from national cycleway along the Birmingham Mainline Canal N/A Other Social (specify) N/A Medium density housing in the vicinity of the site Implement density housing in the vicinity of the site Implement density housing in the vicinity of the site	Strategic Open Space			N/A						
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 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 N/A Public Open Space (ha's and type) N/A N/A Image: Constraints on pitches (ha's / number and type of pitches) N/A Other Social (specify) N/A Medium density housing in the vicinity of the site Image: Constraints on density (list)	Existing Policy Designa	ations (list)		SAD	Residential					
Location - Draft Plan Policy (x) Density (min 100 dph) dph, max 100 dph) 50 dph) 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				BCP	- Employment					
Policy (x) 100 dph) Image: result of the stress of t	-	Very High	1	Hig	h Density (min 50		Moder	ate Dei	nsity (40-	Х
Any character constraints on densityNarrow plot depth could prohibit traditional housing layout – higher density flatted development could be more appropriate on the wider part of the siteConnections to local cycle route networksSite is 160m from national cycleway along the Birmingham Mainline CanalPublic Open Space (ha's and type)N/ALoss of Playing Field / Sports Pitches (ha's / number and type of pitches)N/AOther Social (specify)N/AAny character constraints on density (list)Medium density housing in the vicinity of the site	Location – Draft Plan		nin	dph	, max 100 dph)		50 dph)		
densitydensity flatted development could be more appropriate on the wider part of the siteConnections to local cycle route networksSite is 160m from national cycleway along the Birmingham Mainline CanalPublic Open Space (ha's and type)N/ALoss of Playing Field / Sports Pitches (ha's / number and type of pitches)N/AOther Social (specify)N/AAny character constraints on density (list)Medium density housing in the vicinity of the site		1 /								
part of the siteConnections to local cycle route networksSite is 160m from national cycleway along the Birmingham Mainline CanalPublic Open Space (ha's and type)N/ALoss of Playing Field / Sports Pitches (ha's / number and type of pitches)N/AOther Social (specify)N/AAny character constraints on density (list)Medium density housing in the vicinity of the site	•	nts on						• •	•	
Connections to local cycle route networksSite is 160m from national cycleway along the Birmingham Mainline CanalPublic Open Space (ha's and type)N/ALoss of Playing Field / Sports Pitches (ha's / number and type of pitches)N/AOther Social (specify)N/AMedium density housing in the vicinity of the site	density		-		development could be	e moi	re appro	opriate	on the wide	ər
networksBirmingham Mainline CanalPublic Open Space (ha's and type)N/ALoss of Playing Field / Sports Pitches (ha's / number and type of pitches)N/AOther Social (specify)N/AAny character constraints on density (list)Medium density housing in the vicinity of the site			•							
Public Open Space (ha's and type) N/A Loss of Playing Field / Sports N/A 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	•	cle route/				alon	g the			
type)Image: constraints on density (list)M/ALoss of Playing Field / Sports Pitches (ha's / number and type of pitches)N/AOther Social (specify)N/AAny character constraints on density (list)Medium density housing in the vicinity of the site			-	nam M	ainline Canal					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)N/AOther Social (specify)N/AAny character constraints on density (list)Medium density housing in the vicinity of the site	· · ·		N/A							
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		•								
of pitches) N/A Other Social (specify) N/A Any character constraints on density (list) Medium density housing in the vicinity of the site		•	N/A							
Other Social (specify) N/A Any character constraints on density (list) Medium density housing in the vicinity of the site	•	and type								
Any character constraints on density (list) Medium density housing in the vicinity of the site			NI/A							
density (list)		nto or		dane'	u housing in the side	the of	tha a:+-			
Opportunities	density (list)	nts on	ivieaium	aensit	y nousing in the vicini	ιιγ ΟΓ	ine 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

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.

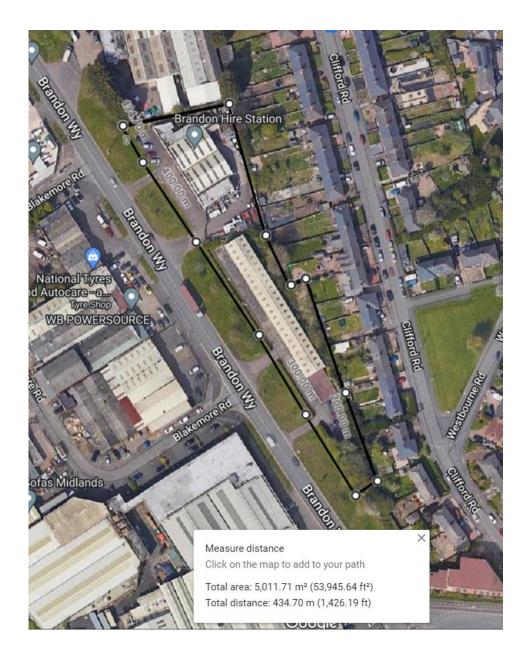
Conclusion

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	Housing	Employment	Gypsy and Traveller
constraints and infrastructure			
requirements			



Site Known as	7: DROICO		TRIAI	FSTATE				
Site Address		Site off Portway Road, Rowley Regis						
Ward	Rowley	way Rud	u, NUW	Call for Site Ref	N/A			
Site Area (ha)	0.87			Capacity proposed in Call	N/A			
	0.87			for Sites submission				
Land Type	Previously of	•	land	Site Assessment Reference				
	- Employme	ent			EMP			
					SEC	3-46		
Background / Context								
Current uses (list)	Industrial us							
Surrounding land uses	Residential,	Employn	nent, o	pposite Quarry				
Constraints								
Gateway Constraints (whore affect	ina nart	Nam	e / Details	Amo	unt covered		
of submitted site)	mere aneci	ing part			(ha's			
SSSI / SAC			N/A		(114 5	·)		
Ancient Woodland / Ve	toran Troos		N/A					
Local Nature Reserve			N/A					
Site of Importance for	Nature		N/A					
Conservation								
Flood Risk Zone 3			N/A					
Registered Park & Gar	den		N/A					
Scheduled Ancient Mo			N/A					
HSE Consultation Zone			N/A					
Operational Burial Gro	-		N/A					
Common Land			N/A					
Green Belt			N/A					
Ancient Hedgerows			N/A					
Strategic Open Space			N/A					
Existing Policy Design	ations (list)		-	Residential				
Existing Policy Boolgi				- Employment				
Green Belt and Landso	ape Sensitiv	ity Asse						
Criteria		Assess				Rating		
Green Belt Harm		N/A						
(B79 (a))								
Landscape Sensitivity		The pred	domina	antly residential environment wo	ould be			
(BL23 / BL24)			ved if this site was redeveloped for housing.					
, , , , , , , , , , , , , , , , , , , ,		•	er, regard must be given to the adjacent open					
		space.	, .	<u>.</u>				
Detailed assessment a	gainst envir		l, econ	omic and social criteria				
Criteria		Assess	ment			Rating		
Environmental								
Greenfield / Previously	1	Previous	sly dev	eloped land				
Developed Land								
Topography		Uniform	site le	vels				
Agricultural Land Qual	ity using	N/A						
Magicmap Landscape								
map								
•		1						

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

Highways access and		Existing a	ccess	from Portway Road				
transportation (state na								
quality of access points)							
Impact on the wider road	d	· ·		f the site could create				
network	· ·		vay Road – ca 30 ad					
		•	r day based on a mo	derate	new			
		housing d	ensity	/				
Other Economic (specify	y)							
Social								
Primary School	PT 15 mir	าร		Strategic Centre /		PED 20min	IS	
				Employment Area		PT 20 mins	;	
Secondary School	PED 20m	ins		Centre / Foodstore		PT 10 mins		
coordary contoor	PT 20 mir							
GP / Health Centre /	PED 15 m							
Walk in centre	PT 10 mir							
Housing Density	Very High		High	n Density (min 50		/loderate De	ensity (40-	
Location – Draft Plan	Density (r		-	, max 100 dph)		i0 dph)		
Policy (x)	100 dph)			• •		. ,		
Any character constrain	ts on	Opportuni	ty for	high quality housing	frontin	g golf cours	e to the south	
density								
Connections to local cy	cle route	Nearest cycle route along Dudley Canal towpath over						
networks		1km to the west.						
Public Open Space (ha's	s and	N/A						
type)								
Loss of Playing Field / S	-	N/A						
Pitches (ha's / number a of pitches)	ina type							
Other Social (specify)								
Any character constrain	te on							
density (list)	15 011							
Opportunities		I						
Opportunity to introduce a	round 30 n	ew houses	in a p	redominantly resider	ntial are	a. although	willingness/	
ability to relocate existing				•		-	-	
to local schools and service								
Employment use also suit	able and su	upported by	BEA	R study.				
The sites area could acco	mmodate g	ypsy and tr	avelle	er use but in view of t	he poo	r pedestrian	connectivity to	
local services it does not i	meet all of t	he ideal crit	teria.					
Sustainability Appraisal								
The Sustainability Apprais				•	-			
minor negative impacts or	-		and 1	2; major negative imp	oacts o	n objective !	b; and	
uncertain impact on object	tives 2, 4, 8	s and 13.						
Conclusion	tiol on the l	ou uno e ind	. .		المرا ال	4 4h o = 14 - 1	an an air that a f	
Site is suitable for residen		-		-				
continued use as employr	nent land a	na ineretore	e it is	recommended that the	ne site	is retained a	as employmen	
land within the SLP.								

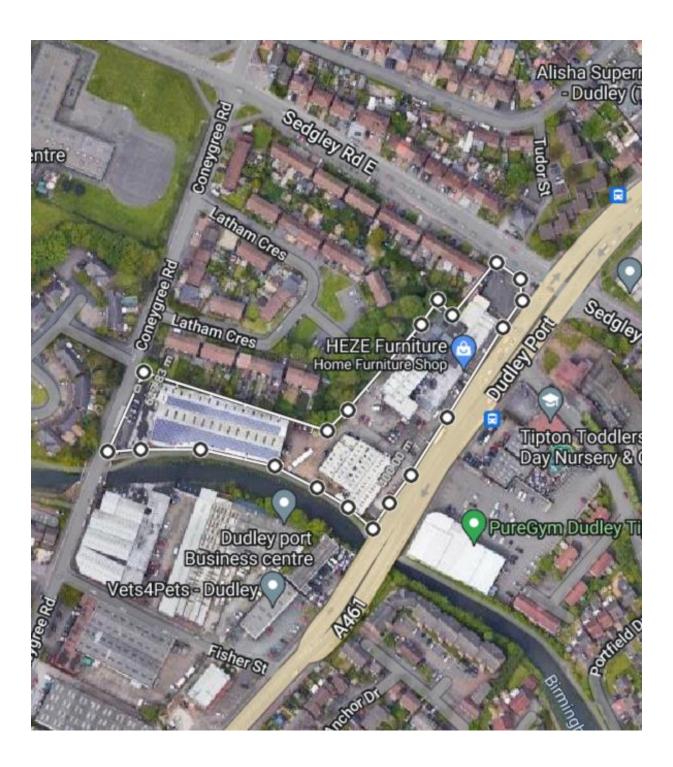
Appropriate uses given	Housing	Employment	Gypsy and Traveller
constraints and infrastructure			
requirements			



Site Known as Site Address Ward	8: CONEYGRE ROA Site northwest of Duc	•	-			
		Site northwest of Dudley Port, southwest of the junction with Sedgley Road Eas				
	Tipton Green		Call for Site Ref	N/A		
Site Area (ha)	1.02		Capacity proposed in Call for Sites submission			
Land Type	Employment land, op space (woodland)	en	Site Assessment Reference	303 EMP3-175		
Background / Context						
Current uses (list)	Bathroom suppliers, I supplier	home f	urnishing, martial arts centre, stee	el stockholder and		
Surrounding land uses	Employment uses, re	sident	ial, Birmingham canal,			
Constraints						
Gateway Constraints (of submitted site)	where affecting part	Nam	e / Details	Amount covered (ha's)		
SSSI / SAC		N/A				
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve		N/A				
Site of Importance for	Nature	N/A				
Conservation						
Flood Risk Zone 3		N/A				
Registered Park & Gar	den	N/A				
Scheduled Ancient Mo	nument	N/A				
HSE Consultation Zone	e 1	N/A				
Operational Burial Gro	und	N/A				
Common Land		N/A				
Green Belt		N/A				
Ancient Hedgerow		N/A				
Strategic Open Space		N/A				
Existing Policy Design	ations (list)	SAD – Resi BCP- Employment				
Green Belt and Landso	ana Sansitivity Assa					
Criteria				Dating		
Green Belt Harm	Assessi N/A	ment		Rating		
(B79 (a))						
Landscape Sensitivity (BL23 / BL24)		N/A				
			omic and social criteria	Rating		
Criteria	Assess	Assessment				
Environmental						
Greenfield / Previously	Previous	Previously developed land				
Developed Land						
Topography	Uniform	Uniform site levels				
Agricultural Land Qual						
Magicmap Landscape map	post-1988					

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

Impact on the wider road	4	Additional i	imnact dene	nding on capac	ity of			
network	Additional impact depending on capacity of residential development compared to existing							
network		commercial vehicle movements						
Other Economic (specify	/)							
Social	· /							
Primary School	10 ped		Strate	gic Centre /	20 minutes			
,	15 pt			yment Area				
	•							
Os a sur la sur Os la sul	05.1		0		45			
Secondary School	25 pt		Centre	/ Foodstore		ped access		
GP / Health Centre /	40				10 minutes transport	public		
Walk in centre	10 pt 10 ped				transport			
Housing Density	To peu		High Densit	v (min 50	Moderate De	ensity (40-	Х	
Location – Draft Plan			dph, max 10	• •	50 dph)	, iony (+0-		
Policy (x)			apin, max n					
Any character constrain	ts on	Two- and t	hree-storey,	fairly new resid	lential developm	ent on the		
density		de of Dudley	•					
Connections to local cyc	cle route	WMLCWIP	WMLCWIP					
networks								
Public Open Space (ha's	and	Loss of woodland						
type)								
Loss of Playing Field / S	-	No loss of playing field or sports pitches						
Pitches (ha's / number a	nd type							
of pitches)								
Other Social (specify)	<u></u>	Dravinsity						
Any character constraint density (list)	is on	Proximity to	o canal					
Opportunities								
There is an opportunity for	r residentia	developme	nt of up to 1	00 dwellings if e	existing employm	ent uses coul	h	
be relocated. The site has			•	0	0 1 2		iu.	
along its southwestern bo		-		-		-		
shopping facilities.		0 1						
An employment allocation	is supportiv	ve of existing	g viable busi	nesses and wo	uld safeguard ag	jainst job		
losses.								
The site also meets the cr	•••			-	•		а	
primarily residential area.	However, tl	nis could neg	gatively affeo	ct land values a	nd redevelopme	nt viability.		
Sustainability Appraisal	14 1 4					·		
Minor negative impacts for					13, minor positive	e 5 & 6, major	٢	
positive 9 & 12 and neutra Conclusion	ii impacts to	or criteria 10,	, 11 and 14.					
Site suitable for residentia			and travell	er uses Moder	ate to high densit	ty housing		
Appropriate uses given	ai, employi	Housing	y and travell	Employment		(specify):		
constraints and infrastru	icture	ribusing		Employment		and Travelle	r	
requirements	acture -				Сурзу			
. equilente								



Site Known as	9: SILVERTHORNE LANE/FORGE LANE CRADLEY HEATH. 3025					
Site Address	Silverthorne Lane, Cradley Heath				•	
Ward	Cradley Hea		-	Call for Site Ref	N/A	
waru	Hill	ain and O	lu	Call for Sile Rei	IN/A	
Site Area (ha)	1.05ha	.05ha		Capacity proposed in Call	N/A	
				for Sites submission		
Land Type	Brownfield i	ndustrial		Site Assessment Reference	9	
					SAH	096
					SEC-	-36
Background / Context						
Current uses (list)	The site is o	currently a	cleare	ed vacant site.		
Surrounding land	There are ir	ndustrial u	ses or	Estates to the north and west the	ough th	ese sites are
uses	now allocate	ed for resi	dentia	l use. There is new residential dev	velopm	ent to the east
	on the edge	of Cradle	ey Hea	th Town Centre. Cradley Heath ra	ailway s	station is within
	walking dist	ance to th	ie sout	h.		
Constraints						
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered
of submitted site)					(ha's)
SSSI / SAC			N/A			-
Ancient Woodland / Veteran Trees		N/A				
Local Nature Reserve		N/A				
Site of Importance for Nature		N/A				
Conservation	•					
Flood Risk Zone 3			N/A			
Registered Park & Gar	den		N/A			
Scheduled Ancient Mo	nument		N/A			
HSE Consultation Zone	e 1		N/A			
Operational Burial Gro	und		N/A			
Common Land			N/A			
Green Belt			N/A			
Ancient Hedgerows			N/A			
Strategic Open Space			N/A			
Existing Policy Design	ations (list)		The s	site is allocated in the Black Count	try Plai	n for housing
			and is within the SHLAA. The site is within a gateway sit			gateway site
			(gate2).			
Green Belt and Landso	ape Sensitiv	ity Asse	ssmer	nt		
Criteria		Assessment				Rating
Green Belt Harm		The site is not in the Green Belt.				
(B79 (a))						
Landscape Sensitivity		There are no SINCs or SLINCs on the site.				
(BL23 / BL24)						
Detailed assessment a	gainst envir	onmental	, econ	omic and social criteria		
Criteria		Assessi	ment			Rating
Environmental						
Greenfield / Previously	,	Brownfie	ld ind	ustrial land.		
Developed Land						
Topography		The site	is reas	sonably flat though the area slope	s	
		steadily	down 1	o the south.		

Agricultural Land Quality using		
Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	There are no trees on the site.	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets.	
significantly affecting		
boundaries		
Visual Amenity and Character of	Recent residential developments in the area have	
the Area	been of a moderate density.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 2 or 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The previous uses of the site may have left a legacy	
	of ground contamination.	
Ground stability	None known	
Air Quality impact of adjoining	Existing industrial uses to the north and west may	
uses	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	
Noise impact of aujoining uses	require new development to incorporate noise	
	amelioration measures though these are allocated for	
	residential redevelopment and may not be long-term	
Mineral Extraction and Mineral	uses. There are no issues with mineral extraction.	
Resource Areas	הופוב מוב ווט ושטעבש אונו ווווופומו פאנומטנוטוו.	
Mineral Infrastructure and	None known.	
Brickworks		
Waste Infrastructure	No issues	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is cleared and not in beneficial use. It could	
Opportunities	be appropriate for employment development.	
Employment Land		
Delivery / Phasing (taken from	It has been suggested that the site be	
Delivery 7 masing (taken from Delivery Study where referenced)	comprehensively developed with adjoining sites in	
beinvery study where referenced)	industrial use. The assembly and clearance of this	
	combined site may delay delivery.	
Viability (takon from Viability		
Viability (taken from Viability	Work is ongoing to determine the viability of	
Study where referenced)	development for the SLP. It is considered that utilities would be available	
Availability of utilities –		
electricity, gas, water, sewage	though capacities are not known.	
treatment		

Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	There is an existing access on Silverthorne Lane.	
transportation (state name /		
quality of access points)		
Impact on the wider road	No issues anticipated.	
network		
Other Economic (specify)	None	
Social	•	·

Primary School	Within 15	minute	es		Strategic Centre / Employment Area		Within 20 m	ninutes	
Secondary School	Within 20 minutes		Centre / Foodstore Within 10		Within 10 m	ninutes			
GP / Health Centre /	Within 10	minute	es						
Walk in centre									
Housing Density	Very High		ŀ	ligh	n Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	c	dph	, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)								
Any character constraints on Recent re				den	tial developments in	the ar	ea have beer	n of modera	te
	density			density.					
Connections to local cy	cle route	The site is located on Lower High Street that is							
networks		identified in the SCWIP.							
Public Open Space (ha's type)	s and	There	e is no	Puł	olic Open Space on t	he sit	е.		
Loss of Playing Field / S	ports	There	e are no	o pl	aying fields or sports	pitch	es		
Pitches (ha's / number a	-			•	, , , , , , , , , , , , , , , , , , , ,				
of pitches)									
Other Social (specify)		None							
Any character constrain	ts on	Recent residential developments in the area have							
density (list)		been of moderate density.							
Opportunities									
The site could be merged	with neight	ouring	site 14	437	(Lower High Street)	curre	ntly in industri	ial use thou	gh
allocated for residential us	-		-			-			
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.					ential 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.

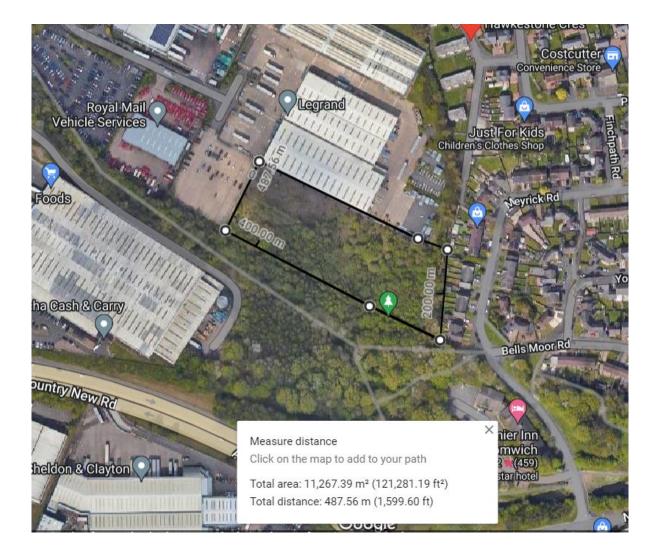
The site was not assessed as part of the BEAR employment land study.									
The site is too large to be allocated as a gypsy/traveller site.									
Appropriate uses given Housing Employment Gypsy/Traveller									
constraints and infrastructure									
constraints and infrastructure									



Site Known as	10: LAND OFF RICH	MON	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	N/A				
			for Sites submission					
Land Type	Previously developed	lland	Site Assessment Reference	10				
	which is now wooded			EMP3				
	scrubland			SEC3	-29			
Background / Context								
Current uses (list)	Previously developed	lland	which is now wooded scrubland					
Surrounding land	Employment uses, R	esiden	tial, Black Country new Road					
uses								
Constraints								
Gateway Constraints (where affecting part	Nam	e / Details	Αmoι	int covered			
of submitted site)				(ha's)				
SSSI / SAC		N/A						
Ancient Woodland / Ve	eteran Trees	N/A						
Local Nature Reserve		N/A						
Site of Importance for	Nature	N/A						
Conservation								
Flood Risk Zone 3		N/A						
Registered Park & Gar		N/A N/A						
Scheduled Ancient Monument								
HSE Consultation Zone		N/A						
Operational Burial Gro	und	N/A						
Common Land		N/A						
Green Belt		N/A						
Ancient Hedgerows		N/A						
Strategic Open Space		N/A						
Existing Policy Design	ations (list)	Employment development site SAD BCP Employment						
Croop Bolt and Landas	ana Sanaitivity Aaaa							
Green Belt and Landso Criteria			ιι		Deting			
Green Belt Harm	Assess				Rating			
(B79 (a))	No loss	orgree						
Landscape Sensitivity (BL23 / BL24)	Existing	woodl	and					
	gainst environmental	Acor	omic and social criteria					
Criteria	Detailed assessment against environmental, economic and social criteria Criteria Assessment Rating							
Environmental	A35033				. aanig			
Greenfield / Previously	Woodlar	nd – sit	e previously developed					
Developed Land	TTOODIGI							
Topography	Uniform	site le	vels					
Agricultural Land Qual	ity using N/A							
Magicmap Landscape								
map								
····•P								

Tree Preservation Orders /	No TPOS but several semi mature trees	
	No TPOS dui several semi mature trees	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	To be investigated. Likely to be some biodiversity	
site or significantly affecting	potential associated with woodland	
boundaries		
Heritage Assets on site or	N/A	
significantly affecting		
boundaries		
Visual Amenity and Character of	Site will present an attractive wooded area for	
the Area	residents	
Flood risk, drainage and ground	Not in flood risk area	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Possible need for investigation	
Ground stability	To be ascertained	
Air Quality impact of adjoining	Adjoining employment uses to be considered	
uses		
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development	BEAR score of 19	
Opportunities		
Employment Land	Site adjoins mainly employment uses	
Delivery / Phasing (taken from	Dependent on ground conditions (site left vacant	
Delivery Study where referenced)	when surrounding area was developed)	
Viability (taken from Viability	Work to understand viability of allocated development	
Study where referenced)	sites in the SLP is ongoing	
Availability of utilities –	Existing	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
J		
rights of wav)		
rights of way) Highways access and	Site is landlocked and will require third party land to	
Highways access and	Site is landlocked and will require third party land to create access from west across operational	
Highways access and transportation (state name /	create access from west across operational	
Highways access and	create access from west across operational employment land. Access should not be formed from	
Highways access and transportation (state name /	create access from west across operational employment land. Access should not be formed from Meyrick Road due to potential adverse impact on the	
Highways access and transportation (state name / quality of access points)	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.	
Highways access and transportation (state name / quality of access points) Impact on the wider road	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. Existing access roads should be acceptable for new	
Highways access and transportation (state name / quality of access points)	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.	

Social										
Primary School	15 minute	nutes pedestrian Strategic Centre / 20 minutes				s				
	access				Emplo	yment Area				
	15 minute	s publi	С							
	transport									
Secondary School	20 minute				Centre	/ Foodstore	•	15 minute	S	
GP / Health Centre /	15 minute	S								
Walk in centre										
Housing Density	Very High			-		y (min 50			Density (40-	
Location – Draft Plan	Density (r	nın	C	dph	, max 10	U dph)		50 dph)		
Policy (x)	100 dph)				data ort. 1			1		
Any character constrain	its on	Proxi	mity to	res	sidential	properties to	the	east		
density		Conc	l tours	-th	150m to	the south is	nort	ofound		
Connections to local cy networks	cie route	netwo		am	1501110	the south is	pan	of cycle		
Public Open Space (ha's	e and				open spa	200				
type)	5 anu		iot pub		open sp	ace				
Loss of Playing Field / Sports N/A										
Pitches (ha's / number and type										
of pitches)										
Other Social (specify)		None)							
Any character constrain	ts on	Proxi	mity to	res	sidential	properties to	the	east		
density (list)			•							
Opportunities										
There is an opportunity to	redevelop	the site	e for en	nplo	oyment u	ise.				
Sustainability Appraisal										
The Sustainability Apprais	sal assesse	s the s	ite as h	navi	ing neuti	al impacts o	n obj	ectives 1, 10), 11 and 14;	
minor positive impacts on	objective 1	2; majo	or posit	tive	impact	on objective	13; n	ninor negativ	e impact on	
objectives 5, 6, 7 and 9; a	nd uncertai	n impa	ct on o	bje	ctives 2	3, 4, and 8.				
Conclusion										
The site was assessed in					•	-			•	·
Residential development					-	•		•		;
does not meet the criteria	for Gypsy a	and Tra	aveller	use	e given tl	ne surroundi	ng la	nd uses and	that the site	
exceeds the 1ha limit.										
Employment is the most s	suitable allo	-		SLP	·.					
Appropriate uses given		Hous	ing			Employmer	nt	Othe	r (specify):	
constraints and infrastr	ucture									
requirements										



Site Known as	11: CASTLE STREET TIPTON							
Site Address	Site bounded by canal and Castle Street, Tipton							
Ward	Tipton Gree	-		Call for Site Ref				
Site Area (ha)	1.49 ha			Capacity proposed in Call				
	1.10114			for Sites submission				
Land Type	Employment			Site Assessment Reference	EMP	3-148		
Background / Context								
Current uses (list)	Employmen	it uses						
Surrounding land			na adi	oining Dudley Canal (Dudley Jun	ction)			
uses	i rederimidi		ig, aaj		iotion)			
Constraints								
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered		
of submitted site)		•••			(ha's	5)		
SSSI / SAC			N/A			-		
Ancient Woodland / Ve	teran Trees		N/A					
Local Nature Reserve			N/A					
Site of Importance for	Nature		N/A					
Conservation								
Flood Risk Zone 3			N/A					
Registered Park & Gard	den		N/A					
Scheduled Ancient Mo	nument		N/A					
HSE Consultation Zone	e 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 SAD – Residential, BCP employment					
Existing Policy Design	ations (list)		SAD					
Green Belt and Landso	ape Sensitiv	vity Asses	ssmer	it				
Criteria		Assessi	ment			Rating		
Green Belt Harm		N/A						
(B79 (a))								
Landscape Sensitivity		•		limited visual amenity value -				
(BL23 / BL24)			lential redevelopment could produce an					
				n a canalside setting.				
	omic and social criteria		Det					
Criteria		Assessi	ment			Rating		
Environmental		N1/A						
Greenfield / Previously Developed Land		N/A						
Topography		Uniform site levels						
		N/A						
Agricultural Land Qual Magicmap Landscape		11/7						
magicmap Landscape	p051-1300							
Tree Preservation Orde	ars /	N/A						
Mature Trees of Value								
significantly affecting								
boundaries								

Biodiversity or Geodiversity on	The site abuts the Birmingham Canal	
	•	
site or significantly affecting boundaries	(Wolverhampton Level) which is a Wildlife Corridor NC5 ENV1	
Heritage Assets on site or	Factory Locks Tipton Conservation Area abuts site.	
significantly affecting	Within 100m of site:	
boundaries	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	Current poor-quality employment uses	
the Area		
Flood risk, drainage and ground	Not within a flood risk zone	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	Predominantly residential – adverse air quality not	
uses	suspected.	
Noise impact of adjoining uses	Employment uses on north side of Castle Street –	
	possible noise impact	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development	Opportunity for new employment uses	
Opportunities		
Employment Land	BEAR reviewed former housing allocation score 20 -	
	change to employment	
Delivery / Phasing (taken from	Delivery of land use change constrained by need to	
Delivery Study where referenced)	relocate current businesses.	
Viability (taken from Viability	Current employment uses, willingness to relocate?	
Study where referenced)		
Availability of utilities –	Existing utilities in Castle Street and Dudley Road	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
	1	1

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	d							
network Other Economic (specify	<u></u>							
Social	<i>y</i>)							
Social								
Dulas and Oals al	10			01			10	
Primary School	10mins pt				gic Centre /		10mins	
	10mins pe	ea		Emplo	oyment Area	l		
Secondary School	20mins			Centr	e / Foodstor	е	10 minutes	
GP / Health Centre /	10 ped an	d pt						
Walk in centre								
Housing Density				-	ty (min 50		Moderate De	ensity (40- X
Location – Draft Plan			d	ph, max 1	00 dph)		50 dph)	
Policy (x)								
Any character constrain	ts on	Cana	I fronta	ge opport	unity for resid	lential		
density		COM						
Connections to local cyc networks	cie route	SCW	IP					
Public Open Space (ha's	and	Nolo	ss of P	25				
type)	anu							
Loss of Playing Field / S	norts	N/A						
Pitches (ha's / number a	-							
of pitches)								
Other Social (specify)								
Any character constrain	ts on	Highe	er densi	ty opportu	inities on can	al fron	tage	
density (list)								
Opportunities								
There is a good opportuni	ty to create	ca 60	high qu	ality home	es and remov	/e unat	ttractive, unde	erused
employment uses. The sit		•	•	•	•	•••		
density homes. The site is								l services.
New employment uses co				•				
Given site area and proxir	-			could be a	allocated for (and	I but this use	could
prejudice the viability of re Sustainability Appraisal		evelopi	nent.					
Major negative on criteria		anative	e on cr	iteria 1 & [·]	7 nealiaihle i	mnact	s criteria for 1	0 11 & 14
minor positives for 6, majo		-				-		
Conclusion								
A SAD allocation for hous	ing may be	difficu	It to ach	ieve withi	n the plan pe	riod gi	ven the need	to relocate
existing businesses.								
Employment allocation would support existing businesses. In terms of site area, it exceeds the criteria for								
Gypsy and Traveller alloca	ation.							
Appropriate uses given		Hous	ing		Employme	nt	Gypsy	and Traveller
constraints and infrastru	ucture							
requirements								



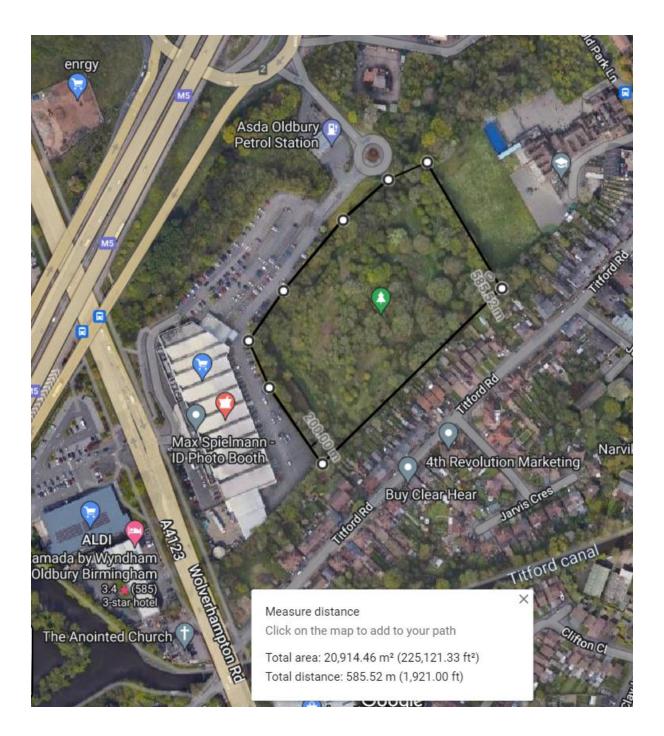
Site Known as	12: LAND ADJA	CENT 1	O ASDA, WOLVERHAMPTON R	OAD, OI	DBURY		
Site Address	Land adjacent to Asda and north of Titford Road, Wolverhampton Road, Oldbury						
Ward	Langley		Call for Site Ref	548 ((BCP)		
Site Area (ha)	2.1		Capacity proposed in Call for Sites submission	Emp	Employment		
Land Type	Vacant land		Site Assessment Reference	12 SH2 EMP SAE2			
Background / Context							
Current uses (list)	Vacant land self-	set with	trees and shrubs				
Surrounding land	Asda store and M	15 junct	on 2 to north/ northwest, primary s	chool to	east and		
uses	residential proper	•					
Constraints							
Gateway Constraints (where affecting p	art Na	ame / Details	Amo	unt covered		
of submitted site)				(ha's	5)		
SSSI / SAC		N/	A		-		
Ancient Woodland / Ve	teran Trees	N/	A				
Local Nature Reserve		N/	A				
Site of Importance for I	Nature	N/	A				
Conservation							
Flood Risk Zone 3		Pi	imary Flood Zone 1 with a small				
			ea being in Flood zone 2 around				
		th	e watercourse. Surmountable				
		cc	nstraint.				
Registered Park & Gard	den	N/	A				
Scheduled Ancient Mo	nument	N/	A				
HSE Consultation Zone		N/	A				
Operational Burial Gro	und	N/	A				
Common Land		N/					
Green Belt		N/	A				
Ancient Hedgerows		N/	A				
Strategic Open Space		N/					
Existing Policy Designation	ations (list)		Wildlife policy NC 5				
			AD employment				
			CP employment				
Green Belt and Landsc							
Criteria		essmei			Rating		
Green Belt Harm	Site	not in t	ne green belt				
(B79 (a))							
Landscape Sensitivity	No la	andsca	be designations.				
(BL23 / BL24)							
			conomic and social criteria				
Criteria	Ass	essmei	It		Rating		
Environmental							
Greenfield / Previously			development on land last known u	lse			
Developed Land			Considered greenfield land.				
Topography		-	enerally quite flat except to the	!			
	bour	ndaries	with the river course, which are ste	eply			

	hankadi thara ara ahangaa in layala ta tha land	
	banked; there are changes in levels to the land	
	between the residential properties on Titford Road,	
	the site being higher.	
Agricultural Land Quality using	Not agricultural	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	No TPO, the site benefits from tree cover which adds	
Mature Trees of Value on site or	to the visual amenity of the area and assist with	
significantly affecting	pollution given the elevated M5. The tree cover is	
boundaries	generally self-seeded and the quality/condition of	
	trees is unknown.	
Biodiversity or Geodiversity on	Site is designated a Wildlife Corridor. There is	
site or significantly affecting	biodiversity potential associated with the presence of	
boundaries	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	No Heritage assets	
significantly affecting		
boundaries		
Visual Amenity and Character of	The levels to the south for existing residents could	
the Area	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	Part of the site to the north/north west which follows	
water (refer to flood consultees	the water course is designated as flood zone 2.	
where drainage issues, in flood	Therefore, some constraints but not insurmountable	
zone 2 or over 1 ha)		
Ground Contamination	Site formerly used as allotments, potential risk of	
	herbicides and pesticides so concern would be	
One was die tel 111	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	Proximity to elevated M5 Motorway so potential air	
uses	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	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic Employment Development	Site proviously allocated for ampleument use	
Employment Development	Site previously allocated for employment use.	
Opportunities	Planning permission refused 09/12/2019 for industrial	
	scheme due to high safety issues, overbearing on	
	nearest residential properties and detrimental effect	

	Site promoted for employment use as call for sites	
	submission to Black Country Plan	
Employment Land	Not employment land	
Delivery / Phasing (taken from	No obvious constraints on delivery given that adverse	
Delivery Study where referenced)	ground conditions are unlikely. Gaining planning	
	consent could be protracted due to high potential for	
	objections.	
Viability (taken from Viability	Work to understand the viability of sites within the	
Study where referenced)	SLP is ongoing.	
Availability of utilities –	Need to undertake studies to determine	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	No limitations	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access for residential use would need to be solely	
transportation (state name /	served from Titford Road which is already congested	
quality of access points)	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	
Impost on the wider read	through a residential area.	
Impact on the wider road network	Queueing traffic already evident during rush hour on	
Helwork	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		
SUCIAI		

Primary School	15 minute	· · · · · · · · · · · · · · · · · · ·		S	Strategic Centre / Employment Area		20 minutes	
Secondary School	20 minute	minutes		Centre / Foodstore	;	10 minutes		
GP / Health Centre /	15 minute	s ped a	acces	S				
Walk in centre	10 minute	tes pub						
	transport							
Housing Density	Very High			Hig	h Density (min 50		Moderate Density (40-	Х
Location – Draft Plan	Density (n	nin		dph	n, max 100 dph)		50 dph)	
Policy (x)	100 dph)							
Any character constrain	ts on	Loca	l hous	sing	character – two-store	y inte	r war properties. Up to 40)
density		dph considered appropriate.						
		Primary Flood Zone 1 with a small area being in Flood Zone 2 around					und	
		the w	aterc	ours	e – reduction in deve	lopab	le area.	

Safeguard amenity of existing residents in Titford Road – adequate								
	separation distance to prevent overlooking / lack of privacy.							
		ad for residential use co						
	capacity.							
Connections to local cycle route	No designated cycle routes from M5 junction 2							
networks	connections would be f							
	of the site							
Public Open Space (ha's and	Not public open space	but the area is valued b	y					
type)	residents.		, 					
Loss of Playing Field / Sports	No loss of playing field	S						
Pitches (ha's / number and type								
of pitches)								
Other Social (specify)	None							
Any character constraints on	As above.							
density (list)								
Opportunities								
There is an opportunity to introduce of	a 50 homes on this site	but overcoming access	constraints is key.					
Access is solely available from Titford	d Road but previous obje	ctions from residents re	garding the potential					
for increased use and congestion, wo	ould need to be satisfacted	orily addressed.						
Siting of houses should safeguard ex	isting residential amenity	and the asset of the wa	atercourse and					
proposed SLINC should be acknowle	edged.							
The existing allocation for Employme	nt use is acceptable with	the caveat that a satisfa	actory site access from					
Birchley Island must be achieved, an	d new buildings must no	t detrimentally affect the	amenity of existing					
residents by way of noise, outlook, ov	verlooking and privacy.							
The site does not meet the criteria fo	r Gypsy and Traveller Us	6e.						
Sustainability Appraisal								
The Sustainability Appraisal assesse	-	• •	• •					
impact on objectives 12, 13 and 14; r	•	•	1; major negative					
impact on objective 5; and uncertain	impact on objectives 2 a	nd 3.						
Conclusion								
The site is suitable for a residential o								
generation and congestion, and biodi	•	-						
Gypsy and Traveller use is not consid	dered appropriate as the	site is too big and does	not adequately meet					
selection criteria.								
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.								
https://www.countrysidepartnerships.com/titford-road-oldbury								
It is recommended that the site is allocated for residential development in the SLP.								
Appropriate uses given	Appropriate uses given Housing Employment Gypsy and Traveller							
constraints and infrastructure								
requirements								



Site Known as	13: SOHO TRIANGL	E					
Site Address	Land bounded by West Coast Main Line, Birmingham Canal and access from						
	Victoria Street.						
Ward	Soho and Victoria	no and Victoria Call for Site Ref					
Site Area (ha)	1.71		Capacity proposed in Call	N/A			
			for Sites submission				
Land Type	Overgrown vacant sit	e	Site Assessment Reference	EMP	1-4		
	formerly used as			SAD	Employment		
	aggregate storage.				Employment		
Background / Context	00 0 0						
Current uses (list)	Vacant overgrown sit	е					
Surrounding land	Employment Uses, T		ort				
uses		ranope					
Constraints							
Gateway Constraints (where affecting part	Nam	e / Details	Amo	unt covered		
of submitted site)	g part			(ha's			
SSSI / SAC		NO			,		
Ancient Woodland / Ve	eteran Trees	N/A					
Local Nature Reserve		NO					
Site of Importance for	Nature	Merr	y Hill SLINC				
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Gar	den	N/A					
Scheduled Ancient Mo		N/A					
HSE Consultation Zone 1							
Operational Burial Gro	und	N/A					
Common Land		N/A					
Green Belt		N/A					
Ancient Hedgerow		N/A					
Strategic Open Space		N/A					
Existing Policy Design	ations (list)	Wildlife policy NC5 applies – canal corridor					
			habitat zone – canal corridor				
Green Belt and Landso	ape Sensitivity Asse	ssmer	nt				
Criteria	Assessi	ment			Rating		
Green Belt Harm	N/A						
(B79 (a))							
Landscape Sensitivity	Urban m	matrix recovery zone					
(BL23 / BL24)							
			nomic and social criteria				
Criteria	Assessi	ment			Rating		
Environmental							
Greenfield / Previously	N/A						
Developed Land		-					
Topography	Uniform	site le	vels				
Agricultural Land Qual	ity using N/A						
Magicmap Landscape	post-1988						
map							

Tree Preservation Orders /	Lond is prodominantly systematic arrithland	
	Land is predominantly overgrown scrubland	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	Adjoining greenspaces	
site or significantly affecting		
boundaries		
Heritage Assets on site or	Monument: MBL2442, SOAP WORKS; MERRY	
significantly affecting	HILL; SMETHWICK.	
boundaries	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	Site is heavily overgrown and is bounded by the	
the Area	Birmingham canal to the south and the west coast	
	mainline railway to the north.	
Flood risk, drainage and ground	N/A	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Possible given adjoining uses and history of the area	
Ground stability	Not known	
Air Quality impact of adjoining	Adjacent west coast rail line employment uses	
uses		
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	Gateway site 2	
Economic		
Employment Development	BEAR assessment?	
Opportunities		
Employment Land	Access under rail line is unsuitable for larger vehicles	
Delivery / Phasing (taken from	Unlikely that site could be developed given	
Delivery Study where referenced)	constrained access.	
Viability (taken from Viability	Site is not considered to be suitable for development	
Study where referenced)	given the very limited vehicular access from Foundry	
	Lane/Vittoria Street.	
Availability of utilities –	Utilities available on Vittoria Street	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
under site (electric cables/sub-		

stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Poor quality highways access from Victoria Street	
transportation (state name /	under rail line	
quality of access points)		
Impact on the wider road	Any development would increase vehicular	
network	movements on this poor site access.	
Other Economic (specify)		
Social		

Primary School	PED 15 mins			Strategic Centre /		20 mins		
	PT 10 mins			Employment Area				
Secondary School	20 mins			Centre / Foodstore	•	15 mins		
GP / Health Centre /	15 mins							
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	Х
Location – Draft Plan	Density (n	nin	dph	, max 100 dph)	;	50 dph)		
Policy (x)	100 dph)							
Any character constrain	ts on							
density								
Connections to local cy	cle route	Nation	al cycle	route along Birmingh	am Ca	inal		
networks	adjoining the si			te to the south				
Public Open Space (ha's	s and	No POS loss						
type)								
Loss of Playing Field / S	ports	N/A						
Pitches (ha's / number a	ind type							
of pitches)								
Other Social (specify)								
Any character constrain	ts on	Proxim	nity to We	est Coast mainline ar	nd Birn	ningham		
density (list)		Canal						
Opportunities								
There is limited opportunit	ty for either	resident	tial, emp	loyment or gypsy and	d trave	ller uses, give	en the very	
restricted site access.								

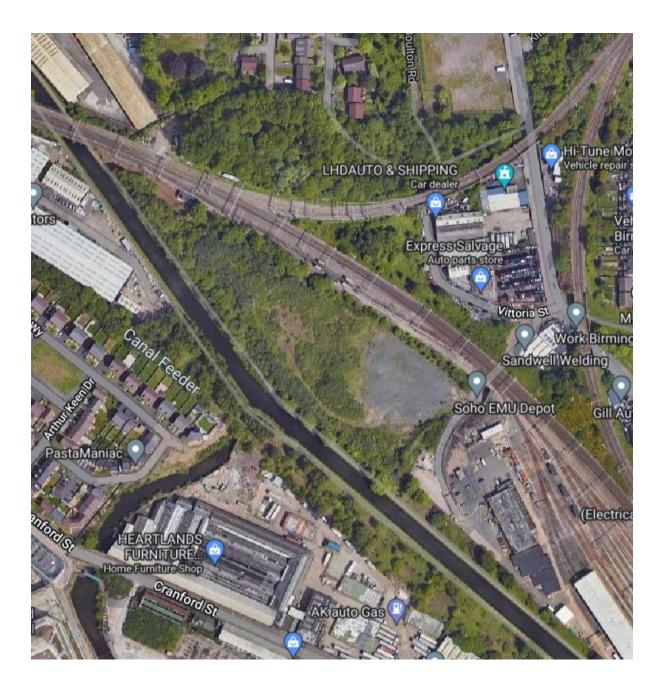
The previous use as open storage of aggregate could be continued subject to the height restriction of commercial vehicles in view of the access under the rail line.

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	Housing	Employment	Gypsy and Traveller
constraints and infrastructure			
requirements			

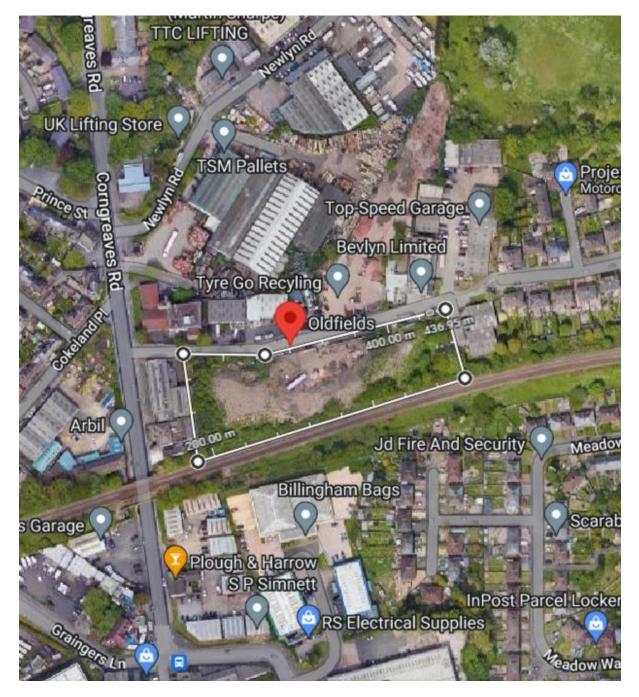


Site Known as				STATE, CRADLEY HEATH		
	14. OLDFIEL			STATE, CRADLET HEATH		
Site Address						
Ward	Cradley Heath and Ol Hill		d Call for Site Ref		N/A	
Site Area (ha)	1.76			Capacity proposed in Call for Sites submission		
Land Type	Minerals and aggregate		ate	Site Assessment Reference	Emp	3-191
	storage					
Background / Context						
Current uses (list)	Residential, E minerals in B			ecycled aggregates (strategic s	ite for ag	gregates and
Surrounding land	Employment					
uses	Employment	0363, 10		, Residential		
Constraints	l					
Gateway Constraints (whore affectir	a part	Nam	e / Details	Amo	unt covered
of submitted site)	where arrecur	iy part	INAIII		(ha's	
SSSI / SAC			N/A		(114 5)
Ancient Woodland / Ve	toron Troop		N/A			
	teran Trees				_	
Local Nature Reserve			N/A			
Site of Importance for	Nature		N/A			
Conservation						
Flood Risk Zone 3			N/A			
Registered Park & Gar			N/A			
Scheduled Ancient Mo			N/A			
HSE Consultation Zon			N/A			
Operational Burial Gro	und		N/A			
Common Land			N/A			
Green Belt			N/A			
Ancient Hedgerow			N/A			
Strategic Open Space			N/A			
Existing Policy Design	ations (list)		SAD Residential			
			BCP Employment			
Green Belt and Landso	ape Sensitivi	ty Asses	ssmer	t		
Criteria		Assessr	nent			Rating
Green Belt Harm (B79 (a))		N/A				
Landscape Sensitivity		N/A				
(BL23 / BL24)						
	<u> </u>			omic and social criteria		-
Criteria		Assessr	nent			Rating
Environmental						
Greenfield / Previously	1	N/A				
Developed Land						
Topography		Site mou	Inded			
Agricultural Land Qual	ity using	N/A				
Magicmap Landscape	post-1988					
map						

Tree Dreeswetter Orders /		
Tree Preservation Orders /	N/A	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	N/A	
site or significantly affecting		
boundaries		
Heritage Assets on site or	Area of potential archaeological importance	
significantly affecting	Within 100 m:	
boundaries	Monument: MBL2736, CHAIN PROVING HOUSE,	
	NEWLYN ST, CRADLEY HEATH	
	Monument: MBL2735, EAGLE CHAIN WORKS;	
	CORNGREAVES RD	
Visual Amenity and Character of	Unattractive operational site bounded by palisade	
the Area	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	
Elead rick drainans and ground	currently occupied by employment uses	
Flood risk, drainage and ground	N/A	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha) Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining	Potential for adverse air quality given existing site	
uses	use, employment uses in the vicinity and the adjacent	
	Birmingham Snow Hill to Kidderminster rail line with	
Noise impact of adjoining uses	circa 8 trains an hour passing the site.	
Noise impact of adjoining uses Mineral Extraction and Mineral	As above	
	The site operation recycles aggregates and is an	
Resource Areas	allocated strategic site for aggregate and minerals in BCP	
Minorol Infrostructure and		
Mineral Infrastructure and Brickworks	Not known	
Waste Infrastructure	Not known	
	Not known	
Other Environmental (specify) Economic		
Economic Employment Development	BEAR assessed score 20	
Opportunities	DEAN 2555560 50016 20	
Employment Land	Existing strategic site in BCP	
Delivery / Phasing (taken from	Ability to achieve land use change in the short term in	
Delivery 7 Phasing (taken from Delivery Study where referenced)	view of the need to identify an alternative strategic	
Denvery Study where referenced)	site for aggregates and minerals.	
Viability (taken from Viability	As above land use change would not be viable in the	
Study where referenced)	short term.	
Availability of utilities –	Sewers run along Oldfields	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
stations, water/sewaye pipes,		

gas pipos pylons culvo	rte							
gas pipes, pylons, culve rights of way)	erts,							
Highways access and		A 00000 r	occibl	e from Oldfields				
transportation (state nai	ma /	Accessi	055101					
quality of access points								
Impact on the wider road		Addition	Jyohi	cular impact on Oldfie	Ido if now			
network	u			•				
	<u>.</u>	empioyn		residential uses are i	niiouuceu	•		
Other Economic (specify Social	y)							
Social								
			_					
Primary School		edestrian a	and	Strategic Centre /				
	public tran	nsport		Employment Area				
Secondary School	25 mins p	ed and op	t	Centre / Foodstore	10	mins		
GP / Health Centre /	Ped 15mi	· · · · · · · · · · · · · · · · · · ·	•		10			
Walk in centre	Pt 10 min							
Housing Density	Very High		Hia	h Density (min 50	Mod	erate De	nsity (40-	х
Location – Draft Plan	Density (r		-	, max 100 dph)	50 d			^
Policy (x)	100 dph)		- upri	, max 100 aprij		pii)		
Any character constrain		Provimity	/ to rai	I line proximity to loc	al service :	and publ	ic transport	t
density		Proximity to rail line, proximity to local service and public transport connections.						
Connections to local cy	cle route	N/A						
networks	bicitoute							
Public Open Space (ha's	and	N/A	N/A					
type)								
Loss of Playing Field / S	Plaving Field / Sports N/A			N/A				
Pitches (ha's / number a	-							
of pitches)								
Other Social (specify)		N/A						
Any character constrain	ts on	A moderate density should be considered if housing						
density (list)		is a prefe		•	-	0		
Opportunities								
The sites' strategic minera	als use sug	gests its co	ontinua	ation. New employme	nt uses co	uld howe	ever be	
introduced. The site could	-	-						cal
centre and facilities. The s				•		•	•	
Sustainability Appraisal								
Scores strongly minus for	criteria 5, r	ninor nega	tive fo	or criteria 6, 7, 11. Neg	gligible imp	acts on	criteria 1, 1	0 &
14. Uncertain impacts on	criteria's 2,3	3,4, 8 & 13	. Stroi	ngly positive for criteri	a's 9 & 12			
Conclusion								
The allocated use of this s	site should t	take into a	ccoun	t the proximity of EMF	23-37 and	EMP3-4	0. Combine	ed,
the three sites total ca 6ha	a. All of the	se adjoinin	g sites	s are currently operati	onal with a	a variety	of	
employment uses - havin	• ·					•	•	
Employment in the BCP.	-	-			-			
Although the combined sit			-			-		ng
employment uses and the				-	• •			
conditions, lead to a prefe	rred allocat	ion for Em	ploym	ent uses. Residential	use on thi	s site in	isolation we	ould
not be preferred.								
						-		

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



Site Known as	15: 70 - 74 CRANK	HALL L	ANE, WEDNESBURY			
Site Address	Site off west side of					
Ward	•• •	•••••	Call for Site Ref	N/A		
Site Area (ha)	1.78		Capacity proposed in Call for Sites submission	N/A	N/A	
Land Type	Employment – Laundry service with sports social club		Site Assessment Reference	EMP	4-3	
Background / Context						
Current uses (list)	Laundry service (ak:	a Sunlia	ght Laundry) Social Club			
Surrounding land	Residential /open sp					
uses		uoo				
Constraints						
Gateway Constraints (where affecting part	Nam	e / Details	Amo	unt covered	
of submitted site)	0,			(ha's	5)	
SSSI / SAC		N/A				
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve		N/A				
Site of Importance for I	Nature	Oper	n space adjoining site to			
Conservation		sout	hwest			
Flood Risk Zone 3		N/A				
Registered Park & Gard	den	N/A				
Scheduled Ancient Mo	nument	N/A				
HSE Consultation Zone	e 1	N/A				
Operational Burial Gro	und	N/A				
Common Land		N/A				
Green Belt		N/A				
Ancient Hedgerow		N/A				
Strategic Open Space		N/A				
Existing Policy Design	ations (list)	Wildlife corridor link – policy NC5 ENV1 relating to open space adjoining the site to the south west				
Green Belt and Landsc	ape Sensitivity Asse	essmei	nt			
Criteria	Assess	sment			Rating	
Green Belt Harm (B79 (a))	N/A					
Landscape Sensitivity (BL23 / BL24)	N/A					
	gainst environmenta	al, ecor	nomic and social criteria			
Criteria	Assess	sment			Rating	
Environmental						
Greenfield / Previously	N/A					
Developed Land		-				
Topography	Uniform	n site le	vels			
Agricultural Land Qual						
Magicmap Landscape	post-1988					
map						

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

gas pipes, pylons, culve	rts.							
rights of way)	,							
Highways access and		Existi	ng 7m w	ide road allowing lar	rger ind	lustrial		
transportation (state nar	ne /	vehicles to access the site						
quality of access points)								
Impact on the wider road		Alterr	native em	ployment use could	lincrea	se vehicular		
network			ments	, ,				
Other Economic (specify	()							
Social								
Primary School	PED – 10	mins		Strategic Centre	1	PED 20 mir	าร	
	PT 10 mir			Employment Are		PT 20 mins		
						20		
Secondary School	PED 20 m	nins		Centre / Foodsto	re	PED 10 mir		
	PT 20 mir					PT 10 mins		
GP / Health Centre /		PED 15 mins						
Walk in centre	PT 10 mir							
Housing Density	Very High			gh Density (min 50		Moderate De	nsity (40-	х
Location – Draft Plan	Density (n	nin	dp	h, max 100 dph)		50 dph)		1
Policy (x)	100 dph)							<u> </u>
Any character constrain	ts on	Local	area is p	predominantly mediu	um den	sity housing.		
density								
Connections to local cyc	cle route	Crank	khall Lan	e				
networks								
Public Open Space (ha's	and							
type)		N1/A						
Loss of Playing Field / S	-	N/A						
Pitches (ha's / number a of pitches)	na type							
Other Social (specify)								
Any character constraint	te on							
density (list)	15 011							
Opportunities								
If the existing employment	operation	is willin	n / able i	to relocate the prefe	erred la	ind use allocat	ion would b	
residential. The existing 7	•		-	•				
is in a predominantly resid				• •		-	•	
assets which could comma				· ·				
	5	1	5					
Sustainability Appraisal								
Minor negative scores for	5, 7 & 11. 1	Vegligik	ole effect	on criteria 1 & 14. L	Jncerta	in effects on c	riteria 2,3,4	,8
&13. Minor positive for crit	eria 6, majo	or posit	tive impa	cts on criteria 9 & 12	2.			
Conclusion								
Local Employment allocation which would allow c				prehensive redeveld	opment	to residential	under criter	ia,
notwithstanding questiona	ble viability	in the	short to	medium term. Site to	oo large	e for a G & T s	site.	
Appropriate uses given		Hous	ing	employment G	ypsy/T	raveller		
constraints and infrastru	icture							
requirements								



Site AddressLand west of open space known as The Cracker, east of Brown Lion Street TiptonWardTipton GreenCall for Site RefN/ASite Area (ha)1.97Capacity proposed in Call for Sites submissionN/ALand TypeEmploymentSite Assessment Reference EMP3-133 SEC3-13316	t,
Tipton Call for Site Ref N/A Site Area (ha) 1.97 Capacity proposed in Call for Site Submission N/A Land Type Employment Site Assessment Reference 16 EMP3-133 SEC3-133	
Site Area (ha)1.97Capacity proposed in Call for Sites submissionN/ALand TypeEmploymentSite Assessment Reference16 EMP3-133 SEC3-133	
for Sites submission Land Type Employment Site Assessment Reference 16 EMP3-133 SEC3-133	
Land Type Employment Site Assessment Reference 16 EMP3-133 SEC3-133	
EMP3-133 SEC3-133	
SEC3-133	
Background / Context	
Current uses (list) Employment, Vaping Shack, equestrian, open space, residential	
Surrounding land Residential properties surrounding the site, woodland off Regent Street	
uses connecting to large area of open space, employment uses	
Constraints	
Gateway Constraints (where affecting part Name / Details Amount con	vered
of submitted site) (ha's)	
SSSI/SAC N/A	
Ancient Woodland / Veteran Trees N/A	
Local Nature Reserve N/A	
Site of Importance for Nature N/A	
Conservation	
Flood Risk Zone 3 N/A	
Registered Park & Garden N/A	
Scheduled Ancient Monument N/A	
HSE Consultation Zone 1 N/A	
Operational Burial Ground N/A	
Common Land N/A	
Green Belt N/A	
Ancient Hedgerows N/A	
Strategic Open Space N/A	
Existing Policy Designations (list) SAD residential	
BCP Employment	
Green Belt and Landscape Sensitivity Assessment	
Criteria Assessment Ratin	g
Green Belt Harm N/A (B79 (a))	
Landscape Sensitivity N/A	
(BL23 / BL24)	
Detailed assessment against environmental, economic and social criteria	
Criteria Assessment Ratin	g
Environmental	
Greenfield / Previously Previously developed land	
Developed Land	
Topography Site generally level	
Agricultural Land Quality using N/A	
Magicmap Landscape post-1988	
тар	

Tree Preservation Orders /	Some meture trees on site. Trees not protected	
	Some mature trees on site. Trees not protected	
Mature Trees of Value on site or		
significantly affecting boundaries		
Biodiversity or Geodiversity on	Come bigdiversity potential appeariated with trace on	
	Some biodiversity potential associated with trees on	
site or significantly affecting	site. The Princes End Disused Railway SLINC	
boundaries	borders the site to the east.	
Heritage Assets on site or	N/A	
significantly affecting boundaries		
Visual Amenity and Character of	Although the predominant surrounding land use is	
the Area	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. The site is not in Flood Zone 2 or 3.	
Flood risk, drainage and ground	The site is not in Flood Zone 2 of 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	Existing employment uses	
USES	As above	
Noise impact of adjoining uses Mineral Extraction and Mineral		
	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify) Economic	N/A	
Employment Development	There is opportunity for ca 6000sqm of new	
Opportunities	employment	
Employment Land	Existing employment land	
Delivery / Phasing (taken from	Delivery of site could be phased.	
Delivery Study where referenced)	Viability and he associanable since the estant of	
Viability (taken from Viability	Viability could be questionable given the extent of	
Study where referenced)	site constraints. Work to understand viability of sites	
	within the SLP is ongoing.	
Availability of utilities –	Existing	
electricity, gas, water, sewage		
treatment	Not known	
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		

stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access to the site could be gained from Regent	
transportation (state name /	Street, Hipkins Street or Brown Lion Street.	
quality of access points)		
Impact on the wider road	New residential development would create additional	
network	impact on road network ca 100 vehicle movements	
	per day	
Other Economic (specify)		
Social		

Primary School	15 ped ac	cess			Strategic Centre /		20 minutes	20 minutes	
	10 pt		Employment Area						
Secondary School	20 minute	S			Centre / Foodstore)	15 minutes	ped access	5
GP / Health Centre /	10 minute	S					10 pub tran	sport	
Walk in centre									
Housing Density	Very High			Hig	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin		dph	, max 100 dph)		50 dph)		
Policy (x)	100 dph)								
Any character constrain	ts on	Proximity to open space							
density		Constraints because of adverse ground conditions							
Connections to local cyc	cle route	Site i	Site is adjacent to cycle route along former Princes						
networks		End	railway	/ lin	е.				
Public Open Space (ha's	s and	Site a	adjace	nt to	o open space				
type)									
Loss of Playing Field / S	ports	No loss of playing fields or sports pitches							
Pitches (ha's / number and type									
of pitches)									
Other Social (specify)			None						
Any character constraints on		As above							
density (list)									
Opportunitios		-							-

Opportunities

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.

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.

Employment redevelopment could create 6000sqm of new floorspace;

As the site exceeds 1ha it is not considered suitable for gypsy and travellers.

Sustainability Appraisal

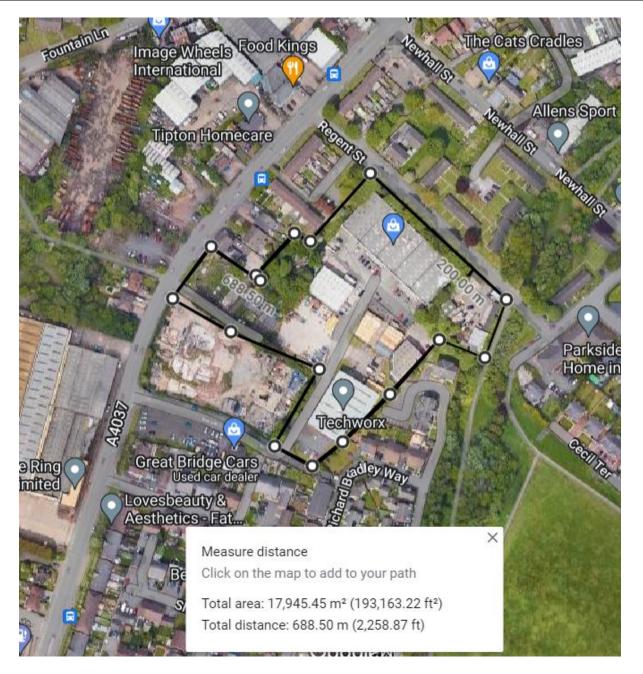
The site was assessed by the Sustainability Appraisal as having a neutral impact on objectives 1, 10 and 14; major positive impact on objective 9; minor negative impact on objective 3, 5, 6, 7, 11 and 12; and uncertain impact on objective 2, 4 and 8.

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 $\ensuremath{\mathsf{Gypsy}}$ and $\ensuremath{\mathsf{Traveller}}$ use

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



Site Known as	17: WATER	FALL LA	NE. C	RADLEY 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 con separate are employmen	eas of ma		Site Assessment Reference	17 EMP3-189 SEC3-189	
Background / Context	omploymon				020	0 100
Current uses (list)	Employmen Material Sup		vell tax	i licensing depot, West Midlands	Blinds,	Building
Surrounding land uses	Residential,	Dudley C	Canal,	Old Hill Train Station		
Constraints			1		-	
Gateway Constraints (of submitted site)	where affect	ing part	Nam	e / Details	Amo (ha's	unt covered
SSSI / SAC			N/A			
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for I	Nature		N/A			
Conservation						
Flood Risk Zone 3			N/A			
Registered Park & Gard	den		N/A			
Scheduled Ancient Mo	nument		N/A			
HSE Consultation Zone	e 1		N/A			
Operational Burial Gro	und		N/A			
Common Land			N/A			
Green Belt			N/A			
Ancient Hedgerows			N/A			
Strategic Open Space			N/A			
Existing Policy Design			Not allocated in SAD – BCP employment Wildlife policy NC5 applies – proximity to canal along south west boundary			
Green Belt and Landsc	ape Sensitiv			ht		
Criteria		Assessi				Rating
Green Belt Harm (B79 (a))		Not in th	e Gree	en Belt		
Landscape Sensitivity (BL23 / BL24)			Iscape designation			
Detailed assessment against environmental, economic and social criteria						
Criteria	Criteria Assessment Rating					
Environmental						
Greenfield / Previously Developed Land	,			eloped land		
Topography		Uniform site levels				
Agricultural Land Qual Magicmap Map		N/A				

Tree Preservation Orders /	Mature trees line the boundary of the site and the	
Mature Trees of Value on site or	Dudley Canal. Trees are not protected	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	Core habitat zone 2 - Sites are bounded by the	
site or significantly affecting	Dudley Canal, with mature trees along its edges.	
boundaries	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	N/A	
significantly affecting		
boundaries		
Visual Amenity and Character of	Predominantly residential around the sites	
the Area		
Flood risk, drainage and ground	N/A – the site is not in Flood Zone 2 or 3	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	No obvious adverse air quality issues	
uses		
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	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development	As the sites are currently occupied by employment	
Opportunities	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	Future of existing uses needs to be determined	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of relocating existing businesses would	
Study where referenced)	be difficult in the plan period. The mainly Council	
	owned site south of Waterfall Lane, east of the canal,	

			-	ht forward earlier w				
		U U	onger-term land use allocation for residential.					
			Work to understand the viability implications of sites					
		within t	he SLP	is ongoing.				
Availability of utilities –		Existin	g					
electricity, gas, water, se	ewage							
treatment								
Infrastructure constraint	ts on /	Known	adverse	e ground conditions	due to)		
under site (electric cable	es/sub-	minew	orking, l	andfill and contamir	nated g	round –		
stations, water/sewage p	oipes,	compre	ehensive	e site investigations	would	be		
gas pipes, pylons, culve	rts,	necess	ary.					
rights of way)								
Highways access and		Existin	g acces	ses to the employm	ent us	es should be		
transportation (state nar	ne /	satisfa	ctory if t	he sites are realloca	ated fo	r residential		
quality of access points)	purpos	es.					
Impact on the wider road	b	The int	roductio	n of up to 150 new	dwellir	ngs could		
network		increas	se vehic	e movements by ca	a 150 p	er day		
		althoug	gh proxir	nity to the train stat	tion cou	uld reduce		
		this im	this impact.					
Other Economic (specify	()		·					
Social	-							
Primary School	10 mins			Strategic Centre	1	20 mins		
				Employment Are		20 11110		
					ä			
Secondary School	20 mins			Centre / Foodsto	ore	15 mins		
GP / Health Centre /								
Walk in centre								
Housing Density						Moderate De	ensity (40-	х
Location – Draft Plan						50 dph)	•	
Policy (x)						. /		
Any character constrain	ts on	The sit	es' sust	ainable location clo	se to th	ne train station	and its goo	bd
density		connec	connectivity to local facilities, could justify higher densitie				ties in certa	in
		areas i.e. adjacent to the rail line and station.						
Connections to local cyc	cle route	Cycle access to west side of Dudley Canal from						
networks	Waterfall Lane.							
Public Open Space (ha's	and	N/A						

N/A

N/A

As above

type)

of pitches)

density (list)

Loss of Playing Field / Sports

Any character constraints on

Other Social (specify)

Pitches (ha's / number and type

Allocation for Gypsy and Traveller use is not appropriate. Continued allocation for Employment uses would suitable.

Sustainability Appraisal

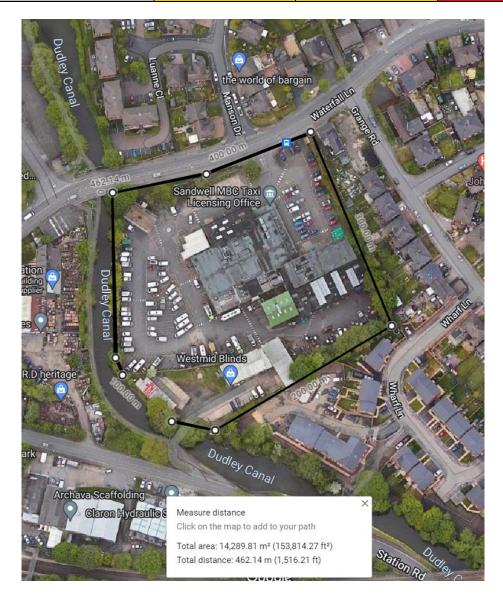
The Sustainability Appraisal assesses the site as having neutral impact for objectives 1, 10, 11 & 14; minor negative impact for objectives 5, 6, 7, 9 and 12; and uncertain impacts for objectives 2, 3, 4, 8 and 13.

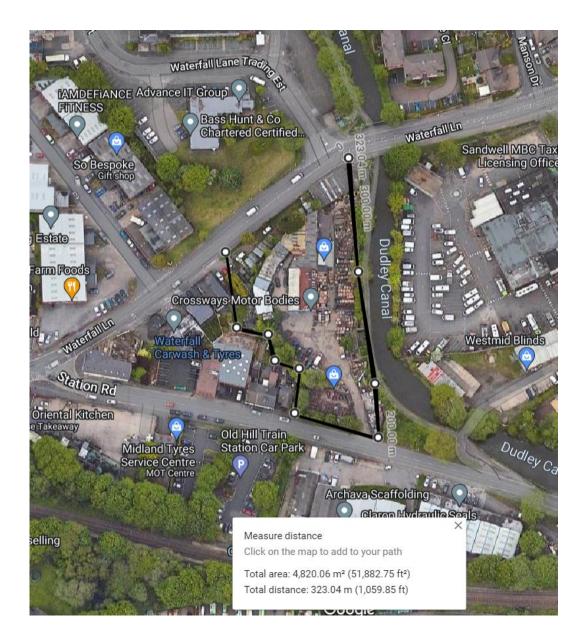
Conclusion

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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			





Site Known as	18: HALE TRADING	ESTA	TE TIPTON			
Site Address	Land between Horseley Road and Lower Church Lane, Tipton					
Ward	Great Bridge		Call for Site Ref			
Site Area (ha)	2.73		Capacity proposed in Call for Sites submission	N/A N/A		
Land Type	Employment Land – operational trading es	state	Site Assessment Reference	18 EMP SEC:		
Background / Context				020		
Current uses (list)	Employment					
Surrounding land		ntial N	B site 1183 adjoins to the north	east (res	sidential	
uses	allocation)		,	,		
Constraints	· ·					
Gateway Constraints (where affecting part	Nam	e / Details		unt covered	
of submitted site)				(ha's	5)	
SSSI / SAC		N/A				
Ancient Woodland / Ve	teran Trees	N/A		_		
Local Nature Reserve		N/A		_		
Site of Importance for	Nature	N/A				
Conservation						
Flood Risk Zone 3	-1	N/A N/A				
Registered Park & Gard Scheduled Ancient Mo		N/A N/A				
HSE Consultation Zone		N/A				
Operational Burial Gro		N/A				
Common Land		N/A				
Green Belt		N/A				
Ancient Hedgerows		N/A				
Strategic Open Space		N/A				
Existing Policy Design	ations (list)	SAD local employment land BCP Employment				
Green Belt and Landso	ape Sensitivity Asse	ssmer	nt			
Criteria	Assess	ment			Rating	
Green Belt Harm (B79 (a))	The site	is not within the Green Belt				
Landscape Sensitivity (BL23 / BL24)		has no landscape designations				
Detailed assessment against environmental, economic and social criteria						
Criteria Assessment					Rating	
Environmental						
Greenfield / Previously	The site is previously developed land					
Developed Land						
Topography	Uniform	site le	Veis			
Agricultural Land Qual						
Magicmap Landscape	post-1988					
map						

Tree Dreesewetter Onland	No TDOo hut aite adiaine a danaal stasta ta sa ta t	
Tree Preservation Orders /	No TPOs but site adjoins a densely planted wooded	
Mature Trees of Value on site or	area	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	The site has no biodiversity designations. Land to the	
site or significantly affecting	north is designated as a SLINC (Alexandra Road).	
boundaries		
Heritage Assets on site or	N/A	
significantly affecting		
boundaries		
Visual Amenity and Character of	Modern reasonably attractive industrial enclave	
the Area	surrounded by residential areas and open space	
Flood risk, drainage and ground	The site is not in Flood Zone 2 or 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site is 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	Adjoining uses predominantly residential so no	
uses	perceived air quality impact	
Noise impact of adjoining uses	No perceived noise impact	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development	New employment use could generate ca 8000sqm	
Opportunities	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	Existing operational estate	
Delivery Study where referenced)		
Viability (taken from Viability	Some units are vacant	
Study where referenced)		
Availability of utilities –	Existing	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Existing accesses to employment uses should be	
transportation (state name /	acceptable for residential use.	
quality of access points)		

Impact on the wider road Possibility of additional impact if site is redeveloped										
network			for housing.							
Other Economic (specify										
Social										
Primary School	PED 10 m	nins			gic Centre /		20 mins			
	PT 10 min	าร		Emplo	yment Area					
Secondary School	PED 20 m	nins		Centre	/ Foodstore	,	10 mins			
	PT 20 mir				,					
GP / Health Centre /	15 mins			-						
Walk in centre										
Housing Density	Very High		Hig	h Densit	y (min 50		Moderate De	ensity (40-	Х	
Location – Draft Plan	Density (n	nin	dpl	n, max 10	00 dph)		50 dph)			
Policy (x)	100 dph)									
Any character constrain	ts on				•	appr	opriate given	the charact	er	
density				-	lential area.			1		
Connections to local cy	cle route				20mph traffic	c calm	ned street			
networks				or cyclists						
Public Open Space (ha's	s and	No loss of open space								
type)	norte	No loss of playing fields								
Loss of Playing Field / Sports Pitches (ha's / number and type										
of pitches)										
Other Social (specify)		N/A								
Any character constrain	ts on	None								
density (list)										
Opportunities										
The opportunity for new e	mployment	is unlil	cely in the	e short to	medium terr	n give	en the genera	l popularity	of	
these fairly modern indust	rial units. T	he size	e of the si	te could a	accommodat	te aro	und 8000sqm	of new		
employment space. The e		•								
In strict land use terms, a							-			
dwellings. The site does n		-			ed and is in t	the vi	cinity of local	services.		
The size of the site preclu Sustainability Appraisal		and Tr	avellerus	se.						
The Sustainability Appraisa		s tha s	ito as hav	ing neut	al impact on	obie	ctives 1 10 1	1 and 1/1		
major positive impact on c				-		-			ain	
impact on objectives 2, 4,	-	,	noganve	mpaolo		.0 0, 0	, o, r and r2,		ann	
Conclusion										
The site is suitable for res	idential or e	mploy	ment use	. The site	was assess	sed as	being suitab	le for		
continued employment lar	nd in the BE	AR an	d is home	e to seve	ral operation	al bus	sinesses. The	refore, it is		
recommended that the sit	e is retained	d as ar	employr	ment site	within the SI	_P.				
Gypsy and traveller use is	precluded	becau	se the sit	e is too la	arge.					
Appropriate uses given		Hous	ing		Employmer	nt	Gypsy	/Traveller		
constraints and infrastru	ucture									
requirements										



Site Known as		CRA					
Site Address	19: NEWLYN ROAD, CRADLEY HEATH Land off Newlyn Road, north of Oldfields						
Ward	Cradley Heath Old Hi		Call for Site Ref	N/A			
	3.4		Capacity proposed in Call	N/A			
Site Area (ha)			for Sites submission				
Land Type	Employment		Site Assessment Reference	EMP:			
				-	Residential		
				BCP	Employment		
Background / Context							
Current uses (list)	Employment Uses						
Surrounding land	Employment (pallets,	lifting	gear), playing fields				
uses							
Constraints							
Gateway Constraints (where affecting part	Nam	e / Details	Amo	unt covered		
of submitted site)				(ha's)		
SSSI / SAC		N/A					
Ancient Woodland / Ve	eteran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for	Nature	N/A					
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Gar	den	N/A					
Scheduled Ancient Mo	nument	N/A					
HSE Consultation Zon	e 1	N/A					
Operational Burial Gro	und	N/A					
Common Land		N/A					
Green Belt		N/A					
Ancient Hedgerow		N/A					
Strategic Open Space		N/A					
Existing Policy Design	ations (list)	SAD Residential					
		BCP Employment					
Green Belt and Landso	ape Sensitivity Asse	ssmer	nt				
Criteria	Assessi	ment			Rating		
Green Belt Harm	N/A						
(B79 (a))							
Landscape Sensitivity	N/A						
(BL23 / BL24)							
	gainst environmental	l, econ	omic and social criteria				
Criteria	Assessi	Assessment					
Environmental							
Greenfield / Previously	v N/A						
Developed Land							
Topography	Uniform	Uniform site levels					
Agricultural Land Qual	ity using N/A						
Magicmap Landscape	post-1988						
map							

Tree Pressmuetien Orders (N/A	
Tree Preservation Orders /	N/A	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	Not applicable within the site.	
site or significantly affecting		
boundaries		
Heritage Assets on site or	Site adjacent to Bearmore Playing Fields	
significantly affecting	Within 100 m:	
boundaries	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	Site occupied by mainly single/ two storey	
the Area	employment buildings and offices with large areas of	
	open storage (pallets and containers)	
Flood risk, drainage and ground	N/A	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Possible adverse conditions due to existing uses	
Ground stability	Not know but would need investigation.	
Air Quality impact of adjoining	Poor air quality which would need to be investigated	
uses	within any redevelopment process.	
Noise impact of adjoining uses	Existing and surrounding uses	
Mineral Extraction and Mineral	Mineral resource area	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development	Allocation of this site for Employment Uses -either	
Opportunities	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	The extent of existing employment operations and	
Delivery Study where referenced)	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	Notwithstanding the possibility of adverse ground	
Study where referenced)	conditions, the lack of relocation opportunities makes	
Study where referenced)	the opportunity unviable in the short to medium term.	
Availability of utilities –	Existing utilities	
electricity, gas, water, sewage		
treatment		
ucalinent		

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	Existing site accesses from Newlyn Road would be	
transportation (state name /	acceptable	
quality of access points)		
Impact on the wider road	Increased impact given the possibility of more	
network	intensive built development, and additional new	
	employees	
Other Economic (specify)		
Social		

Primary School	PED 10 mins			Strategic Centre / PED 20 mi		PED 20 mir	าร	
	PT 10 mir	IS		Employment Area		PT 20 mins		
				-				
		,						
Secondary School	PED 25m			Centre / Foodstore	•	PED 10 mir		
	PT 25min	<u> </u>		-		PT 10 mins		
GP / Health Centre /	PED 10 m							
Walk in centre	PT 10 mir							
Housing Density	Very High		-	h Density (min 50		Moderate De	nsity (40-	х
Location – Draft Plan	Density (n	nin	dpł	n, max 100 dph)	;	50 dph)		
Policy (x)	100 dph)							
Any character constrain	Proximity to local facilities and good public transport connections							
density		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						
		attribu	ite.					
Connections to local cy	cle route	Yes						
networks								
Public Open Space (ha's	s and	Bearmore playing fields to the north east (ca 11 ha)						
type)								
Loss of Playing Field / S	Sports	N/A						
Pitches (ha's / number and type								
of pitches)								
Other Social (specify)	Other Social (specify) None							
Any character constraints on As a			ove					
density (list)								
Opportunities								

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.

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. **Option 2** - The site could be combined with EMP3-37 and allocated for either residential or employment uses.

Option 3 - All three sites could be combined and allocated for either residential or employment use. N.B. Sites EMP3-191 and EMP3-37 could be combined and allocated for residential or employment use.

Sustainability Appraisal

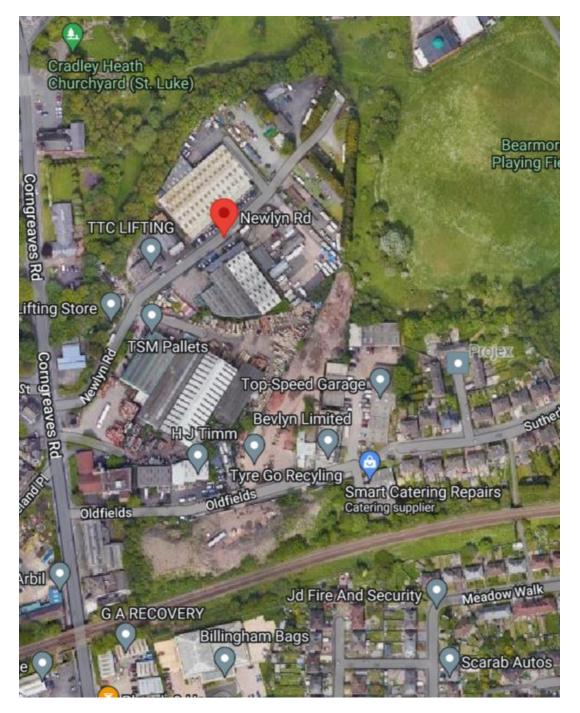
Strongly negative impacts on criteria 5. Minor negative impacts for criteria 6,7 & 11. Negligible impacts on 1, 10 & 14. Uncertain impacts on criteria 2,3,4,8 & 13. Strongly positive impacts on criteria 9 & 12.

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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	20: ROWA	YLANE.		JRY - 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	Hous		
Land Type	Previously of - vacant	developed	lland	Site Assessment Reference	20 SA-0 SEC	028_SAN 1-4	
Background / Context							
Current uses (list)	Scrubland,	former inc	dustrial	use			
Surrounding land	Industrial to	the east,	car pa	irk to the east/southeast, allotme	nts to th	ne west,	
uses	warehousin	g to the n	orthwe	st			
Constraints			-				
Gateway Constraints (of submitted site)	where affect	ing part	Nam	e / Details	Amo (ha's	unt covered	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for I	Nature		N/A				
Conservation			N/A				
	Flood Risk Zone 3						
_	Registered Park & Garden Scheduled Ancient Monument						
HSE Consultation Zone 1			N/A N/A				
	Operational Burial Ground						
Common Land			N/A N/A				
Green Belt			N/A				
Ancient Hedgerows			N/A				
Strategic Open Space			N/A				
Existing Policy Designation	ations (list)		Mixed use allocation				
			Local Employment land allocation				
Green Belt and Landsc	ape Sensitiv	-		t			
Criteria		Assess				Rating	
Green Belt Harm (B79 (a))		Not in gr	een De	τιι til			
Landscape Sensitivity (BL23 / BL24)		No landscape designation					
	gainst envir			omic and social criteria			
Criteria		Assessi	ment			Rating	
Environmental							
Greenfield / Previously Developed Land				viously developed land			
Topography		Generall Dudley F	•	orm site levels from Roway Lane	to		
Agricultural Land Qual Magicmap Map		Not agrid	cultura	1			

Tree Preservation Orders /	No TPOs. Some self-seeded trees in the south of the	
Mature Trees of Value on site or	site.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	Eco or Geo survey is recommended. Some	
site or significantly affecting	biodiversity potential associated with self-seeded	
boundaries	trees in the south of the site.	
Heritage Assets on site or	No assets	
significantly affecting		
boundaries		
Visual Amenity and Character of	Site is neglected scrubland with little amenity value -	
the Area	redevelopment for Employment or Housing would	
	improve the amenity and character of the area	
Flood risk, drainage and ground	No issues	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	Possible noise issues due to existing employment	
uses	use off Roway Lane/West Bromwich Street.	
Noise impact of adjoining uses	Site adjoins warehouse and industrial uses. Noise	
Noise impact of aujoining uses	issues which can be sufficiently mitigated without	
	significantly reducing capacity	
Mineral Extraction and Mineral	N/A	
Resource Areas	N/A	
Mineral Infrastructure and	N/A	
Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development	The EDNA work found that it was potentially suitable	
Opportunities	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	Although land is vacant, the need for site	
Delivery Study where referenced)	investigations and remediation measures may extend	
	the delivery time-line	
Viability (taken from Viability	Significant capacity limitations / likely to make	
Study where referenced)	development unviable without external funding. Work	
	to understand the viability of sites within the SLP is	
	ongoing.	
Availability of utilities –	Some capacity issues for gas; Water Cycle Study	
electricity, gas, water, sewage	indicates there is significant headroom / capacity at	
treatment	Minworth Wastewater Treatment Works which serves	
	this area, but need to be aware that it also serves	
	Birmingham's growth over the same period	

				_					
Infrastructure constraint		-	Pylon crossing south of site and sewage pipe noted						
under site (electric cables/sub-		on co	on constraints. Prohibitively expensive to relocate						
stations, water/sewage pipes,									
gas pipes, pylons, culve	rts,								
rights of way)									
Highways access and		Acce	ss pos	sibl	e from West Bromwid	ch Str	eet, Roway		
transportation (state nar	ne /	Lane	and D	udl	ey Road				
quality of access points)									
Impact on the wider road	k	Hous	sing rec	dev	elopment of ca 100 u	nits co	buld		
network		introd	duce ar	n ao	dditional 100 vehicle i	move	ments per		
		day g	given th	nat	the land is currently v	acant	. A traffic		
		asse	ssment	t wo	ould be necessary.				
Other Economic (specify	/)	None	9						
Social									
Primary School	15 minute	s ped	access	5	Strategic Centre /		20 minutes		
-	10 minute	s publi	ic		Employment Area				
	transport								
Secondary School	20 minute	s ped	access	5				15 ped access	
	25 minute	s publi	ic				10 minutes	public	
	transport						transport		
GP / Health Centre /	15 minute	s ped	access						
Walk in centre	10 minute	s publi	ic						
	transport								
Housing Density	Very High		H	Hig	h Density (min 50		Moderate De	nsity (40-	Х
Location – Draft Plan	Density (n	nin	0	dph	, max 100 dph)		50 dph)		
Policy (x)	100 dph)								
Any character constrain	ts on		•		isting employment us			e required	
density		Preferred access points may constrain site capacity							
		· ·	Adjacent residential development currently under construction (July						•
		2023) - design and scale of development would be appropriate to						1	
			/ to this						
					n could reveal no bui				
Connections to local cyc	cle route				on possible with exis	ting s	egregated		
networks		or on- carriageway facilities							
Public Open Space (ha's	and	N/A							
type)		.							
Loss of Playing Field / S	-	No L	OSS						
Pitches (ha's / number a	па туре								
of pitches)									
Other Social (specify)	1	None			la la alterre IIII				
Any character constraint	ts on		•	idjo	ining site redevelopm	ient			
density (list)		Access							
				Remediation Need for buffer zone					
				TTAR					
		Need	a for bu	noi	zone				
Opportunities There is potential to comb									

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	Housing	Employment	Gypsy/Traveller					
constraints and infrastructure								
requirements								



Site Known as	21: 88-90 D		ROAD	WEST			
Site Address				West, east of The Wonder public	house		
Ward	Oldbury		Noau	Call for Site Ref	N/A		
Site Area (ha)	0.36 ha			Capacity proposed in Call	N/A		
. ,				for Sites submission			
Land Type	Employmen	nt, Sports		Site Assessment Reference	SH3		
	Facility				88-90) Dudley Road	
					West		
Background / Context							
Current uses (list)				e fitters, indoor sports facility			
Surrounding land				House to the west of the site, re			
uses			n side (of Dudley Road West. Densely pl	anted a	rea within the	
	site to the n	orth.					
Constraints							
Gateway Constraints (where affect	ing part	Nam	e / Details		unt covered	
of submitted site)					(ha's		
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar	Registered Park & Garden						
Scheduled Ancient Monument			N/A				
HSE Consultation Zone	e 1		N/A				
Operational Burial Gro	Operational Burial Ground		N/A				
Common Land			N/A				
Green Belt			N/A				
Ancient Hedgerow			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		SAD	Residential			
Green Belt and Landso		ity Asse	ssmer	ıt			
Criteria		Assessi	ment			Rating	
Green Belt Harm		N/A					
(B79 (a))							
Landscape Sensitivity		North of	site is	densely planted			
(BL23 / BL24)							
	gainst envir	onmental	, econ	omic and social criteria			
Criteria		Assessi	ment			Rating	
Environmental							
Greenfield / Previously	1	N/A					
Developed Land							
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 Qual	ity using	N/A	-				
Magicmap Landscape	post-1988						
map							

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

gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Existing access form Dudley Road West would be	
transportation (state name /	acceptable.	
quality of access points)		
Impact on the wider road	Small residential enclave of ca 10 dwellings could be	
network	accommodated but given existing uses this option	
	could reduce impact on the road network	
Other Economic (specify)		
Social		

	•									
Primary School	10 mins				Strategic Centre /		120 mins			
					Employment Area					
Secondary School	20 mins				Centre / Foodstore	;	10 mins			
GP / Health Centre /	PED 15 m	nins								
Walk in centre	PT 10 mir	าร								
Housing Density	Very High			Hig	h Density (min 50		Moderate De	nsity (40-	Х	
Location – Draft Plan	Density (n	nin		dph	, max 100 dph) 50 dph)		50 dph)			
Policy (x)	100 dph)									
Any character constrain	ts on	Part	art of site overlooks the canal – opportunity for slightly higher							
density		dens	ity resi	der	ential development.					
Connections to local cyc	cle route	No								
networks										
Public Open Space (ha's	s and	N/A								
type)										
Loss of Playing Field / S	ports	N/A								
Pitches (ha's / number a	ind type									
of pitches)										
Other Social (specify)										
Any character constrain	ts on	None	;							
density (list)										
Opportunities										

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.

Employment allocation would support existing users but in the longer term, land use change to residential would appear to be more viable.

The site is too small to accommodate a gypsy and traveller use

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



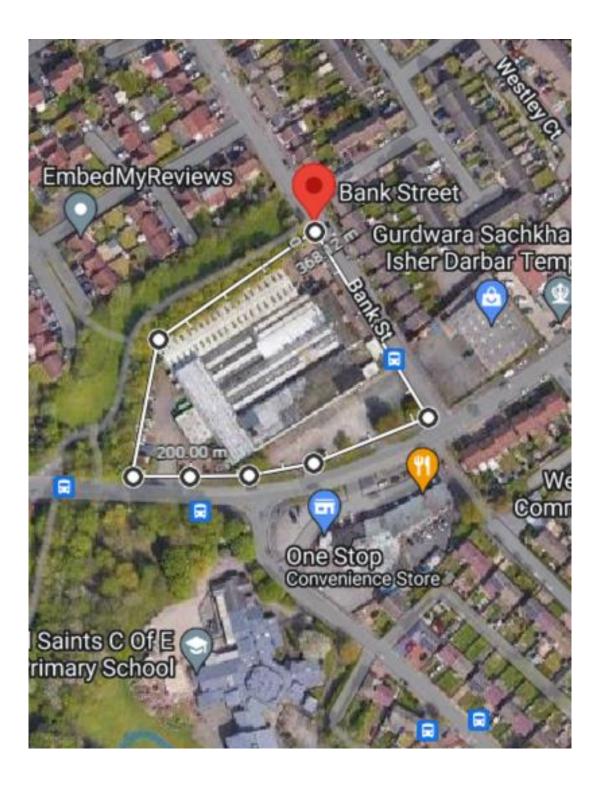
Housing

Employment

Site Known as	22. BANK	STREET /		RCH LANE, WEST BROMWICH				
Site Address	As above							
Ward	Hateley Hea	ath		Call for Site Ref				
Site Area (ha)	0.85			Capacity proposed in Call for Sites submission				
Land Type				Site Assessment Reference	1459	1		
Background / Context								
Current uses (list)	Employmer	Employment						
Surrounding land		Dpen space, residential, employment						
uses								
Constraints	L							
Gateway Constraints (of submitted site)	where affect	ing part	Nam	e / Details	Amo (ha's	unt covered		
SSSI / SAC			N/A		•			
Ancient Woodland / Ve	teran Trees		N/A					
Local Nature Reserve			N/A					
Site of Importance for	Nature		N/A					
Conservation								
Flood Risk Zone 3			N/A					
Registered Park & Gar	den		N/A					
Scheduled Ancient Mo	nument		N/A					
HSE Consultation Zon	e 1		N/A					
Operational Burial Gro	und		N/A					
Common Land			N/A					
Green Belt			N/A					
Ancient Hedgerow			N/A					
Strategic Open Space			N/A					
Existing Policy Design	• •			previously allocated				
Green Belt and Landso	ape Sensitiv	vity Asse	ssmer	nt				
Criteria		Assess	ment			Rating		
Green Belt Harm (B79 (a))		N/A						
Landscape Sensitivity		N/A						
(BL23 / BL24)								
	gainst envir	onmental	l, econ	omic and social criteria				
Criteria		Assess	ment			Rating		
Environmental								
Greenfield / Previously	1	N/A						
Developed Land								
Topography		Site app	ears to	have uniform levels				
Agricultural Land Qual		N/A						
Magicmap Landscape	post-1988							
map								
Tree Preservation Orde				Is but mature trees adjoining and	to			
Mature Trees of Value	on site or	the sout	h of the	e site				
significantly affecting								
boundaries								

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

		NI			112-0-1	40		_		
Impact on the wider road	1	New residential use could introduce 40 vehicle movements per day – not known whether this would								
network			•	•			this wou	lia		
O(1	•	increa	ise impa	act on the	road network	K				
Other Economic (specify	/)									
Social										
Primary School	10 minute	S			gic Centre /		20 min	minutes		
				Emplo	yment Area					
Secondary School	20 minute	<u> </u>		Centre	e / Foodstore	<u>,</u>	10 min	utes		
GP / Health Centre /	10 minute					•		uico		
Walk in centre		J								
Housing Density							Moderate	e Den	sity (40-	X
Location – Draft Plan							50 dph)	0 2 011		~
Policy (x)										
Any character constrain	ts on	Site is	well-co	nnected	to local servio	ces ar	nd transpo	ort, bu	it the	L
density		predo	minant	t character of the area is medium density hous						
		Redev	/elopme	pment of this site for housing should not exc					d 45dpa.	
Connections to local cyc	cle route	Yes								
networks										
Public Open Space (ha's	and	N/A								
type)										
Loss of Playing Field / S	-	N/A								
Pitches (ha's / number a	nd type									
of pitches)										
Other Social (specify)										
Any character constraint	ts on	None								
density (list)										
Opportunities			lialata (l			ن والم	ation D:	المريمام		
Opportunity for existing bu				-		alloc	ation. Ree	develo	opment for	-
employment use may not Bringing the site forward for		-			-	olon n	oriod but	alon	aor-torm	
allocation could introduce		• •		ay not be		σιατι μ		aion	ger- term	
Similarly, the site area and	•	•		ld justify	an allocation	for av	nsv and t	travell	ers	
Sustainability Appraisal	9000 0			jaoary			poy and t			
No SA is available due to	landowner	respons	se preci	udina alte	ernative use.					
Conclusion				g and						
In land use terms allocatio	n for reside	ential us	se is on	y option of	due to landow	ner re	esponse.			
Appropriate uses given		Housi			Employmen				raveller	
constraints and infrastru	ucture		3							
requirements										



Site Known as	23: LOWER HIGH STREET (STATION HOTEL AND DUNNS SITE)								
Site Address		te 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		Site Assessment Reference	SH4					
	parking, mature plant	ted		3467					
	site boundary								
Background / Context									
Current uses (list)	Employment uses								
Surrounding land	New Residential adjo	ining s	site to the east, west coast mainlin	e railway to	south of				
uses			ley Heath train station directly opp						
	junction of Chester R	load ar	nd Woods Lane. 'Gateway' site to	the Boroug	n.				
Constraints									
Gateway Constraints (where affecting part	Nam	e / Details	Amount of	overed				
of submitted site)				(ha's)					
SSSI / SAC		N/A							
Ancient Woodland / Ve	teran Trees	N/A							
Local Nature Reserve		N/A							
Site of Importance for	Nature	N/A							
Conservation									
Flood Risk Zone 3		NO							
Registered Park & Gar	den	NO							
Scheduled Ancient Mo	nument	N/A							
HSE Consultation Zon	e 1	N/A							
Operational Burial Gro	und	N/A							
Common Land		N/A							
Green Belt		N/A							
Ancient Hedgerow		N/A							
Strategic Open Space		N/A							
Existing Policy Design	ations (list)	Residential allocation (h13.3), 'Borough Gateway'.							
Green Belt and Landso	ape Sensitivity Asse	ssmer	nt						
Criteria	Assess	ment		Rat	ing				
Green Belt Harm	N/A								
(B79 (a))									
Landscape Sensitivity	N/A								
(BL23 / BL24)									
	gainst environmenta	l, ecor	nomic and social criteria						
Criteria	Assess	ment		Rat	ing				
Environmental									
Greenfield / Previously	v N/A								
Developed Land									
Topography	Uniform	site le	vels						
Agricultural Land Qual	ity using N/A								
Magicmap Landscape	post-1988								
map									

Tree Preservation Orders /	N/A	
Mature Trees of Value on site or		
significantly affecting boundaries		
Biodiversity or Geodiversity on	Mature planted area along north west site boundary	
site or significantly affecting	mature planted area along north west site boundary	
boundaries		
Heritage Assets on site or	Site within an area of potential archaeological	
significantly affecting		
boundaries	importance Within 100m:	
boundaries	Monument: MBL2674, CHAINWORKS; FORGE	
	LANE/LOWER HIGH ST, Cradley Heath	
	Monument: MBL2776, CRADLEY SIGNAL BOX;	
	FORGE LANE; CRADLEY	
Visual Amenity and Character of	Established employment uses of no particular visual	
the Area	merit – incongruous alongside attractive new housing	
IIIC AICA	development on Chester Road	
Flood risk, drainage and ground	N/A	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Possible contamination given existing/historic uses	
Ground stability	Not known	
Air Quality impact of adjoining	Potentially poor air quality given surrounding	
uses	employment uses	
Noise impact of adjoining uses	Noise impact from employment uses around the site	
Roise impact of aujoining uses	and its proximity to a main rail line and station	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development	Existing established employment uses – limited	
Opportunities	scope for viable new employment given small scale	
	of site	
Employment Land	Existing	
Delivery / Phasing (taken from	Need to relocate existing businesses would affect	
Delivery Study where referenced)	delivery within the plan period	
Viability (taken from Viability	Viability is questionable in the short to medium term	
Study where referenced)	as work is still being undertaken to establish the likely	
	viability of residential and other sites.	
Availability of utilities –	Existing	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
0	1	

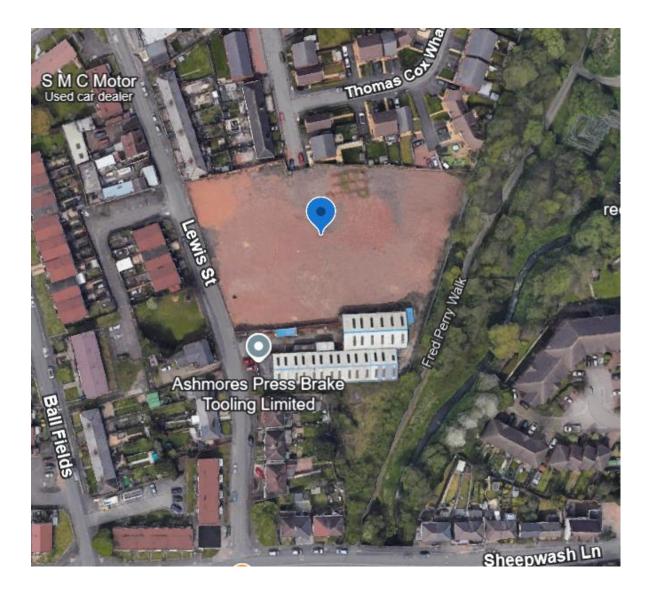
Highways access and transportation (state name / quality of access points)			Lower High Street is future red route, access for residential possible from Chester Road – check with Highways officers.								
Impact on the wider road	pact on the wider road New residentia			al could potentially increase vehicle							
			ements								
Other Economic (specify))								
Social											
Primary School	Ped 15 m	ins		Strate	gic Centre /		20 minut	es			
	PT 10 mir	nutes		Emplo	oyment Area						
				_							
Secondary School	20 minute	S		Centr	e / Foodstore	2					
GP / Health Centre /	20 minute	0		Centr							
Walk in centre											
Housing Density							Moderate	Density (40-	X		
Location – Draft Plan							50 dph)		~		
Policy (x)											
Any character constrain	ts on	Gate	way 2 pi	oximity to	o train station	– hig	her density	residential, a	lso		
density			ner posi	-		0		ŗ			
Connections to local cyc	cle route	Yes									
networks											
Public Open Space (ha's	s and	N/A									
type)											
Loss of Playing Field / S	-	N/A	N/A								
Pitches (ha's / number a	nd type										
of pitches)											
Other Social (specify)											
Any character constrain	ts on	As at	pove – lo	cation, c	onnectivity						
density (list)											
Opportunities							O shuallin na				
The site to the east has be Residential allocation wou			•		-	-	-	•			
to public transport and cor						-		S location cit	150		
The site is too small in are					•		applieu.				
Redevelopment for emplo			••••								
Sustainability Appraisal	,										
Minor negative impacts or	n criteria 6.	7, 13 8	4 14. Ne	gligible in	npacts on 1, 4	4,8&	11. Uncerta	ain impacts o	n		
criteria 2 & 3. Minor positiv					-						
Conclusion											
Residential developed is o	considered	to be a	in appro	priate allo	ocation on this	s site.					
Appropriate uses given		Hous	ing		Employmer	nt	Gyp	sy and Trave	ller		
constraints and infrastru	ucture										
requirements											



Site Known as	24: MILL STREET	GREAT	BRIDGE		
Site Address	Land between Lev				
Ward	Great Bridge		Call for Site Ref	N/A	
Site Area (ha)	0.86		Capacity proposed in Call	N/A	
			for Sites submission		
Land Type	Former employme	nt land	Site Assessment Reference	SAH	071
				Ref 1203	
				(SH5)
Background / Context					
Current uses (list)	Vacant Land				
Surrounding land	Residential, Ashm	ores Pres	ss Brake Tooling, green walkway		
uses					
Constraints					
Gateway Constraints (where affecting pa	rt Nam	e / Details		unt covered
of submitted site)				(ha)	
SSSI / SAC		N/A		0	
Ancient Woodland / Ve	teran Trees	N/A		0	
Local Nature Reserve		N/A		0	
Site of Importance for	Nature		n walkway adjoining eastern site		
Conservation		bour	ndary		
Flood Risk Zone 3		yes			
Registered Park & Gar		N/A		0	
Scheduled Ancient Mo		N/A		0	
HSE Consultation Zone		No		0	
Operational Burial Gro	und	No		0	
Common Land		No		0	
Green Belt		No		0	
Ancient Hedgerows		No		0	
Strategic Open Space		No		0	
Existing Policy Design			Housing		
Green Belt and Landso	ape Sensitivity As	sessmei	nt		
Criteria		ssment			Rating
Green Belt Harm	N/A				
(B79 (a))					
Landscape Sensitivity	N/A				
(BL23 / BL24)					
	-		nomic and social criteria		-
Criteria	Asse	ssment			Rating
Environmental					
Greenfield / Previously	PDL				
Developed Land					
Topography		rm site le	Vels		
Agricultural Land Qual					
Magicmap Landscape	post-1988				
map					
Tree Preservation Orde		=			
Mature Trees of Value	on site or				
significantly affecting					
boundaries					

	Croop wellowey ediceent to eastern site baseder	
Biodiversity or Geodiversity on	Green walkway adjacent to eastern site boundary	
site or significantly affecting		
boundaries		
Heritage Assets on site or	N/A	
significantly affecting		
boundaries		
Visual Amenity and Character of	Mainly residential uses surrounding the site with an	
the Area	operational tool hire business adjoining to the south	
Flood risk, drainage and ground	Flood risk zone 3	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Possible contamination requiring site investigation –	
	covered by extant planning consent	
Ground stability	As above	
Air Quality impact of adjoining	No detrimental impact - mainly residential but site	
uses	close to heavily trafficked Horseley Heath and Tame	
	Road.	
Noise impact of adjoining uses	Possible detrimental noise impact from tool	
Noise impact of aujoining uses	manufacturer adjoining the site to the south	
Mineral Extraction and Mineral	N/A	
Resource Areas	N/A	
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development	Site could accommodate new employment uses but	
Opportunities	given the fairly narrow site access and the	
	surrounding residential uses a housing allocation	
	-	
	would be more appropriate (pp granted in 2022 for 20	
	would be more appropriate (pp granted in 2022 for 20 housing units)	
Employment Land	would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing	
Delivery / Phasing (taken from	would be more appropriate (pp granted in 2022 for 20 housing units)	
Delivery / Phasing (taken from Delivery Study where referenced)	would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared	
Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability	would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing	
Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced)	 would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared Marginal with policy changes 	
Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities –	would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared	
Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced)	 would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared Marginal with policy changes 	
Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities –	 would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared Marginal with policy changes 	
Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities – electricity, gas, water, sewage	 would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared Marginal with policy changes 	
Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities – electricity, gas, water, sewage treatment	 would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared Marginal with policy changes Existing 	
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 /	 would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared Marginal with policy changes Existing 	
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-	 would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared Marginal with policy changes Existing 	
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,	 would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared Marginal with policy changes Existing 	
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,	 would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared Marginal with policy changes Existing 	
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	 would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared Marginal with policy changes Existing Constraints can be mitigated 	
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 /	 would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared Marginal with policy changes Existing Constraints can be mitigated 	
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)	 would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared Marginal with policy changes Existing Constraints can be mitigated PP allows access to the site along Lewis Street 	
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 /	 would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared Marginal with policy changes Existing Constraints can be mitigated PP allows access to the site along Lewis Street Additional housing – approximately 20 additional 	
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	 would be more appropriate (pp granted in 2022 for 20 housing units) BCP allocated for housing Site is cleared Marginal with policy changes Existing Constraints can be mitigated PP allows access to the site along Lewis Street 	

Social											
Primary School	PED 10 mins PT 15mins			Strategic Centre / Employment Area				PED 20 mins PT 20 mins			
Secondary School GP / Health Centre /	PED 20 mins PT 20 mins PED 10 mins			Centre / Foodstore				PED 10 mins PT 10 mins			
Walk in centre Housing Density Location – Draft Plan Policy (x)	PT 10 mir	IS						Moderat 50 dph)	te Den:	sity (40-	X
Any character constrain density Connections to local cyc		servic	ces, m	ediu	ım dens		walk	way, close	e to all	existing	·
networks Public Open Space (ha's type)	s and	N/A	Horseley Heath SCWIP								
Loss of Playing Field / S Pitches (ha's / number a of pitches)	-	N/A									
Other Social (specify) Any character constrain density (list)	ts on	None None									
Opportunities The residential planning c This overrides any conside								nplementa	ation is	s imminen	it.
Sustainability Appraisal The redevelopment of this health of people in the bor impact on the borough's h The redevelopment of this	s site will ha rough and t ousing offe s site could	he educ r. have m	cation	pro	vision o	f the boroug	h. Th	ere will al	lso be	a positive	
resources, pollution, equa The only major negative ir if no mitigation measures There are negligible/uncer Conclusion	mpact could are sought.	l be on	the in						change	e adaptati	on
Residential allocation is a Appropriate uses given constraints and infrastru requirements		Housi	ing			Employme	nt	G	Gypsy a	and Trave	ller

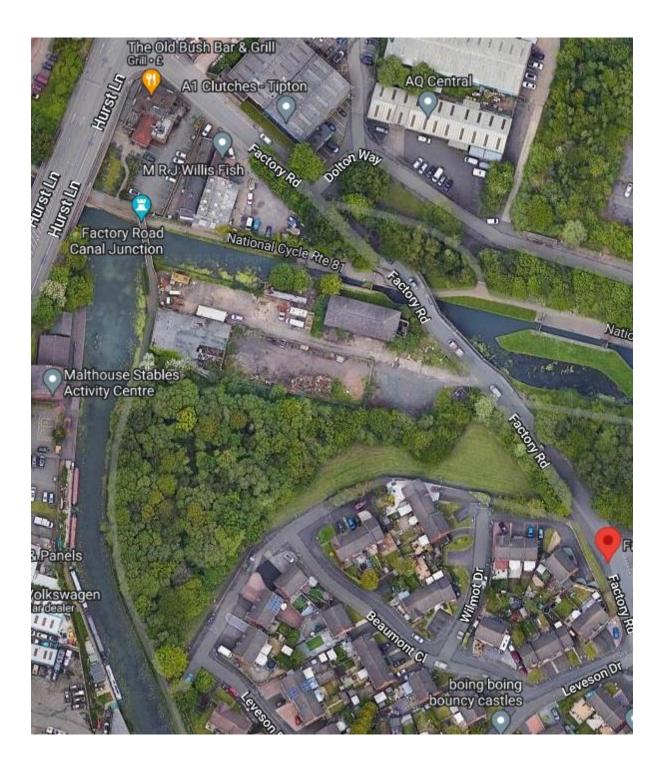


Site Known as	26: BOAT (GAUGING	HOU	SE, FACTORY ROAD, TIPTON		
Site Address	Gauging Ho					
Ward	Tipton Gree			Call for Site Ref	N/A	
Site Area (ha)	0.57			Capacity proposed in Call		
	0.01			for Sites submission		
Land Type	residential			Site Assessment Reference	SH7	
Background / Context						
Current uses (list)	Vacant form land	ner Gaugi	ng Hou	use (Grade 2 listed building) and	d adjoinir	ng disused
Surrounding land	Open space	e, Tipton C	Canal,	Factory Locks (listed) residentia	al	
uses						
Constraints						
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered
of submitted site)					(ha's	s)
SSSI / SAC			N/A			
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for	Nature			munity open space adjacent –		
Conservation				nated SLINC		
Flood Risk Zone 3	Flood Risk Zone 3		N/A			
Registered Park & Garden		N/A				
Scheduled Ancient Monument		N/A				
HSE Consultation Zone 1		NO				
Operational Burial Gro	und		NO			
Common Land	Common Land		NO			
Green Belt			N/A			
Ancient Hedgerow			N/A			
Strategic Open Space			N/A			
Existing Policy Design	• •			n SHLAA		
Green Belt and Landso	ape Sensitiv	vity Asse	ssmer	t		
Criteria		Assess	ment			Rating
Green Belt Harm		N/A				
(B79 (a))						
Landscape Sensitivity			vithin a conservation area and contains a			
(BL23 / BL24)			e 2 listed building – the canal and the locks are			
				nd historic value		
	gainst envir			omic and social criteria	_	
Criteria		Assess	ment			Rating
Environmental						
Greenfield / Previously Developed Land		N/A				
Topography		Uniform site levels				
Agricultural Land Qual	ity using	N/A				
Magicmap Landscape	post-1988					
map						
Tree Preservation Orde		None on	n site			
Mature Trees of Value	on site or					
significantly affecting						
boundaries						

Die diversiter en Ora- l'arrestra		
Biodiversity or Geodiversity on	Adjoining community open space	
site or significantly affecting		
boundaries		
Heritage Assets on site or	DSD185: Factory Locks, Tipton Conservation Area.	
significantly affecting	Monument: DSD442, THE BOAT GAUGING HOUSE,	
boundaries	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	Area around the site is within the Conservation Area	
the Area	with several listed buildings and structures. The site	
	is located at Factory Road canal junction	
Flood risk, drainage and ground	N/A	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining	Adverse air quality given proximity of adjoining	
uses	employment uses	
Noise impact of adjoining uses	Possible noise impact of adjoining employment uses	
Mineral Extraction and Mineral	N/A	
Resource Areas	N/A	
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development	The site has limited scope for future employment	
Opportunities	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	Planning permission granted for new housing and	
Delivery Study where referenced)	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	Site constraints accounted for in determination of	
Study where referenced)	planning application	
Availability of utilities –	Available	
-		
electricity, gas, water, sewage		
treatment		

Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access from Factory Road for residential use	
transportation (state name /		
quality of access points)		
Impact on the wider road	Additional 50 units – 50 vehicle movements per day	
network		
Other Economic (specify)	None	
Social		

Primary School	10 minutes			Strategic Centre / Employment Area		20 minutes			
Secondary School	25 minute	s ped		Centre	e / Foodstor	9	10 minutes	3	
	20 minute	s pt							
GP / Health Centre /	10 minute	S							
Walk in centre						. .			
Housing Density	Very High		U U		ty (min 50		Moderate D	ensity (40-	
Location – Draft Plan	Density (n	nin	dph	, max 1	00 dph)		50 dph)		
Policy (x)	100 dph)	Dravinsit				faailiti		aliabthibiab	
Any character constrain density	its on	residentia			and to local	Tacintie	es allows for	slightly high	er
Connections to local cy	cle route				north of site a	alona F	Rirmingham		
networks		Canal W				liong	Similigham		
Public Open Space (ha's	s and	N/A		•					
type)									
Loss of Playing Field / S	•	N/A							
Pitches (ha's / number a	ind type								
of pitches)									
Other Social (specify)		None							
Any character constrain density (list)	ts on								
Opportunities									
Good opportunity to introd	duce new re	sidential u	nits al	ong with	n a refurbishe	ed form	ner gauging	house. Limit	ed
scope to accommodate ne			-						
Site size and environment				•				travellers bu	It
viability would be question		the extant	plann	ing pern	nission for ho	busing			
Sustainability Appraisal						w owite	ria 0 5 6 7 9	14 Negligih	
Major negative impacts or	,		-		-				
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 app	ropriate wit	h limited s	cope f	or Gyps	y and Travel	ler use)		
Appropriate uses given		Housing			Employmer			y/Traveller	
constraints and infrastru	ucture								
requirements									



Site Known as	27: ALMA STREET	WEDN	ESBURY			
Site Address	Site east of Alma Stre					
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		067 EREF 28 3)	
Background / Context						
Current uses (list)	Employment uses					
Surrounding land uses	Residential					
Constraints						
Gateway Constraints (of submitted site)	where affecting part	Nam	e / Details	Amo (Ha)	ount covered	
SSSI / SAC		None		0		
Ancient Woodland / Ve	teran Trees	None)	0		
Local Nature Reserve		None)	0		
Site of Importance for	Nature	None)	0		
Conservation						
Flood Risk Zone 3		None			0	
Registered Park & Gar		None None				
	Scheduled Ancient Monument			0		
	HSE Consultation Zone 1			0		
Operational Burial Gro	und	None		0		
Common Land		None				
Green Belt		No				
Ancient Hedgerows		No No		0		
Strategic Open Space		No 0 SHLAA - housing				
Existing Policy Design	. ,	Draft	BCP - housing			
Green Belt and Landso						
Criteria	Asses	sment			Rating	
Green Belt Harm (B79 (a))	N/A					
Landscape Sensitivity (BL23 / BL24)	N/A					
	gainst environmental	l, ecor	omic and social criteria			
Criteria Assessment				Rating		
Environmental						
Greenfield / Previously	Developed PDL					
Land	11.77					
Topography		Uniform site levels				
Agricultural Land Qual Magicmap Landscape						
тар						

Tree Preservation Orders / Mature	None	
	None	
Trees of Value on site or		
significantly affecting boundaries		
Biodiversity or Geodiversity on	None	
site or significantly affecting		
boundaries		
Heritage Assets on site or	None	
significantly affecting boundaries		
Visual Amenity and Character of	Site in Employment use surrounded by	
the Area	predominantly residential, Public House to north of	
	site boundary, Sandwell Health care to south	
Flood risk, drainage and ground	N/A	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	No adverse impact	
uses		
Noise impact of adjoining uses	No adverse impact	
Mineral Extraction and Mineral	None	
Resource Areas		
Mineral Infrastructure and	None	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic	•	
Employment Development	The allocation of the site for Employment use could	
Opportunities	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	Short to medium term if existing business can	
Delivery Study where referenced)	relocate	
Viability (taken from Viability	Subject to the site being clear of major constraints	
Study where referenced)	the site could come forward for redevelopment in	
	the short to medium term.	
Availability of utilities – electricity,	Existing utilities	
gas, water, sewage treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes, gas		
		1
pipes, pylons, culverts, rights of		

Highways access and	New residential access from Alma Street could be	
transportation (state name /	gained via the existing	
quality of access points)		
Impact on the wider road network	Additional 20 movements a day would be	
	acceptable.	
Other Economic (specify)	None	
Social	•	

							-		
Primary School	PED 10 m	nins			Strategic Centre / PED 20 mi		PED 20 mir	าร	
	PT 10 mins		Employment Area		PT 20 mins				
Secondary School	PED 20m	inc			Centre / Foodstore		PED 10 mir	20	
GP / Health Centre /	PED 2011	1115			Centre / Foodstore	;	PED 10 mins		
Walk in centre							FT 20 mms		
			1	1			Madarata Da	noity (40	
Housing Density Location – Draft Plan							Moderate De	nsity (40-	Х
							50 dph)		
Policy (x)	1	A 141- a			te is within 40 mins a	£ \ \ \ a			
•	-			Ithough the site is within 10 mins of Wednesbury Town Centre given					
density			the character of the local area a moderate housing density would be					с	
		prop							
Connections to local cy	cle route	Proximity to local cycle route							
networks									
Public Open Space (ha's	s and	N/A							
type)									
Loss of Playing Field / S	-	N/A							
Pitches (ha's / number a	ind type								
of pitches)									
Other Social (specify)	Other Social (specify) None								
Any character constrain	ts on	Medi	um d	ensit	y Residential locatior	<u></u> ו			
density (list)		Proximity to Lo			cal centre				
		Proxi	mity	to pu	blic transport connec	tions			
Opportunities									

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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	28: FRIAR PARK RO	DAD W	EDNESBURY (THE PHOENIX C	OLLE	GIATE)	
Site Address	Land off Friar Park R	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 – vaca	ant	Site Assessment Reference	6924		
	site			SH9		
Background / Context						
Current uses (list)	vacant					
Surrounding land	Open space, leisure,	housi	ng, allotments			
uses						
Constraints						
Gateway Constraints (where affecting part	Nam	e / Details	Amo	unt covered	
of submitted site)				(Ha)		
SSSI / SAC		N/A		0		
Ancient Woodland / Ve	teran Trees	N/A		0		
Local Nature Reserve		N/A		0		
Site of Importance for	Nature	N/A		0		
Conservation						
Flood Risk Zone 3		NO				
Registered Park & Gar	den	N/A				
Scheduled Ancient Mo	Scheduled Ancient Monument			0		
HSE Consultation Zone	HSE Consultation Zone 1			0		
Operational Burial Gro	und	N/A		0		
Common Land		N/A		0		
Green Belt		No		0		
Ancient Hedgerows		None)	0		
Strategic Open Space		No				
Existing Policy Design	ations (list)	Allocated HOC8 in Site Allocations DPD. Allocated for housing in the Draft Black Country Plan			try Plan	
		Ň	1103)			
Green Belt and Landso			nt			
Criteria	Assess	ment			Rating	
Green Belt Harm (B79 (a))	N/A					
Landscape Sensitivity	N/A					
(BL23 / BL24)						
			nomic and social criteria			
Criteria	Assessment				Rating	
Environmental						
Greenfield / Previously	Previous	Previous school site				
Developed Land						
Topography	Uniform	Uniform site levels				
Agricultural Land Qual						
Magicmap Landscape	post-1988					
map						

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

Highways access and	Site can be satisfactorily accessed	
transportation (state name /		
quality of access points)		
Impact on the wider road	Increased impact on Friar Park Road is likely – traffic	
network	assessment to accompany planning consent	
Other Economic (specify)		
Social		

requirements

Primary School	10 minutes			Strategic Centre / 20 minute Employment Area			ninutes				
Secondary School	25 minutes ped access 20-minute public transport		Centre / Foodstore		10 m	ninutes					
GP / Health Centre /	15 minute	s									
Walk in centre											
Housing Density Location – Draft Plan Policy (x)								Moder 50 dpł		nsity (40-	X
Any character constrain density	ts on	Loca	tion is	s sub	urban ir	residential t	erms				
Connections to local cyc networks	rcle route The site is loca network			loca	ted adja	icent to an ex	kisting	g local c	cycle		
Public Open Space (ha a		N/A									
	bss of Playing Field / Sports Loss of playing			aying	pitches	associated v	with th	ne form	er		
Pitches (ha / number and	d type of	scho	ol.								
pitches) Other Social (specify)		None									
Any character constrain	te on	As at									
density (list)	13 011	AS at	006								
Opportunities											
Planning permission for 80 Gypsy and travellers use i Employment use is not fav	s not suitab	le give	en the				on is a	ippropri	iate.		
Sustainability Appraisal											
The redevelopment of this housing in the borough. There will be no major neg climate change adaptation sought. The redevelopment of the the impacts on the landsc	gative impa n, natural re site will hav	cts, ho source ve neg	weve es, po	r, the llutio	ere could n, equa	d be minor ne lity and healt	egativ h if no	e impa o mitiga	cts on t ation me	biodiversity easures are	e
Conclusion											
Residential allocation is a	opropriate										
Appropriate uses given constraints and infrastru	ucture	Hous	sing			Employmer	nt		Gypsy/	Traveller	



•

Site Known as	29: STAR A	ND GAR	TER, 2	252 DUCHESS PARADE, WES		IWICH 6475
Site Address	High Street					
Ward	West Brom			Call for Site Ref		
Site Area (ha)	0.05 ha			Capacity proposed in Call for Sites submission		
Land Type	Brownfield of	commerci	al	Site Assessment Reference		
Background / Context	I					
Current uses (list)	The site wa currently va	•	/ a Put	lic House, but this has been cle	eared and	d the site is
Surrounding land			area of	predominantly commercial use	s in Wes	t Bromwich
uses	Town Centr					Diominion
Constraints	Town Cond	o wianin a		Jiiay.		
Gateway Constraints (where affect	ing nart	Nam	e / Details	Amo	unt covered
of submitted site)		ing part	Num		(ha's	
SSSI / SAC			N/A		(110.3	7
Ancient Woodland / Ve	toran Troos		N/A			
Local Nature Reserve			N/A			
Site of Importance for	Naturo		N/A			
Conservation	Nature		IN/A			
Flood Risk Zone 3			N/A			
			N/A			
Registered Park & Gard Scheduled Ancient Mo			N/A			
HSE Consultation Zone			N/A			
Operational Burial Gro	und		N/A			
Common Land			N/A			
Green Belt			N/A			
Ancient Hedgerow			N/A			
Strategic Open Space			N/A			
Existing Policy Design	ations (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.			
Groop Bolt and Landas	ana Sanaiti	lity Acces		-	with the	
Green Belt and Landso	ape Sensitiv	-				Deting
Criteria		Assess		within the Orean Dalt		Rating
Green Belt Harm (B79 (a))				within the Green Belt		
Landscape Sensitivity (BL23 / BL24)				INCs or SLINCs on the site.		
Detailed assessment a	gainst envir	onmental	l, econ	omic and social criteria		
Criteria	eria Assess					Rating
Environmental						
Greenfield / Previously	1	Brownfield commercial				
Developed Land						
Topography		The site	is reas	sonably flat		
Agricultural Land Qual	ity using	N/A				
Magicmap Landscape						
map						

Tree Preservation Orders /	There are no trees on the site.	
Mature Trees of Value on site or		
significantly affecting boundaries		
	No incurs	
Biodiversity or Geodiversity on	No issues.	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets on the site.	
significantly affecting	Within 100 m:	
boundaries	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 surrounding area is predominantly retail in	
the Area	character	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No issues anticipated.	
Ground stability	No issues anticipated	
Air Quality impact of adjoining	No issues anticipated.	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	There are no issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is within the Town Centre and is relatively	
Opportunities	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	The viability of the proposed development may cause	
Delivery Study where referenced)	delays in delivery.	
Viability (taken from Viability	The viability of the proposed development may cause	
Study where referenced)	delays in delivery.	
Availability of utilities –	It is considered that utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
,		

gas pipes, pylons, culverts,		
rights of way)		
Highways access and	There is an existing access from St Michael Street.	
transportation (state name /		
quality of access points)		
Impact on the wider road	The proposed capacity of the site may cause issues	
network	on the network though Planning Permission has been	
	obtained.	
Other Economic (specify)	None	
Social		

Primary School	Within 10	minute	es		Strategic Centre /		Within 20 m	ninutes	
					Employment Area				
Secondary School	Within 20	minute	es		Centre / Foodstore	;	Within 10 m	ninutes	
GP / Health Centre /	Within 10	minute	es						
Walk in centre			T						
Housing Density	Very High			•	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	Х	dph	n, max 100 dph)		50 dph)		
Policy (x)	100 dph)								
Any character constrain	ts on		The Town Centre location with its excellent accessibility does provide						
density		the o	he opportunity for high density development to create					a landmark	on
		this c	orne	r.					
Connections to local cy	cle route	St Michael Street to the west of the site is identified in							
networks		the WMLCWIP.							
Public Open Space (ha's	s and	There is no Public Open Space on the site.							
type)									
Loss of Playing Field / S	ports	There	e are	no p	laying fields or sports	s pitche	es.		
Pitches (ha's / number a	ind type								
of pitches)									
Other Social (specify)		None	;						
Any character constrain	ts on	The 7	Fown	Cen	tre location with its ex	celler	t		
density (list)		accessibility does provide the opportunity for high					for high		
		density development to create a landmark on this							
		corne	er.						
Opportunities									

Opportunities

The owner is a willing developer for housing and has obtained Planning Permission (DC/21/65798)

Sustainability Appraisal

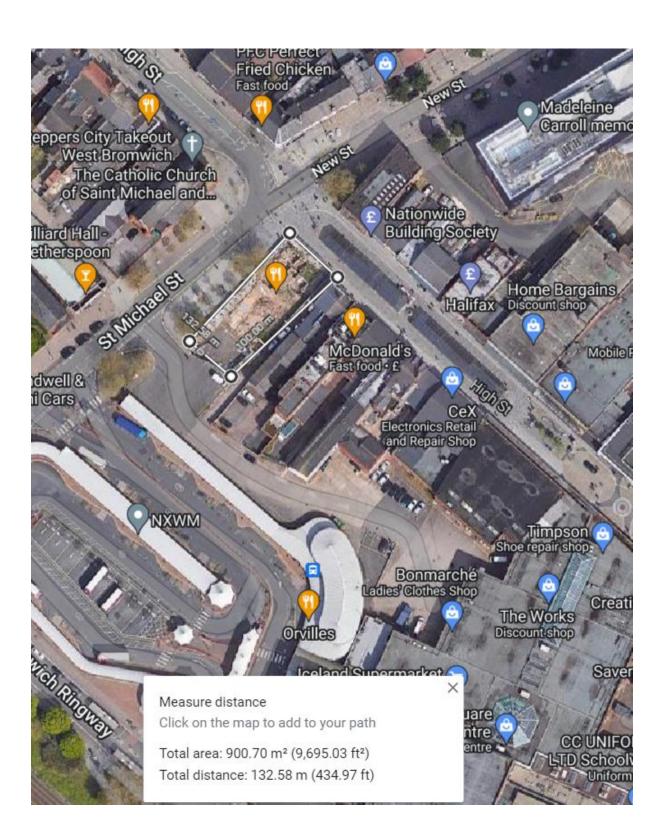
No SA as site has consent for residential & location on High Street makes it unsuitable for alternative uses. **Conclusion**

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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.05 ha		
requirements			



Site Known as	30: POTTE	ΒΥ ΒΟΔΓ	ם וס (BURY (NO 131)			
Site Address		Pottery Road Oldbury					
Ward	Old Warley		/	Call for Site Ref	-		
Site Area (ha)	0.03 ha			Capacity proposed in Call	-		
Sile Alea (lia)				for Sites submission			
Land Type	Brownfield			Site Assessment Reference	30		
	commercial	/residentia	al				
Background / Context							
Current uses (list)				rcial premises, with residential ab parade is gradually being convert			
	uses.						
Surrounding land	The site is v	vithin a re	sidenti	al area with the open space of W	arley W	loods within	
uses	the vicinity t	o the eas	t.				
Constraints							
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered	
of submitted site)					(ha's)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A		1		
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar	Registered Park & Garden						
Scheduled Ancient Monument			N/A				
HSE Consultation Zon	e 1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			N/A				
Ancient Hedgerow			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		The site has no primary allocation. It is within an Area of				
			Potential Archaeological Importance.				
Green Belt and Landso	ape Sensitiv	ity Asse		. .			
Criteria		Assessi				Rating	
Green Belt Harm				in the Green Belt		. aung	
(B79 (a))			10 1101				
Landscape Sensitivity		There ar	e no S	INCs or SLINCs on the site.			
(BL23 / BL24)			J C C				
. ,	gainst envir	onmental	l. econ	omic and social criteria			
Criteria		Assessi	-			Rating	
Environmental						5	
Greenfield / Previously	1	Brownfie	eld con	nmercial/residential.			
Developed Land							
Topography		The area rises steadily towards Warley Woods to the					
		east.		,,	-		
Agricultural Land Qual	ity usina	N/A					
Magicmap Landscape							
map							

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

Social									
Primary School	Within 10 minutes				Strategic Centre / Employment Area		Within 30 minutes		
Secondary School	Within 20 minutes			Centre	e / Foodstor	e	Within 15 m	ninutes	
GP / Health Centre / Walk in centre	Within 10	minute	es						
Housing Density Location – Draft Plan Policy (x)	Very High Density (n 100 dph)				50 dph)	Aoderate Density (40- 50 dph)			
Any character constrain density		thoug	gh it is or	the end	of a parade	of sho		housing	
Connections to local cyc networks		south	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. There are no playing fields or sports pitches.						
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)			There are no playing helds of sports pitches.						
Other Social (specify)		None							
Any character constrain density (list)	ts on	store	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 dev dwelling (DC/21/66448).	eloper and	has ob	otained F	lanning F	Permission fo	or the c	hange of use	to one	
Sustainability Appraisal									
No SA as site is too small	·								
Conclusion Residential development y shops is failing and is grad The introduction of employ a gypsy /traveller site.	dually being	, conve	erted to r	esidentia	l use.				
Appropriate uses given constraints and infrastru requirements	ucture	Hous 0.03	-		Employme	nt	Gypsy	/Traveller	



Site Known as			RVATI	VE AND UNIONIST CLUB 6731		
Site Address	64 Union St					
Ward	Tipton Gree			Call for Site Ref		
Site Area (ha)	0.19 ha	;I I				
Site Area (na)				Capacity proposed in Call for Sites submission		
Land Type	Brownfield	l commercial		Site Assessment Reference	SAH	283
	/civic				SH10)
Background / Context						
Current uses (list)	The site is a	a historic b	ouilding	g with some character that was fo	rmerly	a social club
	but is now t	oarded u	p and	vacant.	-	
Surrounding land				ly residential area with Tipton sho	pping	centre within
uses	the vicinity t	•			11 3	
Constraints			-			
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered
of submitted site)					(ha's	
SSSI / SAC			N/A			,
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for	Naturo		N/A			
Conservation	Nature					
			N/A			
	ood Risk Zone 3					
Registered Park & Garden			N/A		-	
Scheduled Ancient Monument			N/A			
HSE Consultation Zone 1			N/A			
Operational Burial Gro	ound		N/A			
Common Land			N/A			
Green Belt			N/A			
Ancient Hedgerow			N/A			
Strategic Open Space			N/A			
Existing Policy Design	ations (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 Landso	cape Sensitiv	vity Asse	ssmer	t		
Criteria		Assess	ment			Rating
Green Belt Harm (B79 (a))		The site	is not	within the Green Belt.		
Landscape Sensitivity (BL23 / BL24)		There ar	re no S	INCs or SLINCs on the site.		
· · ·	gainst envir	onmental	l, econ	omic and social criteria		
Criteria		Assess	•			Rating
Environmental						
Greenfield / Previously	1	Brownfield commercial /civic				
Developed Land						
Topography		The site	is read	sonably flat.		
			10 100			
Agricultural Land Qual Magicmap Landscape		N/A				
map						

Tree Preservation Orders /	There are no trees on the site.	
Mature Trees of Value on site or		
significantly affecting boundaries		
Biodiversity or Geodiversity on	The site adjains Union Street Open Space to the	
	The site adjoins Union Street Open Space to the	
site or significantly affecting boundaries	north, which is a high-value green corridor with a number of mature trees.	
Heritage Assets on site or	There are no heritage assets within 100m.	
significantly affecting boundaries	The site is within the Factory Locks Tipton	
boundaries	Conservation Area. The building has some character	
Viewel Amerity and Character of	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	The site is not within Flood Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha) Ground Contamination	No issues anticipated though the area is within a	
Ground Contamination		
	historic heavy industrial area that may have left a	
Ground stability	legacy of contamination. None known	
Air Quality impact of adjoining		
	No issues anticipated	
USES	No issues entisingted	
Noise impact of adjoining uses Mineral Extraction and Mineral	No issues anticipated	
	There are no issues with mineral extraction.	
Resource Areas Mineral Infrastructure and		
Brickworks	None known	
Waste Infrastructure	None	
	None	
Other Environmental (specify) Economic	None	
	The site is within a predeminantly residential area	
Employment Development	The site is within a predominantly residential area	
Opportunities	surrounding Tipton shopping centre and the	
	introduction of employment uses would be	
Employment Land	inappropriate in this location. Not suitable for employment uses.	
Delivery / Phasing (taken from	No issues	
Delivery 7 Phasing (taken from Delivery Study where referenced)		
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites	
Availability of utilities –	It is considered that utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment	1000g11 00paolies ale 1101 MIOWII.	
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	There is an existing access from Union Street	
transportation (state name /	ווויטו טוופט איז	
quality of access points)		
quality of access polities		

Impact on the wider road	3	No iss	sues anti	cipated.					
network									
Other Economic (specify	/)	None							
Social									
Primary School	Within 10	minute	S	Strate	gic Centre /	\	Vithin 20 m	ninutes	
•					yment Area				
Secondary School	Within 25	minuto	<u> </u>	Contro	e / Foodstore		Nithin 10 m	vinutos	
GP / Health Centre /	Within 10			Centre	Fooustore	ľ		mules	
Walk in centre	vviuini io	minute	5						
Housing Density	Very High		Hig	h Densi	ty (min 50	M	oderate De	nsity (40-	1
Location – Draft Plan	Density (n		-	, max 1			dph)		х
Policy (x)	100 dph)		451	.,					
Any character constrain		The s	ite is with	in an ar	ea of moderat	e densi	ty housing	in the vicini	ty
density		of Tip	ton shop	ping cen	tre.				
Connections to local cyc	cle route	The s	ite is loca	ted on l	Jnion Street w	hich is	in the		
networks		SCWI	P.						
Public Open Space (ha's	and	There is no Public Open Space on the site.							
type)									
Loss of Playing Field / S	-	There are no playing fields or sports pitches.							
Pitches (ha's / number a	nd type								
of pitches)		Nana							
Other Social (specify)		None		·					
Any character constrain density (list)	ts on	The site is within an area of moderate density housing in the vicinity of Tipton shopping centre.							
Opportunities		nousii	ig in the	vicinity (ping cei	me.		
Planning Permission has I	neen ohtein	ed for r	esidentia	al develo	nment (DC/10	2/62733) An amen	ded	
application (DC/22/67418)					• •				
Sustainability Appraisal									
Minor negative impacts fo	r criteria 1 6	57811	Nealiai	ble impa	acts on issues	4 & 8 1	Incertain ir	mpacts on	_
criteria 2 & 3. Minor positiv		-	00	•					
Conclusion		~,			., , .				
The site is in a predomina	ntly resider	tial are	a and Pla	anning F	Permission is i	n place.	Residentia	al developm	ient
would therefore be the ap	•			-		•			
would not be appropriate.	The site is	not larg	je enoug	h for a g	ypsy/traveller	site.			
Appropriate uses given		Housi			Employment		Gypsy	/Traveller	
constraints and infrastru	ucture	0.19 ŀ	na						
requirements									



Site Known as	32: SANDV	VELL DIS	TRICT	AND GENERAL HOSPITAL 239	90		
Site Address	Hallam Stre	-	-				
Ward	West Brom		-	Call for Site Ref			
Site Area (ha)	0.82 ha		iai	Capacity proposed in Call	-		
Sile Alea (lia)	0.02 Ha			for Sites submission			
Land Type	Brownfield I	nospital		Site Assessment Reference	SAH SH 1	-	
Background / Context							
Current uses (list)	The site appears to be p hospital.			ominantly in operational use as p	art of th	ne District	
Surrounding land uses				upied by the District hospital land ^r of the area being residential.	identifi	ed for	
Constraints							
Gateway Constraints (of submitted site)	where affect	ing part	Nam	e / Details	Amo (ha's	unt covered)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar	den		N/A				
Scheduled Ancient Mo	nument		N/A				
HSE Consultation Zone	e 1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			N/A				
Ancient Hedgerow			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (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 Landso	ape Sensitiv	ity Asse	ssmer	t			
Criteria		Assess	ment			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 a	gainst envir	onmental	l, econ	omic and social criteria			
Criteria		Assess	ment			Rating	
Environmental							
Greenfield / Previously Developed Land	1	Brownfie	eld forn	ner hospital site.			
Topography		The site	is reas	sonably flat.			
Agricultural Land Qual Magicmap Landscape		N/A					
map							

Tree Preservation Orders /	There are some mature trees on the site though no	
Mature Trees of Value on site or	5	
	tree preservation orders.	
significantly affecting boundaries		
	None	
Biodiversity or Geodiversity on		
site or significantly affecting		
boundaries	There we recorded designations from the UED on site	
Heritage Assets on site or	There no recorded designations from the HER on site or within 100m.	
significantly affecting		
boundaries	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	
Vieuel Amenity and Character of	currently exists.	
Visual Amenity and Character of the Area	The character of the area around the hospital is	
	predominantly moderate density residential. The site is not within Flood Risk Zone 3.	
Flood risk, drainage and ground	The site is not within Flood RISK Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No issues anticipated	
Ground stability	No issues anticipated.	
Air Quality impact of adjoining	No issues anticipated.	
uses		
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	There are no issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is a long-term residential proposal within a	
Opportunities	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	The site is currently operational so redevelopment	
Delivery Study where referenced)	may be delayed by the need to continue these uses	
	temporarily and issues of site clearance.	
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities –	It is considered that utilities will be available though	
electricity, gas, water, sewage	capacities are not known.	
treatment		
Infrastructure constraints on /	None known.	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		

Highways access and transportation (state name / quality of access points)	There are existing access points from Hallam Street.	
Impact on the wider road	None anticipated, Planning Permission has been	
network	obtained.	
Other Economic (specify)	None	
Social		·

Primary School	Within 10 minutes			Strategic Centre / Employment Area		Within 20 minutes			
Secondary School	Within 25	minute	es		Centre / Foodstore	;	Within 15 m	ninutes	
GP / Health Centre /	Within 10	minute	es						
Walk in centre									
Housing Density	Very High			Hig	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	Х	dph	, max 100 dph)		50 dph)		
Policy (x)	100 dph)								
Any character constrain	ts on				in an area of predom				зh
density	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 cyc networks	cle route	The site is 200 metres east of All Saints Way (the A4031) which is identified on the BCLCWIP.							
Public Open Space (ha's	s and	There is no Public Open Space on the site.							
type)									
Loss of Playing Field / S	ports	There	e are	no s	ports pitches or playi	ng fiel	ds.		
Pitches (ha's / number a	nd type								
of pitches)									
Other Social (specify)		None							
	Any character constraints on T				in an area of predom				
density (list)	density (list)			•	the heights of the ho	•	•		
		remain together with good accessibility provides the							
		opportunity for high density development over 100				over 100			
Opportunities		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

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.

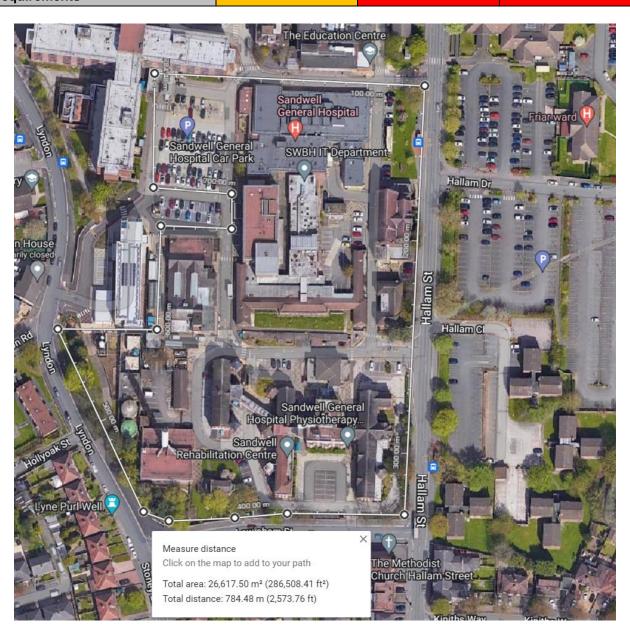
The introduction of employment uses would not be suitable in this predominantly residential area between the A4031 and the Sandwell Valley.

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.

Appropriate uses given constraints and infrastructure requirements

Housing 0.82 ha Employment

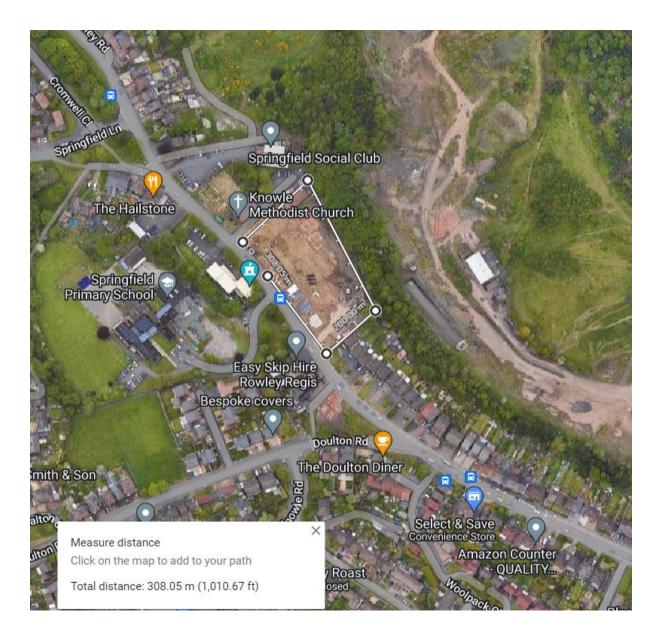
Gypsy/Traveller



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 Google maps indicates that this site is under development (Citizen in par with Sandwell Council for 22 x 2 and 3 bed houses and 4 x 2 bed apartm for affordable rent). Surrounding land uses The site is within a predominantly residential area to the south of Edwin F Quarry. Constraints Amount of (Ha) SSSI / SAC N/A 0 Ancient Woodland / Veteran Trees N/A 0 N/A 0 0 Site of Importance for Nature Conservation N/A 0 Flood Risk Zone 3 N/A 0	
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 Google maps indicates that this site is under development (Citizen in par with Sandwell Council for 22 x 2 and 3 bed houses and 4 x 2 bed apartm for affordable rent). Surrounding land Surrounding land The site is within a predominantly residential area to the south of Edwin F Quarry. Constraints Gateway Constraints (where affecting part of submitted site) N/A 0 SSI / SAC N/A 0 0 Ancient Woodland / Veteran Trees N/A 0 0 Site of Importance for Nature N/A 0 0 Flood Risk Zone 3 N/A 0 0	
Site Area (ha)0.65 haCapacity proposed in Call for Sites submissionLand TypeBrownfield communitySite Assessment ReferenceSAH 296 SH12Background / ContextGoogle maps indicates that this site is under development (Citizen in par with Sandwell Council for 22 x 2 and 3 bed houses and 4 x 2 bed apartm for affordable rent).Google maps indicates that this site is under development (Citizen in par with Sandwell Council for 22 x 2 and 3 bed houses and 4 x 2 bed apartm for affordable rent).Surrounding land usesThe site is within a predominantly residential area to the south of Edwin F Quarry.ConstraintsMame / DetailsAmount of (Ha)SSSI / SACN/A0Ancient Woodland / Veteran TreesN/A0Local Nature ReserveN/A0Site of Importance for Nature ConservationN/A0Flood Risk Zone 3N/A0	
Image: Image	
SH12 Background / Context Current uses (list) Google maps indicates that this site is under development (Citizen in part with Sandwell Council for 22 x 2 and 3 bed houses and 4 x 2 bed apartm for affordable rent). Surrounding land uses The site is within a predominantly residential area to the south of Edwin F Quarry. Constraints The site is within a predominantly residential area to the south of Edwin F Quarry. Constraints Mame / Details Amount of (Ha) SSSI / SAC N/A 0 Ancient Woodland / Veteran Trees N/A 0 Local Nature Reserve N/A 0 Site of Importance for Nature N/A 0 Flood Risk Zone 3 N/A 0	
Current uses (list) Google maps indicates that this site is under development (Citizen in part with Sandwell Council for 22 x 2 and 3 bed houses and 4 x 2 bed apartm for affordable rent). Surrounding land uses The site is within a predominantly residential area to the south of Edwin F Quarry. Constraints Mame / Details Amount of (Ha) SSSI / SAC N/A 0 Ancient Woodland / Veteran Trees N/A 0 Site of Importance for Nature Conservation N/A 0 Flood Risk Zone 3 N/A 0	
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for affordable rent). for affordable rent). Surrounding land uses The site is within a predominantly residential area to the south of Edwin P Quarry. Constraints Quarry. Gateway Constraints (where affecting part of submitted site) Name / Details Amount of Hange (Hange) SSSI / SAC N/A 0 1000000000000000000000000000000000000	•
uses Quarry. Constraints Amount of adeway Constraints (where affecting part of submitted site) Name / Details Amount of (Ha) SSSI / SAC N/A 0 0 Ancient Woodland / Veteran Trees N/A 0 Local Nature Reserve N/A 0 Site of Importance for Nature N/A 0 Flood Risk Zone 3 N/A 0	,
uses Quarry. Constraints Amount of adeway Constraints (where affecting part of submitted site) Name / Details Amount of (Ha) SSSI / SAC N/A 0 0 Ancient Woodland / Veteran Trees N/A 0 Local Nature Reserve N/A 0 Site of Importance for Nature N/A 0 Flood Risk Zone 3 N/A 0	Richards
ConstraintsGateway Constraints (where affecting part of submitted site)Name / DetailsAmount of (Ha)SSSI / SACN/A0Ancient Woodland / Veteran TreesN/A0Local Nature ReserveN/A0Site of Importance for Nature ConservationN/A0Flood Risk Zone 3N/A0	
of submitted site)(Ha)SSSI / SACN/A0Ancient Woodland / Veteran TreesN/A0Local Nature ReserveN/A0Site of Importance for Nature ConservationN/A0Flood Risk Zone 3N/A0	
of submitted site)(Ha)SSSI / SACN/A0Ancient Woodland / Veteran TreesN/A0Local Nature ReserveN/A0Site of Importance for Nature ConservationN/A0Flood Risk Zone 3N/A0	overed
SSSI / SACN/A0Ancient Woodland / Veteran TreesN/A0Local Nature ReserveN/A0Site of Importance for Nature ConservationN/A0Flood Risk Zone 3N/A0	
Ancient Woodland / Veteran TreesN/A0Local Nature ReserveN/A0Site of Importance for Nature ConservationN/A0Flood Risk Zone 3N/A0	
Local Nature ReserveN/A0Site of Importance for Nature ConservationN/A0Flood Risk Zone 3N/A0	
Site of Importance for Nature ConservationN/A0Flood Risk Zone 3N/A0	
Conservation N/A Flood Risk Zone 3 N/A	
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 F	Plan for
housing and is within the SHLAA.	
Green Belt and Landscape Sensitivity Assessment	
Criteria Assessment Rat	ina
Green Belt Harm The site is not in the Green Belt	9
(B79 (a))	
Landscape Sensitivity There are no nature conservation designations (BL23 / BL24) Construction	
Detailed assessment against environmental, economic and social criteria	
Criteria Assessment Rat	ing
Environmental	
Greenfield / Previously Brownfield - former community uses	
Developed Land Image: Comparison of the steel of the	
Agricultural Land Quality using N/A Magicmap Landscape post-1988 map Imagic Magicmap	

Tree Dreeenvetien Ordens /	There are no troop on alte	
Tree Preservation Orders /	There are no trees on site	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	The site adjoins the Knowle Amenity greenspace	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets	
significantly affecting		
boundaries		
Visual Amenity and Character of	The character of the area is moderate density	
the Area	residential	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No issues anticipated.	
Ground stability	No issues anticipated.	
Air Quality impact of adjoining	The neighbouring quarry may require development to	
uses	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	There are no issues with mineral extraction	
Resource Areas		
Mineral Infrastructure and	None	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is being redeveloped for residential use so is	
Opportunities	not available for employment use.	
Employment Land		
Employment Land	The site is being redeveloped for residential use so is	
Employment Land		
Delivery / Phasing (taken from	The site is being redeveloped for residential use so is	
	The site is being redeveloped for residential use so is not available for employment use.	
Delivery / Phasing (taken from	The site is being redeveloped for residential use so is not available for employment use.	
Delivery / Phasing (taken from Delivery Study where referenced)	The site is being redeveloped for residential use so is not available for employment use. N/A	
Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability	The site is being redeveloped for residential use so is not available for employment use. N/A	
Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced)	The site is being redeveloped for residential use so is not available for employment use. N/A The viability of the site is under consideration	
Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities –	The site is being redeveloped for residential use so is not available for employment use. N/A The viability of the site is under consideration	
Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities – electricity, gas, water, sewage	The site is being redeveloped for residential use so is not available for employment use. N/A The viability of the site is under consideration	
Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities – electricity, gas, water, sewage treatment	The site is being redeveloped for residential use so is not available for employment use. N/A The viability of the site is under consideration It is considered that utilities are available to the site.	
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 /	The site is being redeveloped for residential use so is not available for employment use. N/A The viability of the site is under consideration It is considered that utilities are available to the site.	
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-	The site is being redeveloped for residential use so is not available for employment use. N/A The viability of the site is under consideration It is considered that utilities are available to the site.	
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)	The site is being redeveloped for residential use so is not available for employment use. N/A The viability of the site is under consideration It is considered that utilities are available to the site.	
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	The site is being redeveloped for residential use so is not available for employment use. N/A The viability of the site is under consideration It is considered that utilities are available to the site.	
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)	The site is being redeveloped for residential use so is not available for employment use. N/A The viability of the site is under consideration It is considered that utilities are available to the site. None known	
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	The site is being redeveloped for residential use so is not available for employment use. N/A The viability of the site is under consideration It is considered that utilities are available to the site. None known	
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 /	The site is being redeveloped for residential use so is not available for employment use. N/A The viability of the site is under consideration It is considered that utilities are available to the site. None known	
Delivery / Phasing (taken from Delivery Study where referenced)Viability (taken from Viability Study where referenced)Availability of utilities – electricity, gas, water, sewage treatmentInfrastructure 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)	The site is being redeveloped for residential use so is not available for employment use. N/A The viability of the site is under consideration It is considered that utilities are available to the site. None known There is an existing access from Dudley Road.	

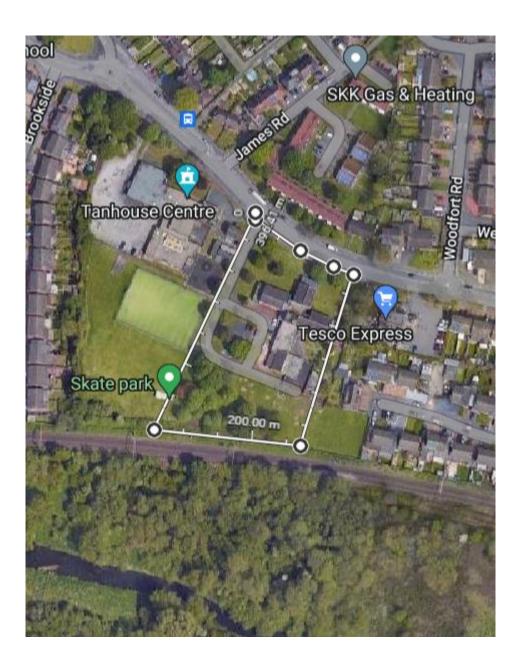
Social									
Primary School	Within 10 minutes			Strategic Centre / Employment Area		Within 20 minutes			
Secondary School	Within 20	minute	S	Centre	e / Foodstore)	Within 15 m	ninutes	
GP / Health Centre / Walk in centre		Within 15 minutes							
Housing Density Location – Draft Plan Policy (x)	Very High Density (n 100 dph)		-	h Densi , max 1	ty (min 50 00 dph)		Moderate De 50 dph)	ensity (40-	x
Any character constrain density	ts on	None				· · · · · ·			
Connections to local cyc networks		None				h :/ :			
Public Open Space (ha's type)				Public Open Space on the site					
Loss of Playing Field / S Pitches (ha's / number a of pitches)	There are no Playing fields or sports pitches.								
Other Social (specify) Any character constrain density (list)	ts on	None None							
Opportunities Planning Permission was 2022 that there was no im				•	nt (DC/18/619	922). T	he agent adv	vised in Ma	rch
Sustainability Appraisal The redevelopment of this housing delivery, the ecor However, there could be a if mitigation measures are There are negligible impac The impact on the landsca	s site could nomy and e adverse imp not propos cts on cultu	ducatio bacts or ed. ral herit	n provisio n biodiver	on. sity, pol	lution levels,				ealth
Conclusion The site has received Plan implemented which would	-				elopment. Th	nis is in	the process	of being	
Appropriate uses given constraints and infrastru requirements		Housi 0.65 ł	ing		Employmer	nt	Gypsy.	/Traveller	



Site Known as		IOUSE	TANHOUSE AVENUE, GREAT	BARR			
Site Address	As above			DANN			
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	Э.	Site Assessment Reference	Othe No 3	r sites 5939 4		
Background / Context							
Current uses (list)	Former residential ca	re hor	ne known as John Dando House				
Surrounding land uses	The predominant sur	roundi	ng land use is residential.				
Constraints							
Gateway Constraints (of submitted site)	where affecting part	Nam	e / Details	Amo (Ha)	ount covered		
SSSI / SAC		No		0			
Ancient Woodland / Ve	teran Trees	No		0			
Local Nature Reserve		No		0			
Site of Importance for	Nature		separated from the site by a	0			
Conservation Flood Risk Zone 3		No	rail line	0			
Registered Park & Garden				0			
Scheduled Ancient Monument		No No		0			
HSE Consultation Zone 1		No		0			
	Operational Burial Ground			0			
Common Land		No		0			
Green Belt		No					
Ancient Hedgerows		No					
Strategic Open Space		No					
Existing Policy Design	ations (list)	None	9				
Green Belt and Landso	ape Sensitivity Asse	ssmer	nt				
Criteria	Assess	ment			Rating		
Green Belt Harm (B79 (a))	N/A						
Landscape Sensitivity (BL23 / BL24)	N/A	N/A					
Detailed assessment a	gainst environmenta	l, ecor	nomic and social criteria				
Criteria	Assess	ment			Rating		
Environmental							
Greenfield / Previously	PDL – fo	ormerly	/ John Dando House				
Developed Land							
Topography	Flat						
Agricultural Land Qual							
Magicmap Map	post-1988						

Tree Dreesewarthers Oak 1	News	
Tree Preservation Orders /	None	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	Separated from a SINC by the rail line	
site or significantly affecting		
boundaries		
Heritage Assets on site or	None (although within an area of archaeological	
significantly affecting	importance)	
boundaries		
Visual Amenity and Character of	Mid 20C housing blocks currently repurposed by	
the Area	YMCA. Redevelopment of the site for housing will fit	
	into the character of the area.	
Flood risk, drainage and ground	None	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	None	
Ground stability	N/A	
Air Quality impact of adjoining		
	Site is adjacent to a main bus route, fairly busy road	
USES	Cite is adjacent to a main hue route fairly hugy read	
Noise impact of adjoining uses	Site is adjacent to a main bus route, fairly busy road	
Mineral Extraction and Mineral	None	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	Use of existing facilities	
Other Environmental (specify)	None	
Economic		
Employment Development	This site has previously been used for residential use	
Opportunities	and is in a predominantly residential area. Therefore,	
	there is little opportunity for employment	
	opportunities.	
Employment Land	N/A	
Delivery / Phasing (taken from	Unknown but no difficulties envisaged	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of the site is currently under	
Study where referenced)	consideration as part of ongoing work on the SLP	
Availability of utilities –	Existing	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	No issues identified	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Site is situated on a main road and already has an	
transportation (state name /	access point for the existing use.	
quality of access points)		
quality of access points)		

Impact on the wider road	d	There	e will be a	n impact on the wide	r road	network.		
network			•	hould be subject to a	traffic	impact		
	<u>,</u>	asse	ssment					
Other Economic (specify	Social							
Social								
	11							
Primary School	Hamstead Infant Sch			Strategic Centre / Employment Area				
Secondary School	Hamstead Academy	I Hall		Centre / Foodstore	•	Hamstead I and adjace		
GP / Health Centre /	Hamstead	Local	Centre			Express		
Walk in centre					, <u>,</u>			
Housing Density	Very High		-	h Density (min 50		Moderate De	nsity (40-	х
Location – Draft Plan	Density (n	nın	dph	, max 100 dph)		50 dph)		
Policy (x) Any character constrain	100 dph)	Main	lv semi₋da	tached and detached		es with come	low rise	
density			d develop		a nous			
Connections to local cy	cle route	None	•					
networks								
Public Open Space (Ha	and type)	Close	e to a larg	e area of open space	e plus d	other		
smaller, more local play areas. Close to Sa						Sandwell		
		Valle	у.					
Loss of Playing Field / Sports N/A								
Pitches (Ha/number and pitches)	туре от							
Other Social (specify)		None	2					
Any character constrain	ts on	None						
density (list)								
Opportunities								
The redevelopment of this mid 20C development with				• •	form	of the area by	/ replacing	а
Sustainability Appraisal								
The redevelopment of this health and education.					•],
However, the redevelopm change adaptation, natura implemented.				•			•	
The impacts on the areas the landscape of the area		•	waste an	d equality issues will	be ne	gligible and th	ne impacts	on
Conclusion								
This site was identified in proposed development in comprise 18 No. new resid associated car parking. Commencement of develo	cludes the o dential dwe	lemolit Ilings a	tion of an a long with	existing building at re 8. No residential dwe	ar. Pro	oposed buildi	ng works	
Appropriate uses given constraints and infrastru requirements		Hous		Employmen	nt	Gypsy	and Travel	ler



Site Known as	35 INTERSECTION	HOUS	E, 110 BIRMINGHAM ROAD, W	FST BROMWICH		
Site Address	As above		, 110 Bittiniter at 1007(B), 1			
Ward	West Bromwich Cent	ral	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 parkin	ng	Site Assessment Reference	Other sites 7198 No 35		
Background / Context	L					
Current uses (list)		16-storey office block – currently unoccupied NB change of use from offices to residential granted pla – 97 units				
Surrounding land uses	Mainly employment u Interchange	ises –	site is adjacent to M5 junction 1	West Bromwich		
Constraints						
Gateway Constraints (of submitted site)	where affecting part	Nam	e / Details	Amount covered (Ha)		
SSSI / SAC		N/A		0		
Ancient Woodland / Ve	eteran Trees	N/A		0		
Local Nature Reserve		N/A		0		
Site of Importance for	Nature	N/A		0		
Conservation						
Flood Risk Zone 3		Not v	vithin Flood Risk Zone 3	0		
Registered Park & Garden				0		
Scheduled Ancient Monument				0		
HSE Consultation Zone		No		0		
Operational Burial Gro	und	No		0		
Common Land		No		0		
Green Belt		No		0		
Ancient Hedgerows		No		0		
Strategic Open Space		No		0		
Existing Policy Design		The site has been assessed by EDNA and BEAR and was allocated for Employment use in the Draft BCP.				
Green Belt and Landso	ape Sensitivity Asse	ssmer	nt			
Criteria	Assess	ment		Rating		
Green Belt Harm (B79 (a))	N/A					
Landscape Sensitivity (BL23 / BL24)	N/A					
Detailed assessment a	gainst environmental	l, ecor	nomic and social criteria			
Criteria	Assess	ment		Rating		
Environmental						
Greenfield / Previously	PDL					
Developed Land						
Topography	Uniform	site le	vel			
Agricultural Land Qual Magicmap Landscape						
map						

Tree Dreeservetion Orders /	Nege	
Tree Preservation Orders /	None	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	None	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no known heritage assets on the site	
significantly affecting		
boundaries		
Visual Amenity and Character of	The site is at junction 1 of the M5 close to a heavily	
the Area	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	The site is not in Flood Risk Zone 3	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Not known 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	Adjoining employment uses could adversely affect air	
uses	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	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Mineral Infrastructure and Brickworks		
Mineral Infrastructure and Brickworks Waste Infrastructure	N/A	
Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify)		
Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic	N/A N/A	
Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic Employment Development	N/A N/A There is an opportunity to use the former offices for	
Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic	N/A N/A There is an opportunity to use the former offices for Employment uses – however the limited site area	
Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic Employment Development	N/A N/A 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	
Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic Employment Development Opportunities	N/A N/A 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	
Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic Employment Development Opportunities Employment Land	N/A N/A 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 Former office use	
Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic Employment Development Opportunities Employment Land Delivery / Phasing (taken from	N/A N/A 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 Former office use The existing building could be reused/refurbished for	
Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic Employment Development Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced)	N/A N/A 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 Former office use The existing building could be reused/refurbished for Employment uses.	
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	N/A N/A 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 Former office use The existing building could be reused/refurbished for Employment uses. Viability would be determined by refurbishment costs	
Mineral Infrastructure and Brickworks Waste Infrastructure Other Environmental (specify) Economic Employment Development Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced)	N/A N/A 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 Former office use The existing building could be reused/refurbished for Employment uses. Viability would be determined by refurbishment costs and whether there is market demand for such	
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)	N/A N/A 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 Former office use The existing building could be reused/refurbished for Employment uses. Viability would be determined by refurbishment costs and whether there is market demand for such accommodation	
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 –	N/A N/A 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 Former office use The existing building could be reused/refurbished for Employment uses. Viability would be determined by refurbishment costs and whether there is market demand for such	
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	N/A N/A 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 Former office use The existing building could be reused/refurbished for Employment uses. Viability would be determined by refurbishment costs and whether there is market demand for such accommodation	
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	N/A N/A 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 Former office use The existing building could be reused/refurbished for Employment uses. Viability would be determined by refurbishment costs and whether there is market demand for such accommodation Existing	
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 /	N/A N/A 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 Former office use The existing building could be reused/refurbished for Employment uses. Viability would be determined by refurbishment costs and whether there is market demand for such accommodation	
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-	N/A N/A 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 Former office use The existing building could be reused/refurbished for Employment uses. Viability would be determined by refurbishment costs and whether there is market demand for such accommodation Existing	
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,	N/A N/A 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 Former office use The existing building could be reused/refurbished for Employment uses. Viability would be determined by refurbishment costs and whether there is market demand for such accommodation Existing	
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-	N/A N/A 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 Former office use The existing building could be reused/refurbished for Employment uses. Viability would be determined by refurbishment costs and whether there is market demand for such accommodation Existing	

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 minute	S			Centre / Foodstore	÷	The site is o	on a main b	us
GP / Health Centre / Walk in centre	10 minutes					route to We 10 minutes	est Bromwick away	h –	
Housing Density	Very High		Х	Hig	h Density (min 50	Х	Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin		dph	, max 100 dph)		50 dph)		
Policy (x)	100 dph)	00 dph)							
Any character constrain	ts on	The location of the site close to the motorway junction presents an							
density		excellent opportunity for very high-density housing. Implementation of							
		the p	lanni	ng co	onsent would introduc	e a c	lensity of near	ly 200 dpa	
Connections to local cyc networks			site is	s with	in 300m of the Natior	nal C	cle network		
Public Open Space (Ha a	and type)	N/A							
Loss of Playing Field / S	ports	N/A							
Pitches (ha's / number a	nd type								
of pitches)									
Other Social (specify)	Other Social (specify) None								
Any character constrain	ts on	Locat	tion						
density (list) Exi			Existing use						
		Site a	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.

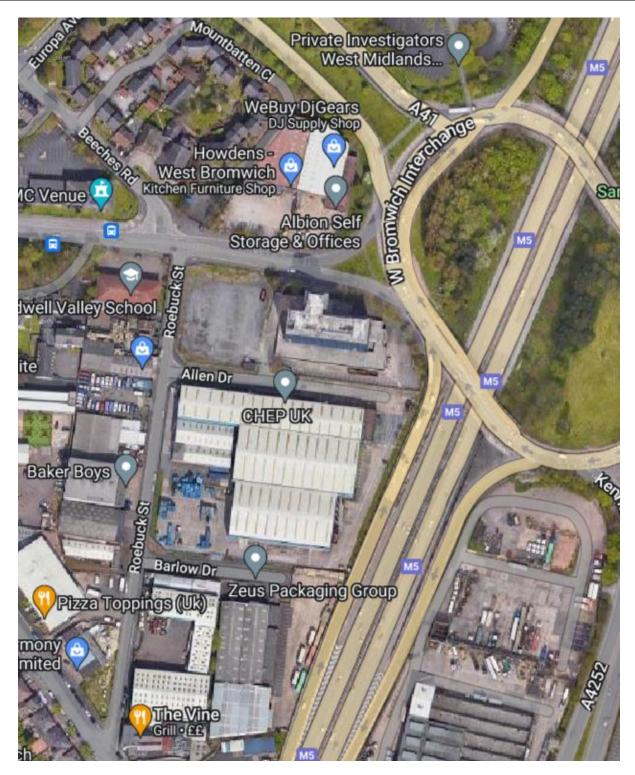
Sustainability Appraisal

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.

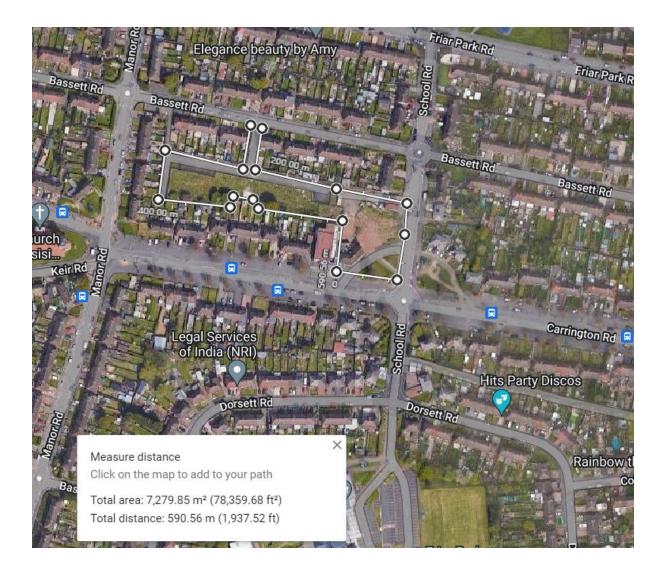
Conclusion								
The allocation of the site for residential or employment use would be appropriate - reuse of the existing								
building for either use would be a more sustainable and viable option rather than redevelopment.								
Appropriate uses given Housing Employment Gypsy and Traveller	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



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		Site Assessment Reference	No 3	6		
	residential/commer	cial					
Background / Context							
Current uses (list)	The site is currently	/ cleared	d vacant land.				
Surrounding land	-		the predominantly residential Fria	ar Park	Estate.		
uses							
Constraints							
Gateway Constraints (where affecting par	t Nam	ne / Details	Amo	ount covered		
of submitted site)				(Ha)			
SSSI / SAC		No		0			
Ancient Woodland / Ve	eteran Trees	Non	e	0			
Local Nature Reserve		No		0			
Site of Importance for	Nature	No		0			
Conservation							
Flood Risk Zone 3		No		0			
Registered Park & Gar		No		0			
Scheduled Ancient Mo		No		0			
HSE Consultation Zone	e 1	No		0			
Operational Burial Ground				0			
Common Land		No		0			
Green Belt		No		0			
Ancient Hedgerows		Non	e	0			
Strategic Open Space		No		0			
Existing Policy Design	ations (list)	The	site is within the SHLAA.				
Green Belt and Landso	ape Sensitivity Ass	sessme	nt				
Criteria		ssment			Rating		
Green Belt Harm (B79 (a))	The si	te is not	in the Green Belt.				
Landscape Sensitivity (BL23 / BL24)	There	There are no SINCs or SLINCs on the site.					
Detailed assessment a	gainst environmen	tal, eco	nomic and social criteria				
Criteria	Assessment				Rating		
Environmental							
Greenfield / Previously	r Brown	Brownfield residential commercial					
Developed Land							
Topography	The si	The site is reasonably flat					
Agricultural Land Qual							
Magicmap Landscape	post-1988						
map							

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

Social								
Primary School	Within 10 minutes			Strategic Centre / Employment Area		Within 20 minutes		
Secondary School	Within 25	minutes		Centre / Foodsto	re	Within 10 m	ninutes	
GP / Health Centre /	Within 10							
Walk in centre								
Housing Density	Very High		High	n Density (min 50	ſ	Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	dph	, max 100 dph)	5	50 dph)		Х
Policy (x)	100 dph)	·						
Any character constraint	ts on			hin a residential are	a charao	cterised by d	wellings of	
density	la neutr	moderat				al		
Connections to local cyc networks	cie route			metres from Friar F				
networks			•	al Cycle Network an hich is identified in				
Public Open Space (ha's	and			olic Open Space on				
type)	una		110 1 01			•		
Loss of Playing Field / S Pitches (ha's / number a of pitches)	There are no playing fields or sports pitches.							
Other Social (specify)		None						
Any character constraint		a is with	nin a residential are	a charac	cterised by			
density (list)			dwellings of moderate density					
Opportunities				·				
The site was previously of Friardale Close. The shop demolished. The opportun accommodation and amer development of 10 bungal	s fell into d ity exists th nities for the	isrepair ar herefore to e local Est	nd the o bring ate. Pla	dwellings became of the site back into be anning Permission	outdated eneficial was obta	and they hav use providin ained (DC/22	ve all been g additional 2/67216) for	
Sustainability Appraisal								
The redevelopment of this education of the area. However, there could be a equality and the economy There will be negligible im on the landscape and bioc	dverse imp of the area pacts on cu	acts on cl .ltural heri	limate o tage, c	change adaptation, limate change mitig	natural	resources, p	ollution,	
Conclusion		,						
Residential development v would be suitable to replace Employment use would no The site is a suitable size to replacement development	ce the para ot be approp for a gypsy	de that ha oriate in th /traveller s	is recei nis resid site tho	ntly been demolishe dential area. ugh Planning Perm	ed and p iission ha	rovide local s as now been	services. obtained for	
opportunity would be lest								
opportunity would be lost.		Housing	/Retail	Emoloyme	nt	Gyney	Traveller	
opportunity would be lost. Appropriate uses given constraints and infrastru	icture	Housing 0.76 ha	/Retail	Employme	ent	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			
Land Type	Employmer	ent Land		Site Assessment Reference		ent ersions 7	
Background / Context							
Current uses (list)	Offices with	in a wider	site o	f employment uses – converted t	o 105 fl	ats	
Surrounding land	Employmer				0 100 1		
uses			oraorra				
Constraints							
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered	
of submitted site)					(Ha)		
SSSI / SAC			NO		0		
Ancient Woodland / Ve	teran Trees		NO		0		
Local Nature Reserve			NO		0		
Site of Importance for	Nature		NO		0		
Conservation					0		
Flood Risk Zone 3			NO				
Registered Park & Gar			NO		0		
Scheduled Ancient Mo			NO		0		
HSE Consultation Zone			NO		0		
Operational Burial Gro			NO		0		
Common Land			NO		0		
Existing Policy Design	ations (list)			-Employment	Ŭ		
Green Belt and Landso		vity Asso					
Criteria		Assessi				Doting	
Green Belt Harm		N/A	ment			Rating	
(B79 (a))		IN/A					
Landscape Sensitivity		N/A					
(BL23 / BL24)							
•	aainst envir	onmental	econ	omic and social criteria			
Criteria	gamot envir	Assessi	-			Rating	
Environmental		1.00003					
Greenfield / Previously	1	N/A					
Developed Land							
Topography							
Agricultural Land Qual	lity using						
Magicmap Landscape map							
Tree Preservation Orde Mature Trees of Value 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							
Brimany School		Stratogia Contro /					
Primary School		Strategic Centre /					
		Employment Area					

Secondary School			Centre / Foodsto	ore		
GP / Health Centre /			••••••••••••••••			
Walk in centre						
Housing Density	Very High	Hig	h Density (min 50	Mode	erate Density (40-	1
Location – Draft Plan	Density (n	•	, max 100 dph)	50 dp	• (
Policy (x)	100 dph)		, , ,		,	
Any character constrain	ts on					-
density						
Connections to local cy	cle route					
networks						
Public Open Space (ha's	s and					
type)						
Loss of Playing Field / S						
Pitches (ha's / number a	ind type					
of pitches)						
Other Social (specify)						
Any character constrain	ts on					
density (list)						
Opportunities						
Sustainability Appraisal						
N/A						
Conclusion						
Former office building has	been conv					
Appropriate uses given		Housing	Employm	ent	Gypsy and Trave	ller
constraints and infrastr	ucture					
requirements						

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 The site was occupied by a former machinist, but this is now closed building is derelict. The site is within an area of low value employment uses. Surrounding land uses The site is within an area of low value employment uses. Computation	8	
WardSoho and VictoriaCall for Site RefSite Area (ha)0.4Capacity proposed in Call for Sites submissionLand TypeBrownfield industrialSite Assessment Reference6891 No 38Background / ContextCurrent uses (list)The site was occupied by a former machinist, but this is now closed building is derelict.The site is within an area of low value employment uses.	8	
Site Area (ha)0.4Capacity proposed in Call for Sites submissionLand TypeBrownfield industrialSite Assessment Reference6891 No 38Background / ContextCurrent uses (list)The site was occupied by a former machinist, but this is now closed building is derelict.The site is within an area of low value employment uses.	8	
Background / Context No 38 Current uses (list) The site was occupied by a former machinist, but this is now closed building is derelict. Surrounding land uses The site is within an area of low value employment uses.	8	
Current uses (list)The site was occupied by a former machinist, but this is now closed building is derelict.Surrounding land usesThe site is within an area of low value employment uses.	and the	
building is derelict. Surrounding land uses	and the	
uses		
Constraints		
Gateway Constraints (where affecting part of submitted site)Name / DetailsAmo (Ha)	unt covered	
SSSI/SAC No 0		
Ancient Woodland / Veteran Trees None 0		
Local Nature Reserve No 0		
Site of Importance for Nature No 0		
Conservation		
Flood Risk Zone 3No0	0	
Registered Park & GardenNo0		
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 SpaceNo0		
Existing Policy Designations (list) The site was allocated in the Draft Black Court		
Housing and is within the SHLAA. It is part of	-	
North Smethwick Canalside site (2371) which		
for comprehensive residential development. T		
within the Smethwick Galton Valley conservation		
is within an area of Potential Archaeological I	mportance.	
Green Belt and Landscape Sensitivity Assessment		
Criteria Assessment	Rating	
Green Belt HarmThe site is not in the Green Belt.(B79 (a))The site is not in the Green Belt.		
Landscape Sensitivity There are no SINCs or SLINCs on the site. (BL23 / BL24) Image: Constraint of the site of the		
Detailed assessment against environmental, economic and social criteria		
Criteria Assessment	Rating	
Environmental		
Greenfield / Previously Brownfield industrial Developed Land Developed Land		
Topography The site rises steadily towards Buttress Way		

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

stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	No issues though the site is currently an awkward	
transportation (state name /	"island site"	
quality of access points)		
Impact on the wider road	No issues anticipated	
network		
Other Economic (specify)	None	
Social		

Primary School	Within 10	minute	es		Strategic Centre / Employment Area		Within 20 m	Within 20 minutes	
Secondary School	Within 20	minute	es		Centre / Foodstore	9	Within 15 m	ninutes	
GP / Health Centre /	Within 15	minute	es						
Walk in centre									
Housing Density	Very High	High High Density (min 50 Moderate D		Moderate De	Moderate Density (40-				
Location – Draft Plan	Density (n	nin		dph	, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)								
Any character constrain	ts on	No is	sues						
density									
Connections to local cy	cle route	The s	site is 3	300	metres north of Tollh	nouse	Way that is		
networks		identified in the WMLCWIP.							
Public Open Space (ha's	and	There is no Public Open Space on the site.							
type)									
Loss of Playing Field / S	-	There are no playing fields or sports pitches							
Pitches (ha's / number a	nd type								
of pitches)									
Other Social (specify)		None)						
Any character constrain	ts on	No is	sues						
density (list)									

Γ

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

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.

However, there could be adverse impacts on cultural heritage, pollution and equality if appropriate mitigation measures aren't implemented.

There are no significant impacts on waste and climate change mitigation and the impacts on landscape and biodiversity are uncertain at this time.

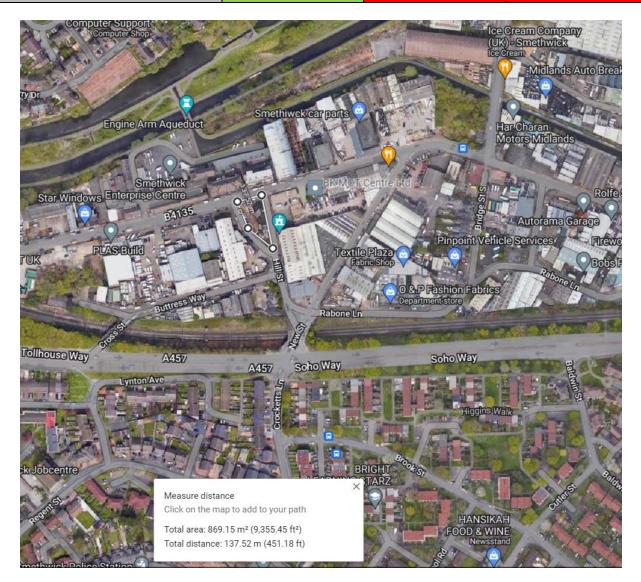
Conclusion

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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.4 ha		
requirements			



Site Known as	39: FORMER SHAFTESBURY HOUSE, 402 HIGH STREET, WEST BROMWICH 6652						
Site Address	High Street, We	est Bro	mwich	1			
Ward	West Bromwich	h Centi	ral Call for Site Ref				
Site Area (ha)	0.4 ha			Capacity proposed in Call for Sites submission			
Land Type	Brownfield corr	nmercia	al	Site Assessment Reference			
Background / Context							
Current uses (list)	The site is a for	rmer of	ffice b	uilding that has now been cleare	d. The c	levelopment of	
	a new Sandwel	II Civic	and M	lechanical Engineering Centre is	s now or	n site.	
Surrounding land	The site is loca	ted fro	nting t	he High Street which is predomi	nantly c	ommercial in	
uses	nature.						
Constraints	•						
Gateway Constraints (where affecting	part	Nam	e / Details	Amo	unt covered	
of submitted site)					(ha's	5)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	eteran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar			N/A				
Scheduled Ancient Mo			N/A				
HSE Consultation Zon	-		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			N/A				
Ancient Hedgerow			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		The site is not allocated but was within the SHLAA. The site				
			is within Carters Green District Centre and is within an area				
				h historic townscape value.			
Green Belt and Landso				it			
Criteria		ssessr		_		Rating	
Green Belt Harm (B79 (a))				within the Green Belt.			
Landscape Sensitivity (BL23 / BL24)	Th	There are no SINCs or SLINCs.					
Detailed assessment a	gainst environn	nental	, econ	omic and social criteria			
Criteria	As	Assessment				Rating	
Environmental							
Greenfield / Previously	r Br	ownfie	ld con	mercial land.			
Developed Land							
Topography	Th	The site is reasonably flat.					
Agricultural Land Qual	lity using N/	/A					
Magicmap Landscape	post-1988						
map							

Tree Processies Orders /	There are no trace on the site	
Tree Preservation Orders /	There are no trees on the site.	
Mature Trees of Value on site or		
significantly affecting boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	No HER records on site.	
significantly affecting	Within 100 m: Monument; DSD660, Heath Terrace,	
boundaries	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 site is within a predominantly commercial area.	
the Area		
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No issues anticipated	
Ground stability	None known	
Air Quality impact of adjoining	No issues anticipated.	
USes		
Noise impact of adjoining uses	The site fronts the High Street and any development	
	may need to incorporate noise amelioration	
Mineral Estrection and Mineral	measures.	
Mineral Extraction and Mineral	There are no issues with mineral extraction.	
Resource Areas	Nana Inana	
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic	The site is a famous office 1. 2. Part (1. (1. start))	
Employment Development	The site is a former office building that has now been	
Opportunities	cleared. Civic or Employment uses in the District	
	Centre would be appropriate.	
Employment Land	N/A	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)	Mark is still being undertaken to establish the litera	
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced) Availability of utilities –	viability of residential and other sites in the SLP It is considered that utilities will be available to the	
•		
electricity, gas, water, sewage	site though capacities are not known.	
treatment Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		

Highways access and	There is an existing access from High Street.	
transportation (state name /		
quality of access points)		
Impact on the wider road	The impact of any development on the neighbouring	
network	High Street may need to be assessed.	
Other Economic (specify)	None	
Social	•	

Primary School	Within 10	minute	9S		Strategic Centre / Employment Area		Within 20 m	ninutes	
Secondary School	Within 20	minute	es		Centre / Foodstore	;	Within 10 m	ninutes	
GP / Health Centre /	Within 10	minute	es						
Walk in centre									
Housing Density	Very High	h Higl		igł	n Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	dp	bh	, max 100 dph)	Х	50 dph)		
Policy (x)	100 dph)								
Any character constrain	ts on	The I	The location within the highly sustainable District Centre provides t					the	
density		opportunity for higher density development.							
Connections to local cyc	cle route	The site fronts onto the High Street within the District							
networks		Centre which is identified in the WMLCWIP.							
Public Open Space (ha's	s and	There is no Public Open Space on the site.							
type)									
Loss of Playing Field / S	ports	There are no playing fields or sports pitches.							
Pitches (ha's / number a	ind type								
of pitches)									
Other Social (specify)		None							
Any character constrain	ts on The location w			wi	within the highly sustainable District				
density (list)		Centr	re provid	les	s the opportunity for I	nighe	er density		
		devel	lopment.						
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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure		0.4 ha	
requirements			



Site Known as	40: METRO HO	USE 41	0-41	6 HIGH STREET WEST	BROMWIC	H 6901	
Site Address	High Street Cart		-				
Ward	West Bromwich			Call for Site Ref			
Site Area (ha)	0.38 ha			Capacity proposed in C	all		
			for Sites submission				
Land Type	Brownfield comr	mercial		Site Assessment Refere	ence No	No 40	
Background / Context							
Current uses (list)	The site is curre	ently used	d as	retail units on the ground	floor with c	office/residential	
	accommodation	•		rotali dinto ori tilo grodina			
Surrounding land				predominantly commercia	l uses alon	oside Carters	
uses	Green High Stre			,		3	
Constraints							
Gateway Constraints (where affecting	part N	ame	/ Details	A	mount covered	
of submitted site)					(H	la)	
SSSI / SAC		N	0		0	-	
Ancient Woodland / Ve	teran Trees	N	lone		0		
Local Nature Reserve		N	0		0		
Site of Importance for	Nature	N	0		0		
Conservation							
Flood Risk Zone 3		N	0		0		
Registered Park & Gar	den	N	No			0	
Scheduled Ancient Mo	nument	N	No		0	0	
HSE Consultation Zone	HSE Consultation Zone 1		о		0		
Operational Burial Gro	und	N	о		0	-	
Common Land		N	о		0	0	
Green Belt		N	No				
Ancient Hedgerows		N	0		0		
Strategic Open Space		N	lo		0		
Existing Policy Design	ations (list)	lt	is w	ithin the SHLAA. The site	is within th	e Carters Greer	
				ct Centre boundary.			
Green Belt and Landso	ape Sensitivity	Assessr	men	t			
Criteria		sessme				Rating	
Green Belt Harm	The	e site is r	not v	vithin the Green Belt.			
(B79 (a))							
Landscape Sensitivity	The	ere are n	no S	NCs or SLINCs on the sit	е.		
(BL23 / BL24)							
				omic and social criteria			
Criteria	As	sessme	nt			Rating	
Environmental							
Greenfield / Previously	Bro	Brownfield commercial land					
Developed Land		o oito :-		anably flat			
Topography		The site is reasonably flat					
Agricultural Land Qual		4					
Magicmap Landscape	post-1988						
map							
Tree Preservation Orde		ere are n	no tre	ees on the site.			
Mature Trees of Value	on site or						
significantly affecting boundaries							
boundaries							

Diadivaraity or Coodiya		No issues.					
Biodiversity or Geodiver	•	INU ISSUES.					
site or significantly affect boundaries	sting						
		There are no h	aritana aparta				
Heritage Assets on site	or	There are no h	entage assets.				
significantly affecting							
boundaries		T I	(
Visual Amenity and Cha	racter of	i ne site nas a	frontage on a commercial H	lign Street.			
the Area		T I					
Flood risk, drainage and	-	I ne site is not	within Flood Risk Zone 3.				
water (refer to flood con							
where drainage issues, i	n flood						
zone 2 or over 1 ha)		N1 1 1					
Ground Contamination		No issues antic	cipated				
Ground stability		None known					
Air Quality impact of adj	oining	None anticipate	ed.				
uses							
Noise impact of adjoinin	g uses	-	s the High Street and redev				
			ise amelioration measures				
Mineral Extraction and M	lineral	There are no is	sues with mineral extraction	n.			
Resource Areas							
Mineral Infrastructure ar	ıd	None known					
Brickworks							
Waste Infrastructure		No issues					
Other Environmental (sp	becify)	None					
Economic							
Employment Developme	ent	The site is a fo	rmer office block and is not	suitable for			
Opportunities		employment us	es in this District Centre lo	cation.			
Employment Land		Not suitable.					
Delivery / Phasing (taker		N/A					
Delivery Study where ret	ferenced)						
Viability (taken from Via	•	The viability of	the site is currently under				
Study where referenced)	consideration a	s part of ongoing work on	the SLP			
Availability of utilities –		It is considered	that utilities would be avai	lable to the			
electricity, gas, water, sewage		site though cap	acities are not known.				
treatment							
Infrastructure constraint	ts on /	None known					
under site (electric cable	es/sub-						
stations, water/sewage p	oipes,						
gas pipes, pylons, culve	rts,						
rights of way)							
Highways access and		There is an exi	sting access from High Stre	eet.			
transportation (state nar							
quality of access points							
Impact on the wider road	d		the adjoining High Street m	nay need to			
network		be assessed.					
Other Economic (specify	y)	None					
Social							
Primary School	Within 10	minutes	Strategic Centre /	Within 20 m	inutes		
			Employment Area				

Secondary School	Within 20	minute	es		Centre / Foodstore	•	Within 10 m	ninutes	
GP / Health Centre /	Within 10	minute	es						
Walk in centre									
Housing Density	Very High			Hig	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin		dph	, max 100 dph)	Х	50 dph)		
Policy (x)	100 dph)								
Any character constrain	ts on	The [Distric	t cer	ntre location and conv	versio	on provides the	e opportunit	ty
density			for a higher density in this sustainable location.						
Connections to local cycle route			The site fronts onto the High Street within the District						
networks			Centre which is identified on the WMLCWIP.						
Public Open Space (ha's and		There is no Public Open Space on the site.							
type)									
Loss of Playing Field / Sports		There	e are r	no p	laying fields or sports	pitch	nes on the		
Pitches (ha's / number and type		site.							
of pitches)									
Other Social (specify)		None							
Any character constrain	ts on	The District centre location and conversion provides							
density (list)			the opportunity for a higher density in this sustainable						
		locati	on.						
Opportunition									

A Planning application has been submitted for a proposed four storey apartment building within the site with 17 apartments. (DC/22/67792).

Sustainability Appraisal

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.

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.

It is likely there will be a negligible impact on the area's cultural heritage, climate change mitigation, waste infrastructure and equality issues.

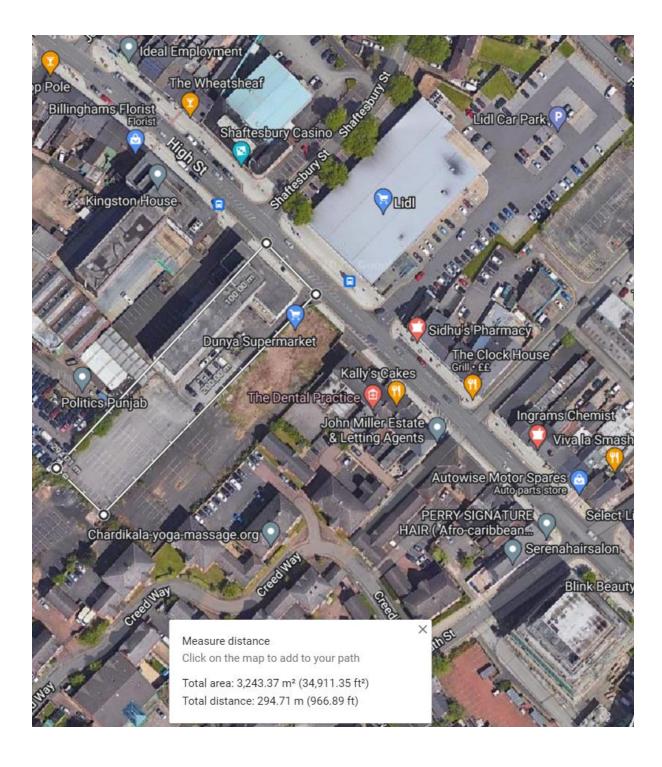
The impacts upon the area's landscape and biodiversity are currently uncertain.

Conclusion

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.

Employment uses would not be appropriate within the District Centre. The site is not large enough for a gypsy /traveller site.

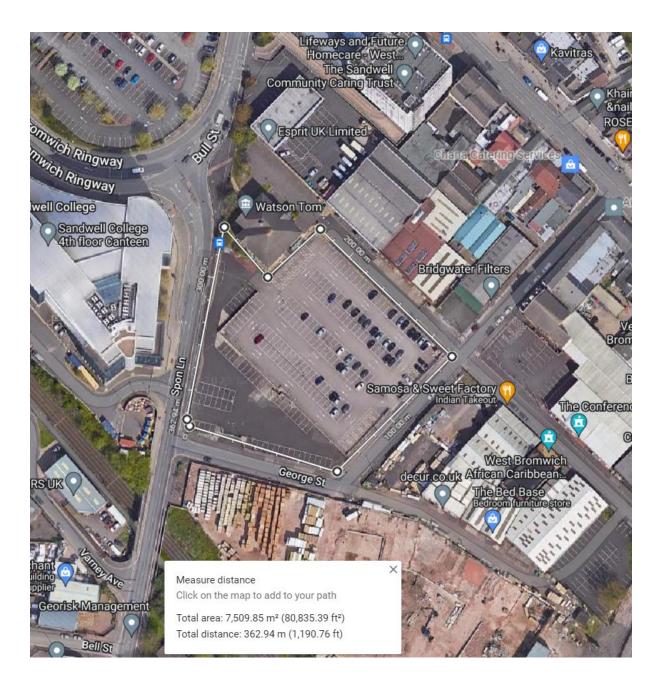
Appropriate uses given	Housing/Retail	Employment	Gypsy/Traveller
constraints and infrastructure	0.38 ha		
requirements			



Site Known as	41: GEORG	E STREE	T WF	ST BROMWICH 6442			
Site Address	George Street Spon Lane West Bromwich						
Ward	West Brom			Call for Site Ref			
Site Area (ha)	0.74 ha		iai	Capacity proposed in Call			
Sile Area (ila)	0.74 Ha			for Sites submission			
Land Type	Brownfield			Site Assessment Reference	e No 4 SM8		
Background / Context							
Current uses (list)	The site is o	currently u	ised as	a car park for the Gurdwara a	and Plann	ing Permission	
	has been re	enewed fo	r this u	se (DC/22/67521).		-	
Surrounding land	The site is w	vithin an a	area of	mixed uses with retail to the w	est of the	e site in West	
uses	Bromwich T	own Cent	tre, res	idential to the east and industr	rial/storag	e to the south.	
Constraints							
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	ount covered	
of submitted site)					(Ha)		
SSSI / SAC			No		0		
Ancient Woodland / Ve	teran Trees		None	9	0		
Local Nature Reserve			No		0		
Site of Importance for I	Nature		No		0		
Conservation					Ŭ		
Flood Risk Zone 3			No		0		
Registered Park & Gard	den		No			0	
Scheduled Ancient Monument		None	N	-	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 Design	ations (list)		The site is allocated for mixed use in the West Bromwich				
Existing Policy Design							
			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 Landsc	ano Sonsitiv	ity Acco			oundary.		
Criteria		-			_	Deting	
Green Belt Harm		Assessment The site is not in the Green Belt.				Rating	
(B79 (a))		There are no SINCs or SLINCs on the site.					
Landscape Sensitivity				sincs of Selfics of the site.			
(BL23 / BL24)	gainet anvir	onmontol	0007	omic and social aritaria			
Criteria	yanisi envir	Assessi		omic and social criteria		Rating	
Environmental		A226221	nent			Rating	
Greenfield / Previously		Brownfie					
		Brownfield					
Developed Land		The site slopes steadily down towards the south.					
Topography			siopes	steadily down towards the so	um.		
Agricultural Land Qual		N/A					
Magicmap Landscape	post-1988						
map							

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

Impact on the wider road network			No issues anticipated.							
Other Economic (specify	()	None	Э							
Social										
Primary School	Within 10	minute	es			gic Centre / byment Area		Within 20 n	Within 20 minutes	
Secondary School	Within 20	minute	29		Centre	/ Foodstor	e	Within 15 n	ninutes	
GP / Health Centre /	Within 10				Contro		-			
Walk in centre		acc								
Housing Density	Very High			Hig	h Densit	ty (min 50		Moderate De	ensity (40-	
Location – Draft Plan Policy (x)	Density (n 100 dph)			-	, max 10	•	Х	50 dph)		
Any character constrain density	. ,		-		ntre loc	ation provide	es the	opportunity fo	or higher	1
Connections to local cyc networks	cle route							•		
Public Open Space (ha's type)	and	Ther	e is n	o Pul	blic Ope	en Space on	the sit	e.		
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	Э							
Any character constraint	ts on	The edge of centre location provides the opportunity								
density (list)		for higher density development								
Opportunities										
See conclusion										
Sustainability Appraisal										
The redevelopment of this site will have significant positive impacts on the area's natural resources,										
transport infrastructure, ho	ousing, hea	Ith and	d edu	catior	า.					
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.										
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.										
	omy are as	yet un	certai	n.						
Conclusion		he re	oider	ticle	n tha a-	an of the T-		ntro with and		0.014
The appropriate use of the links. This would be in acc constrained however by th Employment uses would n area are being transforme The site is appropriate in t would be controversial in a	cordance wi ne existing u not be appro d as histori erms of are	th the use of opriate c indus a and	mixe the si e on th strial proxi	d-use ite for ne ed uses imity	e allocat r car pai ge of th are rep to amer	ion in the AA rking which h e centre with laced with he nities for a gy	AP. De nas no n poor ousing	livery of the s w been forma access. Land	ite will be alised. I uses in the	
Appropriate uses given		Hous	sing			Employme	nt	Gypsy	/Traveller	
constraints and infrastru requirements	ucture	0.74						0.74 h		



Site Known as	42: LAND BETWEEI	N ST P	AULS ROAD AND TOLLHOUS	E WAY			
Site Address			Street, north of St Paul's Road, so		Tollhouse Wav		
Ward			Call for Site Ref	N/A	·		
Site Area (ha)	0.33		Capacity proposed in Call for Sites submission				
Land Type	Open space		Site Assessment Reference	No 4	2		
Background / Context							
Current uses (list)	• •	ed-off green open space with several mature trees within and					
	site.						
		nning application (DC/20/64855) for "proposed new medica					
			car parking and landscaping" was	•••	•		
			he time of this assessment devel	•	t had not		
O			consent would expire on 05.02.2	24			
Surrounding land	Day centre, Employm	nent us	ses, residential, public car park.				
uses Constraints							
	whore offecting next	Nor	e / Details	A	unt covered		
Gateway Constraints (v of submitted site)	vnere affecting part	Nam	e / Details	Amo (Ha)	unt covered		
SSSI / SAC		No		0			
Ancient Woodland / Ve	teran Trees	None					
Local Nature Reserve		No					
Site of Importance for N	Nature	No			0		
Conservation							
Flood Risk Zone 3			No				
Registered Park & Garden		No		0			
Scheduled Ancient Mor	Scheduled Ancient Monument		No				
HSE Consultation Zone	HSE Consultation Zone 1		No				
Operational Burial Grou	und	No		0			
Common Land		No		0			
Green Belt		No		0			
Ancient Hedgerows		None	None				
Strategic Open Space		No					
Existing Policy Designation	ations (list)	Site allocated as mixed use in the SAD DPD					
Green Belt and Landsc	ape Sensitivity Asse	ssmer	nt				
Criteria	Assess	Assessment					
Green Belt Harm	Site not	Site not in Green Belt					
(B79 (a))							
Landscape Sensitivity	N/A	N/A					
(BL23 / BL24)		ronmental, economic and social criteria					
	<u> </u>		nomic and social criteria				
Criteria	Assess	ment			Rating		
Environmental							
Greenfield / Previously	Unknow	Unknown, possible mining activity					
Developed Land		The site falls 2.5 m from south to north					
Topography		talls 2	.5 m from south to north				
Agricultural Land Qual							
Magicmap Landscape	post-1988						
map							

Tree Preservation Orders /	No T.P.O.s on the site but several mature trees	
Mature Trees of Value on site or		
	considered to be of low value bound the site to the	
significantly affecting boundaries	south east	
	Cite could be of interest for Diadiversity	
Biodiversity or Geodiversity on	Site could be of interest for Biodiversity	
site or significantly affecting		
boundaries	Provinsity to Directory Coursel and National Ovela	
Heritage Assets on site or	Proximity to Birmingham Canal and National Cycle	
significantly affecting	network	
boundaries		
Visual Amenity and Character of	The site is an attractive green space with several	
the Area	mature trees within it. It is disused and is boarded off	
	from public use.	
Flood risk, drainage and ground	The site is not within flood risk zone 3	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No source of contamination has been identified so no	
	site remediation is required.	
Ground stability	No known ground stability problems	
Air Quality impact of adjoining	Heavily trafficked Tollhouse Way to the north of the	
uses	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	Site within a coal mining referral area	
Resource Areas		
Mineral Infrastructure and	Not known	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development	The location of the site close to a local centre, its	
Opportunities	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	Land is vacant and relatively unconstrained, so	
Delivery Study where referenced)	delivery could be realistic within the plan period	
Viability (taken from Viability	Should the extant planning consent not be	
Study where referenced)	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 Services available electricity, gas, water, sewage 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 rransportation (state name / guality of access points) New eaccess from Chatwin Street approved under DC/20/64855 would be appropriate for residential development Mew residential properties would create additional 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 Employment Area Primary School PED 15 mins PT 10 mins Secondary School 20 minutes GP / Health Centre / Valk in centre 10 minutes Housing Density Occation – Draft Plan Pensity (min Policy (x) The local housing vernacular is mainly 2-storey interwar, however an adjoining new development on Chawin 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
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Infrastructure constraints on / under site (electric cables/sub- stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) None known Highways access and ransportation (state name / quality of access points) New access from Chatwin Street approved under DC/20/64855 would be appropriate for residential development mpact 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 PED 15 mins PT 10 mins Secondary School 20 minutes Canter / Malk in centre 10 minutes Secondary School Very High Density (min 100 dph) Policy (x) Density (min 100 dph) The local housing vernacular is mainly 2-storey interwar, however an adjoining new development on Chatwin Street is a 3-storey block. WMLCCWIP 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
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Dether 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 Secondary School 20 minutes Centre / Foodstore 10 minutes Secondary School 20 minutes Centre / Foodstore 10 minutes Secondary School 20 minutes Centre / Foodstore 10 minutes Secondary School 20 minutes Centre / Foodstore 10 minutes Secondary School 20 minutes Centre / Foodstore 10 minutes Secondary School 20 minutes Centre / Foodstore 10 minutes Secondary School 20 minutes Centre / Foodstore 10 minutes Walk in centre 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. Mult CCWIP Public Open Space (Ha and type) Although the site is not currently accessible to community use, redevelopment would create a loss of 0.3ha N/A
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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 N/A Pitches (ha's / number and type of pitches) N/A
density adjoining new development on Chatwin Street is a 3-storey block. Connections to local cycle route WMLCCWIP networks Although the site is not currently accessible to community use, redevelopment would create a loss of 0.3ha Loss of Playing Field / Sports N/A Pitches (ha's / number and type) N/A
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 N/A Pitches (ha's / number and type of pitches) N/A
networks Although the site is not currently accessible to community use, redevelopment would create a loss of 0.3ha Loss of Playing Field / Sports N/A Pitches (ha's / number and type of pitches) N/A
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 N/A Pitches (ha's / number and type of pitches) N/A
community use, redevelopment would create a loss of 0.3ha Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)
of 0.3ha Image: Constant of 0.3ha Loss of Playing Field / Sports N/A Pitches (ha's / number and type of pitches) Image: Constant of 0.3ha
Loss of Playing Field / Sports N/A Pitches (ha's / number and type of pitches)
Pitches (ha's / number and type of pitches)
Other Social (specify) N/A
Any character constraints on Local character and precedent would suggest a
density (list) maximum 3-storey height for new residential
development
Opportunities
The sector of th
There is a good opportunity to bring this site forward for residential development within the plan period. A noderate density of around 50dph could introduce ca 15-20 units. This would optimise the use of the land

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.

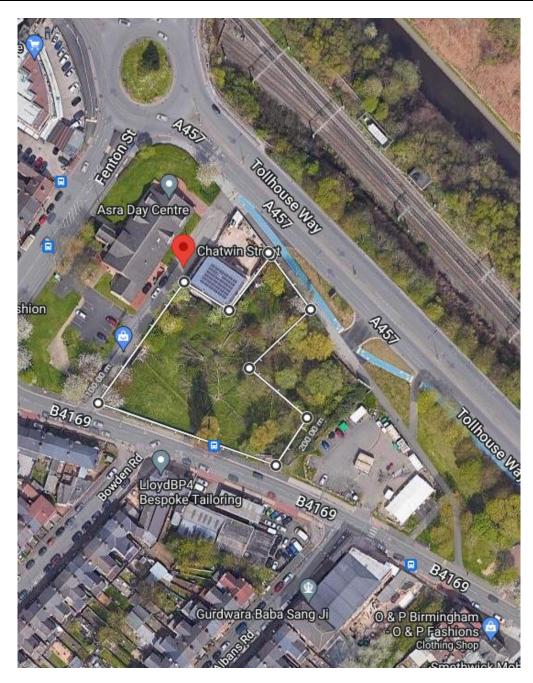
Conclusion

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	Housing	Employment	Gypsies and
constraints and infrastructure			Travellers
requirements			



Site Known as				MPTON GRANGE, WHITEHALL	POAD	ANNES
Site Known as	ROAD, CRA				RUAD	1 ST ANNES
Site Address	Whitehall Ro					
Ward				Call for Site Ref		
	Cradley Hea Hill		iù			
Site Area (ha)	0.3 ha			Capacity proposed in Call for Sites submission		
Land Type	Brownfield			Site Assessment Reference	No 4	3
Background / Context	-					
Current uses (list)	The site is cu trees.	urrently a	ın over	grown grassed banked area with	a num	ber of mature
Surrounding land		oredomin	antly r	esidential to the west and commo	ercial to	the east at
uses	Cradley Hea		-			
Constraints	- cruaicy rica		oonare			
Gateway Constraints (where affecti	na nart	Nam	e / Details	Amo	unt covered
of submitted site)	where areeth	ng part	Nam		(Ha)	
SSSI / SAC			No		0	
Ancient Woodland / Ve	teran Trees		None	3	0	
Local Nature Reserve			No	, ,	0	
Site of Importance for	Naturo		No		0	
Conservation	Nature		INO		0	
Flood Risk Zone 3			No		0	
	don		No		0	
Registered Park & Garden		None		0		
Scheduled Ancient Monument HSE Consultation Zone 1		No		0		
			No		0	
•	Operational Burial Ground				-	
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.			logical town centre rea of	
Green Belt and Landso	ape Sensitivi	ity Asse	ssmer	nt		
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.				
	gainst enviro	nmental	l, econ	omic and social criteria		
Criteria		Assessi	ment			Rating
Environmental						
Greenfield / Previously Developed Land	1	Brownfield				
Topography		The site west	slopes	s significantly down towards the r	orth	

Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
тар		
Tree Preservation Orders /	There are a number of mature trees on the site	
Mature Trees of Value on site or	though no tree preservation orders.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage issues.	
significantly affecting		
boundaries		
Visual Amenity and Character of	No issues	
the Area		
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Historic industrial uses in the area may have left a	
	legacy of ground contamination.	
Ground stability	Not known.	
Air Quality impact of adjoining	The proximity of Lower High Street (the A4100) may	
uses	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	There are no issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site was previously used as amenity land for the	
Opportunities	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	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that utilities are available in the area	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
,		

gas pipes, pylons, culve	erts,							
rights of way)		_						
Highways access and				site may be problema	•			
transportation (state nar			0	els and constraints o	facc	ess onto the		
quality of access points		class	ified road	•				
Impact on the wider road	d	No is	sues antio	cipated.				
network								
Other Economic (specify	y)	None	;					
Social								
Primary School	Within 15	minute	es	Strategic Centre /		Within 20 m	ninutes	
				Employment Area				
Secondary School	Within 20	minute	es	Centre / Foodstore Within		Within 10 m	ninutes	
GP / Health Centre /	Within 10	minute	nutes					
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50		Moderate De		
Location – Draft Plan	Density (n	nin	dph	i, max 100 dph)	Х	50 dph)		
Policy (x)	100 dph)							
Any character constrain	ts on	None	None					
density								
Connections to local cyc	cle route	The s	site is loca					
networks		identified on the SCWIP.						
Public Open Space (ha's	and	There is no Public Open Space on the site						
type)								
Loss of Playing Field / S	ports	There	e are no p	laying fields/sports p	itche	S		
Pitches (ha's / number and type								
of pitches)								
Other Social (specify)		None						
Any character constrain	ts on	None)					
density (list)								

This is an opportunity to develop an unused piece of land in a sustainable location.

Sustainability Appraisal

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.

However, there could also be some minor adverse impacts on the cultural heritage, natural resources, pollution and education provision without some appropriate mitigation measures.

There is potentially a negligible impact on climate change mitigation, waste and equality.

The impact on the landscape and biodiversity is currently uncertain.

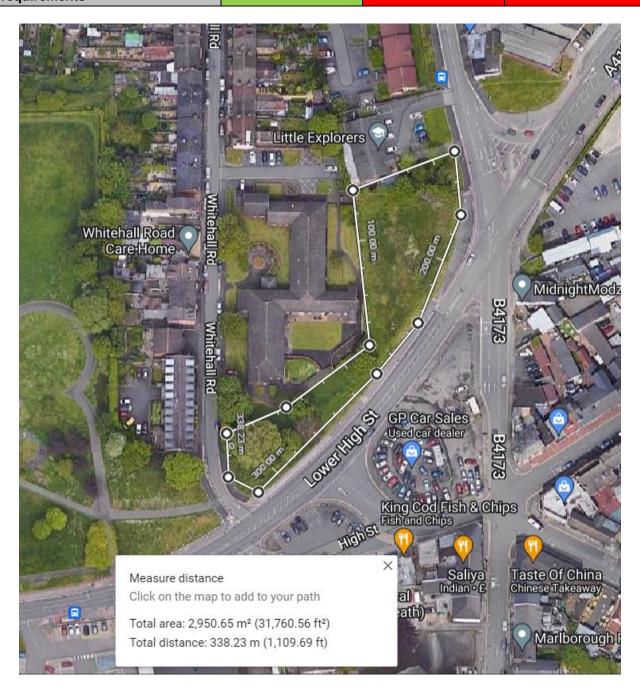
Conclusion

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.

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

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

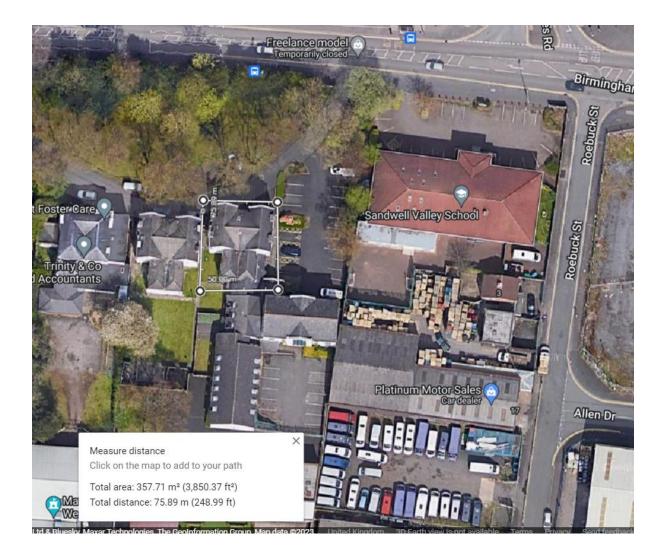
Appropriate uses given constraints and infrastructure requirements Housing 0.3 ha Gypsy/Traveller



Site Known as	45: BIRMIN	MINGHAM ROAD, WEST BROMWICH (NO 164) 7119							
Site Address			est Bromwich.						
Ward	West Brom			Call for Site Ref					
Site Area (ha)	0.22 ha			Capacity proposed in Call					
				for Sites submission					
Land Type	Brownfield of	commerci	al	Site Assessment Reference	e				
Background / Context									
Current uses (list)	The site is c	currently u	ised fo	r office accommodation.					
Surrounding land	The area to	the south	n and e	ast of the site is mixed comme	ercial/ indu	ustrial in			
uses	nature. The	area to th	ne nort	h and west is predominantly re	esidential.				
Constraints									
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered			
of submitted site)					(ha's	5)			
SSSI / SAC			N/A						
Ancient Woodland / Ve	teran Trees		N/A						
Local Nature Reserve			N/A						
Site of Importance for	Nature		N/A						
Conservation									
Flood Risk Zone 3			N/A						
Registered Park & Gar			N/A						
Scheduled Ancient Mo	Scheduled Ancient Monument								
HSE Consultation Zone	e 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 Design	ations (list)			site was within a larger area id					
			Bromwich Area Action Plan for employment B1 uses. The						
				s within a gateway site (gate2)					
Green Belt and Landso	ape Sensitiv	vity Asse	ssmer	it					
Criteria		Assessi			Rating				
Green Belt Harm		The site	is not	within the Green Belt.					
(B79 (a))		-	-						
Landscape Sensitivity		There ar	re no S	INCs or SLINCs on the site.					
(BL23 / BL24)				amia and againt aritaria					
	gainst envir			omic and social criteria		Detine			
Criteria Environmental		Assessi	ment			Rating			
Greenfield / Previously	,	Brownfie		moreial					
Developed Land		DIOWIIIE		IIICICIAI					
Topography		The site	is read	sonably flat					
		N/A	10 1000						
Agricultural Land Qual		IN/A							
Magicmap Landscape	hozi-1900								
map Tree Preservation Orde	are /	Thora or	o no +-	on proconvotion orders					
Mature Trees of Value		inere ar		ee preservation orders.					
significantly affecting	on site of								
boundaries									
boundanes									

	NL 1	
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	Monument: DSD676, 164-170 (even) Birmingham	
significantly affecting	Road, West Bromwich. Locally Listed group of	
boundaries	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	No issues.	
the Area		
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No issues anticipated.	
Ground stability	No issues anticipated.	
Air Quality impact of adjoining	The industrial units to the south and east and the M5	
uses	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	There are no issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None known.	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic	None	
	The site is surroutly used for office second stor	
Employment Development	The site is currently used for office accommodation	
Opportunities	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	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities –	It is considered that utilities will be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	None known.	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	There is an existing access from Birmingham Road.	
transportation (state name /		
quality of access points)		
quality of access points/		

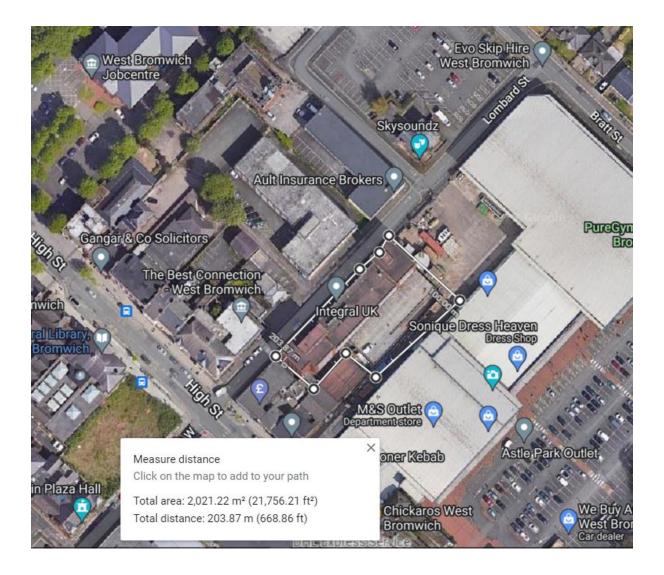
Impact on the wider road network	No issues anticipated									
Other Economic (specify	/)	None								
Social										
Primary School	Within 15 minutes			Strategic Centre / Employment Area			Within 20 minutes			
Secondary School	Within 20	minutes		Centre	e / Foodstor	e	Within 15 n	ninutes		
GP / Health Centre /	Within 10					-				
Walk in centre										
Housing Density	Very High		Hig	h Densit	ty (min 50		Moderate De	ensity (40-		
Location – Draft Plan	Density (n		-	n, max 1	•		50 dph)	- `		
Policy (x)	100 dph)				-					
Any character constrain	ts on	No issu	ies			· ·			·	
density										
Connections to local cyc	cle route		-		rmingham Ro					
networks					ne WMLCWI					
Public Open Space (ha's	and	There is	s no Pu	Public Open Space within the site.						
type)		There are no Diaving fields/Sports Ditches								
Loss of Playing Field / S	-	There are no Playing fields/Sports Pitches.								
Pitches (ha's / number a of pitches)	na type									
Other Social (specify)		Nono	None							
Any character constrain	ts on		No issues							
density (list)	13 011									
Opportunities										
See conclusion										
Sustainability Appraisal										
The redevelopment of this change, the housing offer, However, there could also	site will ha education	and heal	lth.					•	te	
transportation and the ecc	•				-					
There is potentially a negli	•			-	-	e mitig	ation, waste	and equality	y.	
The impact on the landsca	ape and bio	diversity	is curre	ently unc	ertain.					
Conclusion										
The site is considered app this use. This use would h	•				-				l for	
sustainable location with e		-								
Employment uses to conti	nue with the	e office a	iccomm	odation	would be ac	ceptab	le in accorda	nce with the	Э	
current B1 allocation.										
The site is not large enoug	gh for a gyp	-								
Appropriate uses given	1	Housing	-		Employme	nt	Gypsy	/Traveller		
constraints and infrastru	licture	0.22 ha	l de la companya de la		0.22 ha					
requirements										



Site Known as	46: NO 5. LO	OMBAR) STR	EET, WEST BROMWICH			
Site Address	Lombard Str						
Ward	West Bromw			Call for Site Ref			
Site Area (ha)	0.16 ha			Capacity proposed in Capacity submission	all		
Land Type	Brownfield c	commercial		Site Assessment Refere	ence 708 No		
Background / Context	•						
Current uses (list)	The site is c	urrently u	used fo	r office accommodation (In	tegral).		
Surrounding land	The site is w	vithin an a	area of	predominantly commercial	l uses on th	e edge of West	
uses	Bromwich To	own Cent	tre.				
Constraints	·						
Gateway Constraints (where affecti	ng part	Nam	e / Details	Am	ount covered	
of submitted site)					(Ha	l)	
SSSI / SAC			No		0		
Ancient Woodland / Ve	eteran Trees		None		0		
Local Nature Reserve			No		0		
Site of Importance for Conservation	Nature		No		0		
Flood Risk Zone 3			No		0		
Registered Park & Gar					0		
Scheduled Ancient Mo			No No		0		
HSE Consultation Zone					0		
Operational Burial Ground		No No		0			
Common Land			No		0		
Green Belt			No		0		
Ancient Hedgerows			None	1	0		
Strategic Open Space			No		0		
Existing Policy Design	ations (list)		It is within the SHLAA. The site is within the retail town				
				e boundary of West Bromw	/ich.		
Green Belt and Landso	ape Sensitiv	ity Asse	ssmer	it		_	
Criteria		Assess				Rating	
Green Belt Harm (B79 (a))		The site	is not	within the Green Belt.			
Landscape Sensitivity (BL23 / BL24)		There ar	re no S	INCs or SLINCs on the site	Э.		
<u> </u>	gainst enviro	onmental	l, ecor	omic and social criteria			
Criteria		Assess	· ·			Rating	
Environmental							
Greenfield / Previously	1	Brownfie	eld con	nmercial			
Developed Land							
Topography		The site	is rela	tively flat			
Agricultural Land Qual Magicmap Landscape		N/A					
map							
Tree Preservation Orde	ers /	There ar	re no ti	ees on the site.			
Mature Trees of Value							
significantly affecting							
boundaries							

Biodiversity or Geodiversity on	No issues	
	Noissues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets	
significantly affecting		
boundaries		
Visual Amenity and Character of	The site is within an area of predominantly	
the Area	commercial uses within walking distance of West	
	Bromwich Town Centre.	
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	No issues anticipated.	
Ground stability	None known.	
Air Quality impact of adjoining	No issues anticipated.	
uses		
Noise impact of adjoining uses	No issues anticipated.	
Mineral Extraction and Mineral	There are no issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None.	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is currently used to provide office	
Opportunities	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	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that the utilities would be available to	
electricity, gas, water, sewage	the site though capacities are not known.	
treatment		
Infrastructure constraints on /	None known.	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	There is an existing access from Lombard Street.	
transportation (state name /		
quality of access points)		
Impact on the wider road	The impact on the Bratt Street/ Lombard Street	
network	junction may need to be considered.	
Other Economic (specify)	None	
Social		

Primary School	Within 10 minutes			Strategic Centre / Employment Area		N	Within 20 minutes			
Secondary School	Within 20	minute	s		Centre	/ Foodstore	1	Nithin 10 m	ninutes	
GP / Health Centre /	Within 10	minute	es							
Walk in centre										
Housing Density	Very High			Hig	h Densi	ty (min 50	M	oderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	Х	dph	, max 1	00 dph)	50) dph)		
Policy (x)	100 dph)			-						
Any character constrain	ts on	The c	conve	ersior	n of the	building does	provide	the opport	unity to	
density		provi	de hi	gh de	ensity ad	commodation	ı.			
Connections to local cyc	le route	The s	site is	loca	ted on l	ombard Stree	et that is	6		
networks		identi	fied	on th	e WMLO	CWIP.				
Public Open Space (ha's	and	There	e is n	o Pu	blic Ope	en Space on th	ne site.			
type)										
Loss of Playing Field / S	-	There	e are	no P	Playing fields/ sports pitches on the					
Pitches (ha's / number a	nd type	site.								
of pitches)										
Other Social (specify)		None								
Any character constraint	ts on				on of the building does provide the					
density (list)		орро	rtunit	y to p	provide high density accommodation.					
Opportunities										
The conversion of the buil	• •				•		-	•		
accommodation on the ed	-						elopme	ent has rece	ently been	
completed opposite the sit	e at the for	mer De	evelo	pme	nt Hous	е.				
Sustainability Appraisal										
The redevelopment of this		-		•		•		nge adapta	ation, natura	al
resources, transport infras		•	•					llution and	the econor	~~~
However, there could also There will be no significan										-
measures are not put in pl	•			lanye	e miliya	lion waste and	i equain	iy ii appiop	nate mitya	
The impacts on the landso		odivers	sitv a	re cu	rrently i	Incertain				
Conclusion			ny a	10 00						
Residential development v	vould be ar	appro	priat	e cor	version	of the site in	a sustai	inable locat	tion on the	
edge of West Bromwich T			prior	5 501						
Employment uses would r			on th	ne ed	ge of th	e Town Centr	e with p	oor access	S.	
The site is not large enoug		-			5		F			
Appropriate uses given		Hous				Employment		Gypsy	/Traveller	
constraints and infrastru	icture	0.16								
requirements										



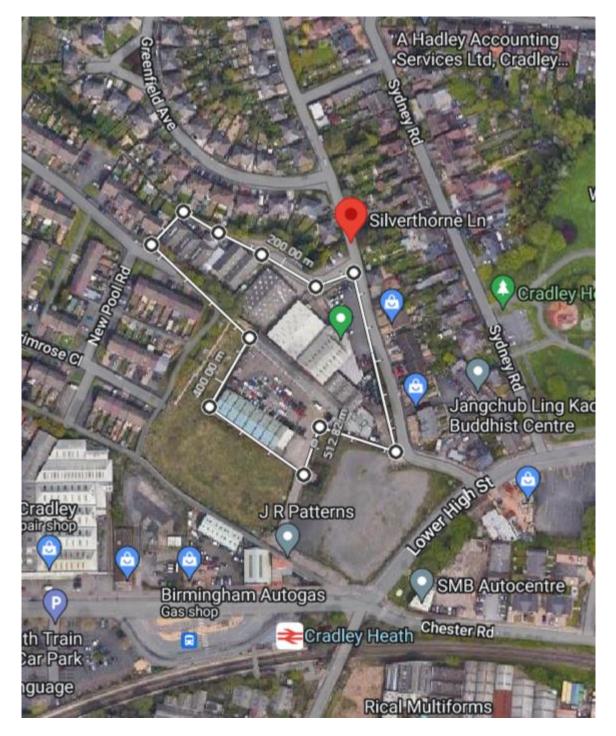
Site Known as	47: SILVERTHO	RNE	ELANI	E, CRADLEY HEATH NORTH			
Site Address				orne Lane, northeast of Woods La	ne. soi	utheast of	
	Mousesweet Wa				,		
Ward	Cradley Heath a Hill		ld	Call for Site Ref	N/A		
Site Area (ha)	1.05			Capacity proposed in Call for Sites submission	N/A		
Land Type	Mixed employme	ent u	ses	Site Assessment Reference	291a SH1:	EMP3-36 3	
Background / Context							
Current uses (list)	Midlands Racew	vay (i	ndoor	car racing track), mixed employm	ent use	es including	
				essed from Silverthorne Lane		0	
Surrounding land uses	Residential, emp	oloyn	nent, va	acant land			
Constraints							
Gateway Constraints (where affecting p	oart	Nam	e / Details	Amo	unt covered	
of submitted site)	37				(Ha)		
SSSI / SAC			No		0		
Ancient Woodland / Ve	teran Trees		None		0		
Local Nature Reserve			No		0		
Site of Importance for	Nature		No		0		
Conservation					-		
Flood Risk Zone 3			No		0		
Registered Park & Gar	den		No		0		
Scheduled Ancient Monument			No		0		
HSE Consultation Zone 1		No		0			
Operational Burial Gro	und		No		0		
Common Land			No		0		
Existing Policy Design	ations (list)		SAD – Residential Draft BCP - Employment				
Green Belt and Landso	ape Sensitivity A	Asse					
Criteria			ment			Rating	
Green Belt Harm	No						
(B79 (a))							
Landscape Sensitivity	N/A	1					
(BL23 / BL24)	Urb	an N	latrix F	Recovery Zone 2			
Detailed assessment a	gainst environm	enta	l, ecor	omic and social criteria			
Criteria			ment			Rating	
Environmental							
Greenfield / Previously	PDI	L					
Developed Land							
Topography	Uni	form	levels	across site			
Agricultural Land Qual	ity using N/A	\ \					
Magicmap Landscape							
map							
Tree Preservation Orde	ers / N/A	sev	eral ma	ature trees along part of north eas	stern		
Mature Trees of Value		Indar					
significantly affecting							
boundaries							

Biodiversity or Geodiversity on	N/A	
site or significantly affecting		
boundaries		
Heritage Assets on site or	N/A	
significantly affecting		
boundaries		
Visual Amenity and Character of	Site and surrounding area is of mixed land use but	
the Area	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	No	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Unknown	
Ground stability	Unknown	
Air Quality impact of adjoining	Mainly residential uses around the site but close to a	
uses	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	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development	Opportunity for 3000sqm of new employment	
Opportunities	development	
Employment Land	Employment land surrounded by residential	
	BEAR scored 14 so site to be reassessed	
Delivery / Phasing (taken from	Delivery/ phasing for redevelopment would be	
Delivery Study where referenced)	affected by the need to relocate businesses unless	
Learning clady micro referenced)	willing landowners.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	Existing	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Existing site accesses from Silverthorne Lane and	
transportation (state name /	Forge Lane could be used for residential	
quality of access points)	redevelopment	
Impact on the wider road	New residential development would introduce	
network	potentially greater impact on road network given	
network	potential site capacity of 50-100 new homes	
	potential site capacity of 50-100 new normes	

Other Economic (specify	y)	None	;								
Social											
Primary School	10mins pt				Strategic Centre /		20mins pt				
	15mins pe		ess		Employment Area		20mins ped	access			
Secondary School	20mins pt	:			Centre / Foodstore	•	10mins pt a	nd ped acc	ess		
GP / Health Centre /	10mins pt										
Walk in centre	10mins pe	ed acce	ess								
Housing Density							Moderate De	nsity (40-	Х		
Location – Draft Plan							50 dph)				
Policy (x)											
Any character constrain	ts on				cal centre and good tr	•		is could just	tify		
density		highe	er der	nsity	housing on part of the	e site.					
Connections to local cyc	cle route										
networks		200-									
Public Open Space (ha's type)	sand	3000	1 Iron		usesweet Brook oper	i spac	ce				
Loss of Playing Field / S	norte	Nolo	se of	nlav	ing fields or sports pit	chos					
Pitches (ha's / number a	-		33 01	piay		0103					
of pitches)	ina type										
Other Social (specify)		None									
Any character constrain	ts on	Generally, two-storey post war brick- built housing									
density (list)		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	-						-				
potentially valuable site. It	is well con	nected	l to lo	cal s	ervices and transport	and	could introduc	e up to 100)		
new homes.											
Sustainability Appraisal The redevelopment of the			ificor	at no	aitiva impacta upon th		tural resource	o of the ore	0		
the transport infrastructure		•		•		ie nai		s of the are	a,		
However, there could also						clim	ate change a	daptation			
pollution, the economy an			-		• •		-	auptation,			
The impacts on cultural he					•	•		negligible.			
The impact on the landsca	-		-				2	00			
Conclusion											
The location of the site pre	esents good	d oppo	rtunit	ies fo	or new housing of mix	ed de	ensity (up to c	a 100 units))		
Employment use could int		•			•			to relocate			
several businesses and w			•		•						
The site is occupied with e				-		nis sit	te for employn	nent use			
would safeguard existing I					•	our the	and and man	trongerer			
The site area, its location					-		-	-	·0		
connections provides pote coming forward and could		-		, ciiel	pitches. nowever, st	icii d	use could lid!	nper lite Sil			
NB This site includes an a				d wh	ere the landowner ha	s res	ponded in terr	ns of retain	ina		
existing uses (ref WM7858		i symei	it idil			5 163			шy		
	/ .										

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	Residential	Employment	Gypsy and traveller
constraints and infrastructure			
requirements			



Site Known as	48: LANGL	EY MALT	INGS	WESTERN ROAD, LANGLEY 3	011	
Site Address	Western Ro				•••	
Ward	Oldbury	aa, Langi	0 y	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 o	occupied b	by loca	I employment uses, Express Bond	ding Se	ervices
	(laminators)	and Naw	vaie Mo	otoring (car repairs and dealers). T	The Ma	ltings building
	itself looks					
Surrounding land				ndustrial to the west with new resi		
uses	and establis	shed resid	ential	to the east. There is a Playing field	d to the	e north. Titford
	Canal is on	the weste	ern bou	Indary. Langley Green railway sta	tion is	opposite the
	site on Wes	tern Road	ł.			
Constraints						
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered
of submitted site)					(ha's)
SSSI / SAC			N/A			
Ancient Woodland / Ve	eteran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for	Nature		N/A			
Conservation						
Flood Risk Zone 3			N/A			
Registered Park & Gar			N/A			
Scheduled Ancient Mo			N/A			
HSE Consultation Zon	e 1		N/A			
Operational Burial Gro	und		N/A			
Common Land			N/A			
Green Belt			N/A			
Ancient Hedgerow			N/A			
Strategic Open Space			N/A			
Existing Policy Design	ations (list)		The site is allocated in the Black Country Plan for housing			n for housing
			and is within the SHLAA (570). The site is within an Area			hin an Area of
			High Townscape value.			
Green Belt and Landso	ape Sensitiv	vity Asses	ssmer	it		
Criteria		Assessi	ment			Rating
Green Belt Harm		The site	is not	within the Green Belt.		
(B79 (a))						
Landscape Sensitivity		There ar	e no S	INCs or SLINCs on the site.		
(BL23 / BL24)						
	gainst envir			omic and social criteria		
Criteria		Assessi	ment			Rating
Environmental						
Greenfield / Previously	1	Brownfie	eld indu	ustrial site.		
Developed Land						
Topography				sonably flat though the area rises		
		steadily	to the	north.		

Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	There are a few mature trees on the site alongside	
Mature Trees of Value on site or	the canal though no tree preservation orders.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	The site adjoins the Titford canal on its western	
site or significantly affecting	boundary and any redevelopment should exploit this	
boundaries	location by overlooking the canal.	
Heritage Assets on site or	Monument: MBL2524 Langley Maltings, Western	
significantly affecting	Road, Langley. Grade II Listed Building.	
boundaries	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 former industrial site to the south of the site has	
the Area	recently been developed with moderate/high density	
	housing.	
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The long-term use of the site for employment uses	
Ground Containination	may have left a legacy of ground contamination.	
Ground stability	Not known.	
-		
Air Quality impact of adjoining	The historic heavy industrial uses to the west of the	
uses	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	There are no known issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None known.	
Other Environmental (specify)	The site is within the HSE middle zone around the	
	Rhodia works.	
Economic		
Employment Development	The site is currently occupied by low quality local	
Opportunities	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	Site assembly and the constraints imposed by the	
Delivery Study where referenced)	Grade II Listed building may delay delivery.	
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP.	

Availability of utilities –	It is considered that the utilities will be available to	
electricity, gas, water, sewage	the site though capacities are not known.	
treatment		
Infrastructure constraints on /	It is known that historic surface water sewers cross	
under site (electric cables/sub-	the site.	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	There are existing access points from Western Road.	
transportation (state name /		
quality of access points)		
Impact on the wider road	The impact of any development on the level crossing	
network	the railway at Station Road may need to be	
	assessed.	
Other Economic (specify)	None	
Social	•	

Primary School	Within 10	minute	es	Strategic Centre / Employment Area		Within 20 m	ninutes	
Secondary School	Within 20	minute	s	Centre / Foodstore)	Within 10 m	ninutes	
GP / Health Centre /	Within 15	minute	s					
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	dpł	n, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)							
Any character constrain	Any character constraints on		The Grade II Listed building will need to be retained on site. The					
density		neighbouring canal to the west provides the opportunity for higher						
		densi	ty develo	pment.				
Connections to local cy	cle route	The site is located on Station Road that is identified						
networks		on the WMLCWIP.						
Public Open Space (ha's	s and	There is no Public Open Space on the site.						
type)								
Loss of Playing Field / S	ports	There are no playing fields or sports pitches.						
Pitches (ha's / number a	nd type							
of pitches)								
Other Social (specify)		None	1					
Any character constrain	ts on	The C	Grade II L	isted building will nee	d to be	e retained		
density (list)		on sit	e. The ne	e. The neighbouring canal to the west provides				
		the op	oportunity	v for higher density de	velopi	ment.		

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.

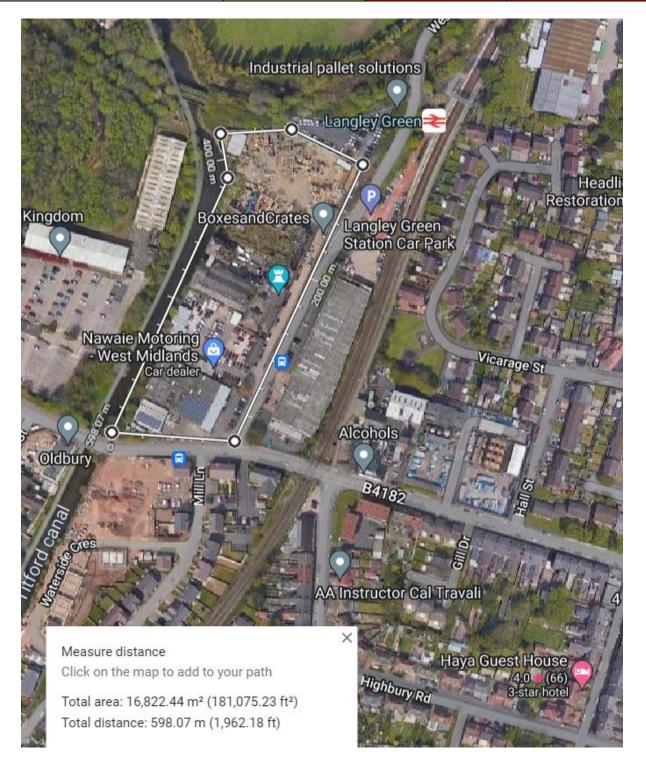
Sustainability Appraisal

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.

			0
Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	2.72 ha		
requirements			



Site Known as	49: MACARTHUR ROAD INDUSTRIAL ESTATE, CRADLEY HEATH					
Site Address	Cradley Roa			•		
Ward	Cradley Hea			Call for Site Ref		
	Hill					
Site Area (ha)	0.35 ha	0.35 ha		Capacity proposed in Call for Sites submission		
Land Type	Brownfield I	ndustrial		Site Assessment Reference	SAH	095
					3023	
					SH15	5
Background / Context						
Current uses (list)	The site is c machine too		n empl	oyment uses by Hallcraft MOT re	pairs ai	nd Raybould
Surrounding land	The site is i	n an area	of mix	ed uses with residential to the we	st and	north, Cradley
uses	Heath Towr	n Centre to	o the n	orth east and Corngreaves Road	industr	rial estate to
	the east.					
Constraints	•					
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered
of submitted site)					(Ha)	
SSSI / SAC			No		0	
Ancient Woodland / Ve	teran Trees		None)	0	
Local Nature Reserve			No		0	
Site of Importance for	Nature		No		0	
Conservation						
Flood Risk Zone 3			No		0	
Registered Park & Gar	den		No		0	
Scheduled Ancient Mo	nument		None		0	
HSE Consultation Zone	e 1		No		0	
Operational Burial Gro	und		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 Landso	ape Sensitiv	vity Asses	ssmer	nt		
Criteria		Assessi				Rating
Green Belt Harm (B79 (a))		The site	is not	in the Green Belt		
Landscape Sensitivity (BL23 / BL24)		There ar	e no S	INCs or SLINCs on the site.		
	gainst enviro	onmental	, econ	omic and social criteria		
Criteria		Assessi				Rating
Environmental						
Greenfield / Previously Developed Land		Brownfie	eld indu	ustrial land.		

Tonography	The site alonge steadily down south towards the	
Topography	The site slopes steadily down south towards the	
	River Stour.	
Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
map	-	
Tree Preservation Orders /	There are no trees on the site.	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets on site.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The adjoining former part of the Woods Lane	
the Area	Industrial Estate has been redeveloped with a	
	moderate/high residential density.	
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The 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	The remaining industrial sites to the north and	
uses	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	There are no issues with mineral extraction	
Resource Areas		
Mineral Infrastructure and	None known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is currently occupied by low value	
Opportunities	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	An issue is not anticipated though remediation may	
Delivery Study where referenced)	delay delivery.	
Denvery olday where referenced)		

Viability (takan from Via	hility	Dooid	lantial tra	nsformation has comr	noncod in thic		
Viability (taken from Via Study where referenced	•			r, the viability of indivi			
Sludy where referenced)			art of ongoing work or			
Availability of utilities –			-			ho	
electricity, gas, water, s	owado		It is considered that utilities will be available given the new development to the south though capacities are				
treatment	ewage		new development to the south though capacities are unknown.				
Infrastructure constrain	ts on /			t there are historic su	face water		
under site (electric cable				through the site.			
stations, water/sewage				g through the site.			
gas pipes, pylons, culve	-						
rights of way)							
Highways access and		There	e are exist	ting access points from	m Macarthur		
transportation (state na	me /	Road					
quality of access points							
Impact on the wider road		No iss	sues antic	cipated.			
network				•			
Other Economic (specify	y)	None					
Social							
Primary School	Within 10	minute	s	Strategic Centre /	Within	20 minutes	
				Employment Area			
	Within 20 minutes						
Secondary School				Centre / Foodstore	Within 1	0 minutes	
GP / Health Centre /	Within 20 Within 10			Centre / Foodstore	Within 1	0 minutes	
GP / Health Centre / Walk in centre	Within 10	minute	S				
GP / Health Centre / Walk in centre Housing Density	Within 10 Very High	minute	es Hig	h Density (min 50	Moderate	Density (40-	
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan	Within 10 Very High Density (r	minute	es Hig				x
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x)	Within 10 Very High Density (r 100 dph)	minute n nin	Hig dph	h Density (min 50 , max 100 dph)	Moderate 50 dph)	Density (40-	x
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain	Within 10 Very High Density (r 100 dph)	minute nin The fo	Hig dph ormer ind	h Density (min 50 , max 100 dph) ustrial area to the we	Moderate 50 dph) st has been rec	Density (40-	x
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density	Within 10 Very High Density (r 100 dph) ts on	minute nin The for reside	Hig dph ormer ind ential use	h Density (min 50 , max 100 dph) ustrial area to the we with moderate/high d	Moderate 50 dph) st has been rec ensity.	e Density (40-	x
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cy	Within 10 Very High Density (r 100 dph) ts on	minute nin The for reside	Hig dph ormer ind ential use ite is loca	h Density (min 50 , max 100 dph) ustrial area to the we with moderate/high d ited 300 metres to the	Moderate 50 dph) st has been rec ensity. esouth of Lowe	e Density (40-	x
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density	Within 10 Very High Density (r 100 dph) ts on	minute nin The for reside The s High 3	Hig dph ormer ind ential use ite is loca Street Cra	h Density (min 50 , max 100 dph) ustrial area to the we with moderate/high d	Moderate 50 dph) st has been rec ensity. esouth of Lowe	e Density (40-	x
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyto networks	Within 10 Very High Density (r 100 dph) ts on cle route	minute nin The for reside The s High 3 SCW	Hig dph ormer ind ential use street Cra IP.	h Density (min 50 , max 100 dph) ustrial area to the we with moderate/high d ited 300 metres to the adley Heath that is ide	Moderate 50 dph) st has been rec ensity. e south of Lowe entified in the	e Density (40-	×
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cy networks Public Open Space (ha's	Within 10 Very High Density (r 100 dph) ts on cle route	minute nin The for reside The s High 3 SCW	Hig dph ormer ind ential use street Cra IP.	h Density (min 50 , max 100 dph) ustrial area to the we with moderate/high d ited 300 metres to the	Moderate 50 dph) st has been rec ensity. e south of Lowe entified in the	e Density (40-	x
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cy networks Public Open Space (ha's type)	Within 10 Very High Density (r 100 dph) ts on cle route s and	minute nin The for reside The s High 3 SCWI There	Hig dph ormer ind ential use ite is loca Street Cra IP. e is no Pu	h Density (min 50 , max 100 dph) ustrial area to the we with moderate/high d ated 300 metres to the adley Heath that is ide blic Open Space on the	Moderate 50 dph) st has been rec ensity. e south of Lowe entified in the ne site.	e Density (40-	x
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cy networks Public Open Space (ha's type) Loss of Playing Field / S	Within 10 Very High Density (r 100 dph) ts on cle route s and sports	minute nin The for reside The s High 3 SCWI There	Hig dph ormer ind ential use ite is loca Street Cra IP. e is no Pu	h Density (min 50 , max 100 dph) ustrial area to the we with moderate/high d ited 300 metres to the adley Heath that is ide	Moderate 50 dph) st has been rec ensity. e south of Lowe entified in the ne site.	e Density (40-	x
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cya networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a	Within 10 Very High Density (r 100 dph) ts on cle route s and sports	minute nin The for reside The s High 3 SCWI There	Hig dph ormer ind ential use ite is loca Street Cra IP. e is no Pu	h Density (min 50 , max 100 dph) ustrial area to the we with moderate/high d ated 300 metres to the adley Heath that is ide blic Open Space on the	Moderate 50 dph) st has been rec ensity. e south of Lowe entified in the ne site.	e Density (40-	×
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cy networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches)	Within 10 Very High Density (r 100 dph) ts on cle route s and sports	minute nin The foreside The s High 3 SCW There There	Hig dph ormer ind ential use site is loca Street Cra IP. e is no Pu e are no P	h Density (min 50 , max 100 dph) ustrial area to the we with moderate/high d ated 300 metres to the adley Heath that is ide blic Open Space on the	Moderate 50 dph) st has been rec ensity. e south of Lowe entified in the ne site.	e Density (40-	×
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cy networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify)	Within 10 Very High Density (r 100 dph) ts on cle route s and sports and type	minute nin The for reside The s High 3 SCW There There	Hig dph ormer ind ential use ite is loca Street Cra IP. e is no Pu e are no P	h Density (min 50 , max 100 dph) ustrial area to the wes with moderate/high d ited 300 metres to the adley Heath that is ide blic Open Space on the Playing fields or sports	Moderate 50 dph) st has been rec ensity. e south of Lowe entified in the ne site. s pitches.	e Density (40-	x
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cy networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify) Any character constrain	Within 10 Very High Density (r 100 dph) ts on cle route s and sports and type	minute nin The foreside The s High S SCW There There None The for	Hig dph ormer ind ential use ite is loca Street Cra IP. e is no Pu e are no P	h Density (min 50 h, max 100 dph) ustrial area to the we with moderate/high d ited 300 metres to the adley Heath that is ide blic Open Space on the laying fields or sports	Moderate 50 dph) st has been rec ensity. south of Lowe entified in the ne site. pitches.	e Density (40-	×
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cy networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify)	Within 10 Very High Density (r 100 dph) ts on cle route s and sports and type	minute nin The foreside The s High S SCW There There None The for redev	Hig dph ormer ind ential use site is loca Street Cra IP. e is no Pu e are no P	h Density (min 50 , max 100 dph) ustrial area to the wes with moderate/high d ited 300 metres to the adley Heath that is ide blic Open Space on the Playing fields or sports	Moderate 50 dph) st has been rec ensity. south of Lowe entified in the ne site. pitches.	e Density (40-	×
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cy networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify) Any character constrain density (list)	Within 10 Very High Density (r 100 dph) ts on cle route s and sports and type	minute nin The foreside The s High S SCW There There None The for	Hig dph ormer ind ential use site is loca Street Cra IP. e is no Pu e are no P	h Density (min 50 h, max 100 dph) ustrial area to the we with moderate/high d ited 300 metres to the adley Heath that is ide blic Open Space on the laying fields or sports	Moderate 50 dph) st has been rec ensity. south of Lowe entified in the ne site. pitches.	Density (40-	
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cy networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify) Any character constrain density (list)	Within 10 Very High Density (r 100 dph) ts on cle route s and sports and type ts on	minute nin The foreside The s High S SCW There There None The foreside densit	Hig dph ormer ind ential use ite is loca Street Cra IP. e is no Pu e are no P ormer ind reloped fo ty.	h Density (min 50 h, max 100 dph) ustrial area to the wes with moderate/high d ited 300 metres to the adley Heath that is ide blic Open Space on the laying fields or sports ustrial area to the wes r residential use with	Moderate 50 dph) st has been rec ensity. south of Lowe entified in the ne site. pitches. st has been moderate/high	e Density (40- leveloped for r	×
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cyon networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify) Any character constrain density (list) Opportunities The site provides the opport	Within 10 Very High Density (r 100 dph) its on cle route s and sports and type ts on	minute nin The foreside The s High S SCW There There There There ontinue	Hig dph ormer ind ential use site is loca Street Cra IP. e is no Pu e are no P ormer ind reloped fo ty.	h Density (min 50 h, max 100 dph) ustrial area to the wes with moderate/high d ited 300 metres to the adley Heath that is ide blic Open Space on the Playing fields or sports ustrial area to the wes r residential use with	Moderate 50 dph) st has been rec ensity. south of Lowe entified in the ne site. pitches. st has been moderate/high of the former V	e Density (40- leveloped for r r	
GP / Health Centre / Walk in centre Housing Density Location – Draft Plan Policy (x) Any character constrain density Connections to local cy networks Public Open Space (ha's type) Loss of Playing Field / S Pitches (ha's / number a of pitches) Other Social (specify) Any character constrain density (list)	Within 10 Very High Density (r 100 dph) its on cle route s and sports and type ts on	minute nin The foreside The s High S SCW There There There There ontinue	Hig dph ormer ind ential use site is loca Street Cra IP. e is no Pu e are no P ormer ind reloped fo ty.	h Density (min 50 h, max 100 dph) ustrial area to the wes with moderate/high d ited 300 metres to the adley Heath that is ide blic Open Space on the Playing fields or sports ustrial area to the wes r residential use with	Moderate 50 dph) st has been rec ensity. south of Lowe entified in the ne site. pitches. st has been moderate/high of the former V	e Density (40- leveloped for r r	

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.

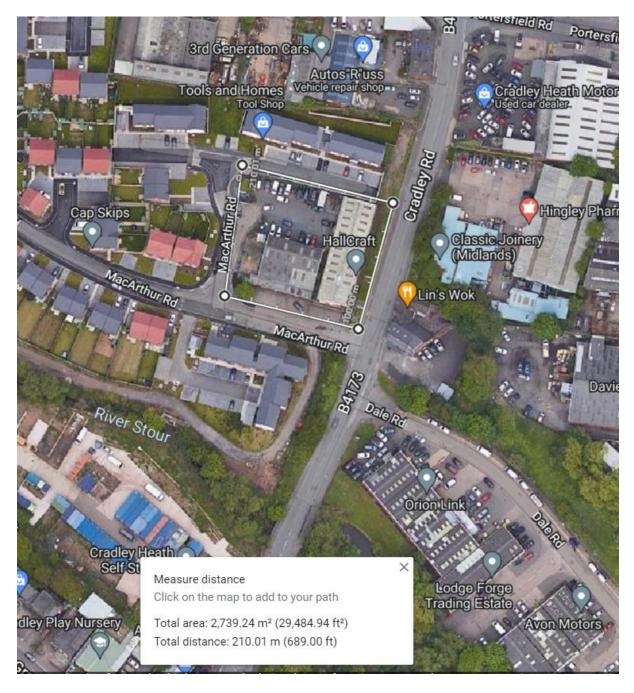
Conclusion

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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.35 ha		
requirements			



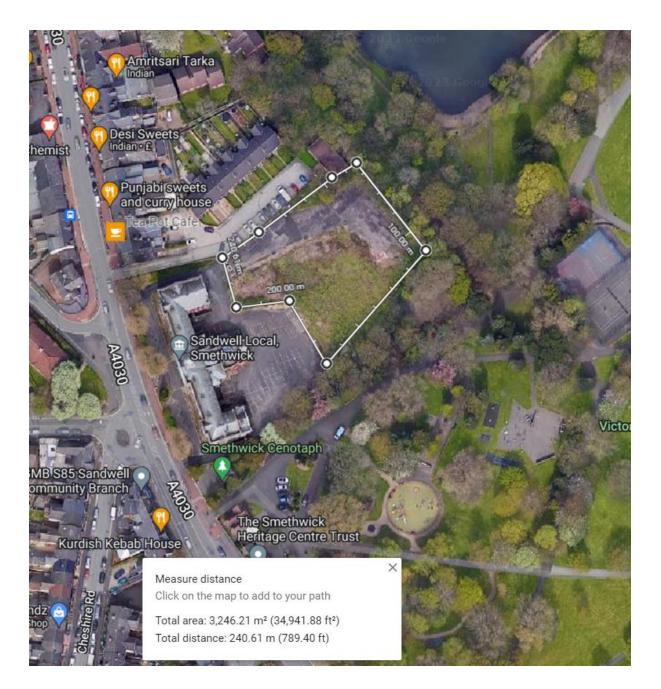
Site Known as	51: REAR OF COUNCIL HOUSE, HIGH STREET, SMETHWICK 3002					
Site Address	High Street, Sn			,,,,,.,,,,,,,,,		
Ward	Soho and Victo			Call for Site Ref		
Site Area (ha)	0.37 ha			Capacity proposed in Call for Sites submission		
Land Type	Brownfield Con	Brownfield Community		Site Assessment Reference		
Background / Context						
Current uses (list)	The site is curr	rently a	cleare	ed former office site.		
Surrounding land				ethwick Council House with Vic	toria Par	k to the rear.
uses						
Constraints	•					
Gateway Constraints (where affecting	g part	Name	e / Details	Amo	unt covered
of submitted site)					(ha's	6)
SSSI / SAC			N/A			
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for	Nature		N/A			
Conservation			N1/A			
Flood Risk Zone 3	dan		N/A			
Registered Park & Gar Scheduled Ancient Mo			N/A			
HSE Consultation Zone			N/A			
Operational Burial Gro			N/A N/A			
Common Land	unu		N/A			
Green Belt			N/A			
Ancient Hedgerow			N/A			
Strategic Open Space			N/A			
Existing Policy Design	ations (list)			ite 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 Landso	ape Sensitivity	Asses	smen	t		
Criteria	As	ssessn	nent			Rating
Green Belt Harm (B79 (a))	Tr	he site i	is not i	n the Green Belt.		
Landscape Sensitivity (BL23 / BL24)	Tł	here are	e no S	INCs or SLINCs on the site.		
	gainst environm	mental,	econ	omic and social criteria		
Criteria	<u> </u>	ssessn				Rating
Environmental						
Greenfield / Previously	Br	rownfiel	ld forn	ner office site		
Developed Land						
Topography	Th	he site i	is reas	onably flat.		
Agricultural Land Qual	ity using N/	/A				
Magicmap Landscape	post-1988					
map						

Tree Preservation Orders /	There are moture trace around the edge of the site	
Mature Trees of Value on site or	There are mature trees around the edge of the site.	
significantly affecting boundaries		
	None	
Biodiversity or Geodiversity on	None	
site or significantly affecting boundaries		
Heritage Assets on site or significantly affecting	MBL3067, OCCUPATION SITE, SITE, SETTLEMENT, SITE. DSD724, Crocketts Lane,	
boundaries	Smethwick Conservation Area. Area of Potential	
boundaries		
	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	None	
the Area		
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	There are no issues anticipated.	
Ground stability	None anticipated.	
Air Quality impact of adjoining	None	
uses		
Noise impact of adjoining uses	None	
Mineral Extraction and Mineral	There are no issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None anticipated	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Economic Employment Development	Not large enough for an employment site in isolation	
Opportunities		
Employment Land	Not suitable for employment uses.	
Delivery / Phasing (taken from	N/A	
Delivery Study where referenced)		
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities –	It is anticipated that utilities will available that served	
electricity, gas, water, sewage	the former office block.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		

Highways access and	There is an existing access from High Street.	
transportation (state name /		
quality of access points)		
Impact on the wider road	No problems anticipated.	
network		
Other Economic (specify)	None	
Social		

Primary School	Within 10 minutes		Strategic Centre / Employment Area		Within 20 minutes			
Secondary School	Within 20	minute	es	Centre / Foodstore	•	Within 10 m	ninutes	
GP / Health Centre /	Within 10	minute	es					
Walk in centre								
Housing Density	Very High		Hię	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	dp	h, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)							
Any character constrain	nts on	Limit	ed acces	sibility may reduce cap	oacity			
density								
Connections to local cycle route			Tollhouse Way 500 metres to the north of the site is					
networks		identified in the WMLCWIP.						
Public Open Space (ha's and		The site has no Public Open Space						
type)								
Loss of Playing Field / Sports		There are no Playing fields or sports pitches						
Pitches (ha's / number a of pitches)	and type							
Other Social (specify)			<u>د</u>					
Any character constrair	nts on	None Image: Comparison of the second se						
density (list)			eu acces	sibility may reduce cap	Jacity			
Opportunities								
Sustainability Appraisal								
No SA is undertaken as s	ite is to be t	he nev	w location	for Sandwell Archive	s serv	ice.		
Conclusion								
The site was considered available for this purpose house the Borough archiv gypsy/traveller site.	as subject t	to fund	ling it is n	ow reserved for the sit	te of a	family histor	y centre to	

g)pe),				
Appropriate uses given	Housing	Employment	Civic/Community	Gypsy/Traveller
constraints and			0.37 ha	
infrastructure				
requirements				



Site Known as	52: OVEREND RO	DAD BU	SINESS PARK, OVEREND ROAD	, CRADLEY HEATH			
Site Address	Overend Road, Cr	Overend Road, Cradley Heath					
Ward	Cradley Heath and		Call for Site Ref	93			
	Hill						
Site Area (ha)	3		Capacity proposed in Call	160			
			for Sites submission				
Land Type	Employment		Site Assessment Reference	SA-0025-SAN			
				No 52			
Background / Context							
Current uses (list)	Employment Indus	strial use	s, recent occupiers shopfitters /ste	el fabrications, timber			
	merchants, fasten	ers, proc	essing plant and equipment				
Surrounding land	Industrial to north						
uses		•	ed Brick Close) to east				
	River Stour to sou						
	Residential (Dudle	y MBC)	to south of Overend Road				
Constraints							
Gateway Constraints (where affecting pa	rt Nam	ne / Details	Amount covered			
of submitted site)				(Ha)			
SSSI / SAC		No		0			
Ancient Woodland / Veteran Trees		Non	e	0			
Local Nature Reserve		No		0			
Site of Importance for Nature		No		0			
Conservation				2			
Flood Risk Zone 3		No		0			
Registered Park & Garden Scheduled Ancient Monument		No		0			
		No		0			
HSE Consultation Zone		No		0			
Operational Burial Gro Common Land	una	No No		0			
Green Belt		No		0			
Ancient Hedgerows		Non	2	0			
Strategic Open Space		No	6	0			
Existing Policy Design	ations (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 Landso	ape Sensitivity As						
Criteria		ssment		Rating			
Green Belt Harm	N/A						
(B79 (a))							
Landscape Sensitivity	N/A	N/A					
(BL23 / BL24)							
Detailed assessment a	gainst environmer	ital, eco	nomic and social criteria				
Criteria	-	ssment		Rating			
Environmental							
Greenfield / Previously	PDL						
Developed Land							
Topography	Fairly	level sit	e				

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

Highways access and	This area is a well-established local employment	
transportation (state name /	area which is serviced by a number of main roads.	
quality of access points)	The site has an existing access.	
Impact on the wider road	This area is a well-established local employment	
network	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	Very High		Hig	h Density (min 50	N	/loderate De	nsity (40-	
Location – Draft Plan	Density (r	nin	dph	, max 100 dph)	5	i0 dph)		
Policy (x)	100 dph)							
Any character constrain density	its on	N/A						
Connections to local cy networks	cle route	N/A						
Public Open Space (ha's type)	s and	N/A						
Loss of Playing Field / S	Sports	N/A						
Pitches (ha's / number and type								
of pitches)								
Other Social (specify)		N/A						
Any character constrain	ts on	N/A						
density (list)								
Opportunities								
See conclusion								

See conclusion

Sustainability Appraisal

The redevelopment of this site will have positive impacts on the natural resources of the area and the transport infrastructure.

In addition, there could also be minor adverse impacts on biodiversity, climate change adaptation, pollution and health.

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.

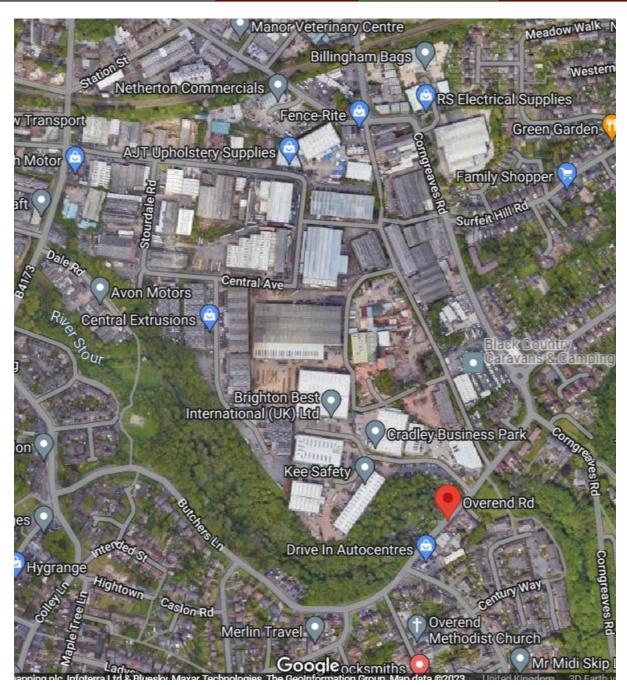
Conclusion

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.

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.

The continued allocation of the site for employment uses is therefore recommended

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



		01010			53: WOODS LANE, CRADLEY HEATH					
Editatio	Land to the northwest of Woods Lane, Cradley Heath									
Ward Cradley	Heath & Old		Call for Site Ref	N/A						
Site Area (ha) 5.2ha			Capacity proposed in Call for Sites submission	N/A						
Land Type Brownfie	Brownfield		Site Assessment Reference							
Background / Context										
Current uses (list) Industria	al / commerci	al.								
Surrounding land Resider	tial to the sou	uth and	l east. Bounded by railway line to	north /	northwest and					
uses River St	our to south.									
Constraints										
Gateway Constraints (where af	ecting part	Nam	e / Details	Amo	unt covered					
of submitted site)				(ha's)					
SSSI / SAC		No								
Ancient Woodland / Veteran Tre	es	No								
Local Nature Reserve		No								
Site of Importance for Nature		Yes -	- SLINC	Along	g river bank					
Conservation		L								
Flood Risk Zone 3		Yes		Along	g 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 (li	st)	Housing SLINC Wildlife corridor Area of archaeological importance								
Green Belt and Landscape Sen	sitivity Asse	ssmer	nt							
Criteria	Assess	ment			Rating					
Green Belt Harm	N/A									
(B79 (a))										
Landscape Sensitivity (BL23 / BL24)		dscape is considered to have an overall low ity to residential development.								
Detailed appagement anging to	vironmente		amia and appled aritaria							
Detailed assessment against environmental, economic and social criteria Criteria Ratin										
Environmental	Assessment				Rating					
Greenfield / Previously	Brownfie	eld – re	mediation required							
Developed Land	Drowning									
Topography	Site rela	atively flat to the north, slopes north to south								
	towards	•	-							
Agricultural Land Quality using		-								
Magicmap Landscape post-198										
map										

Tree Preservation Orders /	N/A	
Mature Trees of Value on site or	IN/A	
significantly affecting boundaries		
	Part CLINC and wildlife corridor clang riverhault	
Biodiversity or Geodiversity on	Part SLINC and wildlife corridor along riverbank.	
site or significantly affecting	Ecology/habitat survey required.	
boundaries		
Heritage Assets on site or	Monuments: MBL2683, GALVANIZING WORKS;	
significantly affecting	WOODS LANE. MBL2682, ERNEST STEVENS	
boundaries	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	No impact on visual amenity of adjacent land users.	
the Area		
Flood risk, drainage and ground	Part of the site in flood zones 3 (southern side)	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Site investigations necessary.	
Ground stability	Low risk coal mining area.	
Air Quality impact of adjoining	N/A – dependent on site coming forward	
uses	comprehensively.	
Noise impact of adjoining uses	N/A – as above.	
Mineral Extraction and Mineral	No mineral extraction or mineral resource constraints	
Resource Areas		
Mineral Infrastructure and	No mineral infrastructure constraints	
Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	N/A	
Economic		
Employment Development	Not preferable for employment use due to precedent	
Opportunities	set for residential development on adjacent site.	
Employment Land	N/A	
Delivery / Phasing (taken from	Land in differing ownership – potential issues with	
Delivery Study where referenced)	phasing if industrial uses remain.	
Viability (taken from Viability	Work is still being undertaken to establish the likely	
Study where referenced)	viability of residential and other sites in the SLP	
Availability of utilities –	None known.	
electricity, gas, water, sewage		
treatment		

Infrastructure constraint	te on l	None	kno	wp											
under site (electric cables/sub-		NONE	e KHO	wii.											
stations, water/sewage															
gas pipes, pylons, culve	-														
rights of way)	115,														
Highways access and		N/A													
	ma /	IN/A													
transportation (state nar quality of access points															
Impact on the wider road		N/A													
network	u	IN/A													
Other Economic (specify	<i>.</i>	None													
Social	<i>y</i>)	NONE	,												
				t. 1!:		41- 4									
Highly sustainable location			ransp												
Primary School	Within 15	mins			Strategic Centre /		Within 15 r	nins							
					Employment Area										
Secondary School	Within 15	mins f	ollow	vina	Centre / Foodstor	e	Within 15 r	nins							
GP / Health Centre /	Within 15														
Walk in centre															
Housing Density	Very High		-	Hig	h Density (min 50	X-	Moderate De	ensity (40-	Х						
Location – Draft Plan	Density (n			-	, max 100 dph)		50 dph)	-) (-							
Policy (x)	100 dph)				,										
Any character constrain	, ,	Pote	ntial f	for hig	gher density resident	tial de	velopment on	parts of the	÷						
density		site. However, the need for extensive remediation and separation													
		distances from the River Stour corridor considerably reduces the													
		development capacity.													
Connections to local cy	cle route	Within proximity of existing Local Cycle Network													
networks															
Public Open Space (ha's	s and	There is sufficient quantity of open space in the local													
type)		area to meet the needs of new residents.													
Loss of Playing Field / S	ports	N/A													
Pitches (ha's / number a	nd type														
of pitches)															
Other Social (specify)		N/A													
Any character constrain	ts on	River Stour													
density (list)		SLINC													
Remediation				ion											
Opportunities															
Contribute to housing targ	•	-	•		•		. .		site.						
Based on a realistic assessment of development potential, only half of the site can be considered.															
	ssment of d	'													
Sustainability Appraisal									There are strongly negative impacts on criteria 5,7 & 13. Minor negatives for 1,3,4,6,8 & 14. There is						
		•	eria 5	,7 &	13. Minor negatives	for 1,	3,4,6,8 & 14.	There is							
	ve impacts o	on crite			-				is						
There are strongly negative	ve impacts o	on crite			-				is						
There are strongly negative negligible impact on issue	ve impacts o	on crite			-				is						
There are strongly negative negligible impact on issue strongly positive.	ve impacts o 11. Criteria Id need ext	on crite a 2 imp ensive	e grou	s unc	ertain either way. Fo emediation. North / n	r crite	ria 9,10 & 12,	, the impact	is						

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.

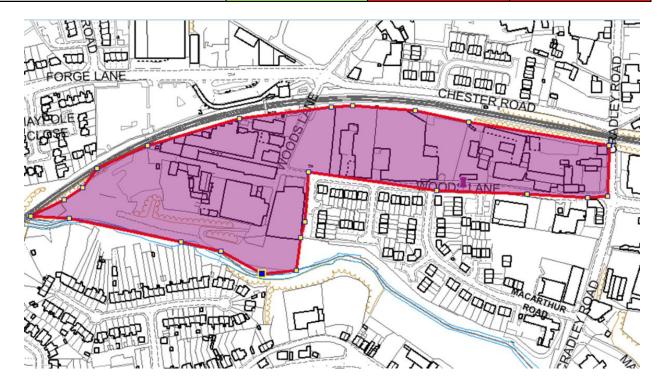
Redevelopment of the site close to the SLINC and the River Stour should be designed sensitively but should be orientated to overlook the open space.

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	Housing	Employment	Gypsy and Traveller
constraints and infrastructure	5.2ha	0 ha	
requirements			



Site Known as	54: LAND ADJACENT TO DROICON INDUSTRIAL ESTATE, PORTWAY						
	ROAD, ROWLEY						
Site Address	Portway Road Row	vley Reg	is				
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		3-46		
Background / Context							
Current uses (list)	Trailer Hire and sto						
Surrounding land uses Constraints	The adjoining site to the west, known as Droicon Industrial operational but has been allocated for housing. Residentia of the industrial estate and directly east of this site. Rowley adjoins the site to the south.				cupy land west		
Constraints Gateway Constraints (where affecting part			e / Details	Amount covered			
of submitted site)	where anecting par			(Ha)	unt covered		
SSSI / SAC		No		0			
Ancient Woodland / Veteran Trees		None	2	0			
Local Nature Reserve		-	site is not a designated nature	0			
Local Nature Reserve		rese	eserve but adjoins an established				
Site of Importance for Nature Conservation		by n coul	adjoining golf course is bounded nature trees and hedgerows so d be of importance for nature servation.	0			
Flood Risk Zone 3			site is not in or affected by Flood Zone 3	d 0			
Registered Park & Gar	den	NO					
Scheduled Ancient Mo	nument	NO		0			
HSE Consultation Zone	e 1	NO		0			
Operational Burial Gro	und	NO		0			
Common Land		NO		0			
Green Belt		NO		0			
Ancient Hedgerows		NON	IE	0			
Strategic Open Space		NO		0			
Existing Policy Designations (list)		Adja Adja	Part of the site is within a limestone consideration zone Adjacent to SLINC 78 Adjacent to a SAD Housing Allocation				
Green Belt and Landso	ape Sensitivity As	sessme	nt				
Criteria	Asse	ssment			Rating		
Green Belt Harm (B79 (a))	The s	ite is not	within a Green Belt area				
Landscape Sensitivity (BL23 / BL24)			velopment of this site should have adjoining open space and in partic	cular			

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

	-						
Delivery / Phasing (take			existing businesses would	•			
Delivery Study where re	ferenced)	and could be d	ifficult to achieve if landow	/ner is			
		unwilling.					
Viability (taken from Via	bility	The viability of	individual sites will be ide	ntified as			
Study where referenced)	part of ongoing	work on the SLP				
Availability of utilities -		Utilities availab	le on site				
electricity, gas, water, se	ewage						
treatment							
Infrastructure constraint	ts on /	None known					
under site (electric cable	es/sub-						
stations, water/sewage	oipes,						
gas pipes, pylons, culve	rts,						
rights of way)							
Highways access and		Access from P	ortway Road for the existin	ng business			
transportation (state nar	transportation (state name /		operations seems acceptable given long- distance				
quality of access points)	visibility					
Impact on the wider road	d	New residentia					
network		increased vehi					
		but this would	need to be assessed again				
		existing coming	gs and goings of industrial				
Other Economic (specify	y)	N/A					
Social							
Primary School	15 minute	S	Strategic Centre /	20 minutes			
			Employment Area				
Secondary School	20 minute	S	Centre / Foodstore	10 minutes			

Secondary School	20 minute	s			Centre / Foodstore	•	10 minutes		
GP / Health Centre /	15 minute	15 minutes for							
Walk in centre	pedestriar	าร							
	10 minute	s by p	ublic						
	transport								
Housing Density							Moderate De	nsity (40-	Х
Location – Draft Plan							50 dph)		
Policy (x)									
Any character constrain	ts on Predominantly			two-storey detached	and s	emi-detached	d dwellings	in	
density	the vicinity of the			ne site would suggest	t a mo	derate densit	y for new		
	residential dev			elopment					
Connections to local cyc	cle route	None	9						
networks									
Public Open Space (Ha a	and type)	No o	pen s	pace	on the site				
Loss of Playing Field / S	ports	Ther	e wou	ld be	e no loss of playing fi	elds/s	ports		
Pitches (ha's / number a	ind type	pitch	es						
of pitches)									
Other Social (specify)		N/A							
Any character constrain	ts on	Pred	omina	nce	of suburban housing	in the	area		
density (list)		sugg	ests n	new o	development at a mo	derate	edensity		
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.

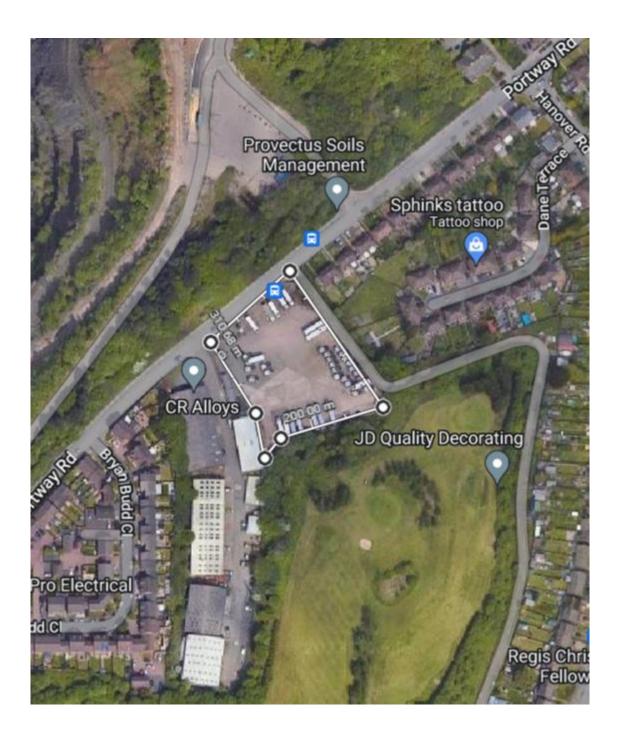
Conclusion

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.

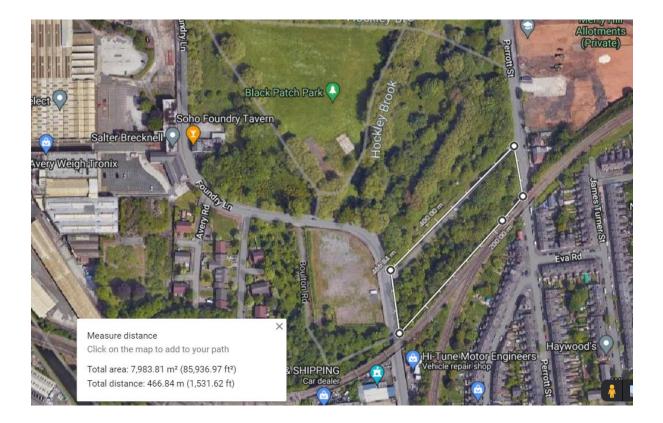
Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



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 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 boundar of the site. Constraints Mame / Details Amount covered (ha's) SSSI / SAC N/A Industry Local Nature Reserve N/A Industry Flood Risk Zone 3 N/A Industry Flood Risk Zone 3 N/A Industry Registered Park & Garden N/A Industry Scheduled Ancient Monument N/A Industry Gareen Belt N/A Industry Consultation Zone 1 N/A Industry Consultation Zone 1 N/A Industry Scheduled Ancient Monument N/A Ind	Site Known as 50		
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 The site is currently underused neglected site with overgrown vegetation. The former Kitchener Street has now been secured with palisade fencing. 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 boundar of the site. Constraints Gateway Constraints (where affecting part of the site. N/A Gateway Constraints (where affecting part of the site. N/A Mamount covered (ha's) Site of Importance for Nature Conservation N/A Mamount covered (ha's) Flood Risk Zone 3 N/A M/A Registered Park & Garden N/A M/A Goreunal Burial Ground N/A M/A Green Belt N/A M/A			
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 The site is currently underused neglected site with overgrown vegetation. The former Kitchener Street has now been secured with palisade fencing. Surrounding land uses to the 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 boundar of the site. Constraints Mame / Details Amount covered (ha's) SSSI / SAC N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A N/A Site of Importance for Nature Flood Risk Zone 3 N/A N/A Scheduled Ancient Monument N/A N/A Mame / Details Common Land Green Belt N/A N/A Mame / Details			
for Sites submissionLand TypeBrownfield residentialSite Assessment ReferenceSAH 097/206 SEC3-193Background / ContextThe site is currently underused neglected site with overgrown vegetation. The former Kitchener Street has now been secured with palisade fencing.Surrounding land usesThe 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 boundar of the site.Constraints Gateway Constraints (where affecting part of submitted site)Name / DetailsAmount covered (ha's)SSSI / SACN/AIncient Woodland / Veteran TreesN/AIncient Woodland / Veteran TreesN/ASite of Importance for Nature ConservationN/AIncient Woodland / Veteran TreesN/AIncient Woodland / Veteran TreesN/AN/AIncient Woodland / Veteran TreesN/AIncient Woodland / Veteran TreesN/ASite of Importance for Nature ConservationN/AIncient Woodland / Veteran TreesN/AFlood Risk Zone 3N/AIncient Woodland / Veteran TreesN/AScheduled Ancient MonumentN/AIncient Woodland / Veteran TreesN/AGreen BeltN/AIncient Woodland / Veteran TreesN/AConservationN/AIncient HedgerowIncient Hedgerow			
Land Type Brownfield residential Site Assessment Reference SAH 097/206 SEC3-193 Background / Context	Sile Alea (lia)		
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 use to the east. The railway line is on the southern boundar of the site. Constraints Constraints (where affecting part of submitted site) Name / Details Amount covered (ha's) SSSI / SAC N/A Incient Woodland / Veteran Trees N/A Incient Woodland / Veteran Trees Site of Importance for Nature Conservation N/A Incient Woodland / Veteran Trees N/A Flood Risk Zone 3 N/A Incient Monument N/A Scheduled Ancient Monument N/A Incient Monument Incient Monument N/A Incient Monument N/A Incient Monument Incient Monument N/A Incient Burial Ground N/A Incient Monument Incient Monument N/A Incient Monument N/A Incient Monument Incient Monument N/A Incient Burial Ground N/A Incient Hedgerow Incient Hedgerow	Land Type B		
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 boundar of the site. Constraints Kehre affecting part of the site. Name / Details Amount covered (ha's) SSSI / SAC N/A Amount covered (ha's) Amount covered (ha's) SSSI / SAC N/A Amount covered (ha's) Ancient Woodland / Veteran Trees N/A Amount covered (ha's) Site of Importance for Nature N/A Amount covered (ha's) Flood Risk Zone 3 N/A N/A Amount covered (ha's) Scheduled Ancient Monument N/A N/A Amount covered (ha's) HSE Consultation Zone 1 N/A Amount covered (ha's) Amount covered (ha's) Operational Burial Ground N/A Amount covered (ha's) Amount covered (ha's) Operational Burial Ground N/A Amount covered (ha's) Amount covered (ha's) Operational Burial Ground N/A Amount covered (ha's) Amount covered (ha's) MA MA MA Amount covered (ha's) Amount covered (ha's) <	Background / Context		
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uses west and residential uses to the east. The railway line is on the southern boundar of the site. Constraints Mame / Details Amount covered (ha's) Sateway Constraints (where affecting part of submitted site) Name / Details Amount covered (ha's) SSSI / SAC N/A Image: Constraint of the site) Image: Constraint of the site) SSSI / SAC N/A Image: Constraint of the site) Image: Constraint of the site) SSSI / SAC N/A Image: Constraint of the site) Image: Constraint of the site) SSSI / SAC N/A Image: Constraint of the site) Image: Constraint of the site) Site of Importance for Nature N/A Image: Conservation Image: Conservation Flood Risk Zone 3 N/A Image: Consultation Zone 1 N/A Scheduled Ancient Monument N/A Image: Consultation Zone 1 Image: Consultation Zone 1 M/A Image: Consultation Zone 1 N/A Image: Consultation Zone 1 Image: Consultation Zone 1 Operational Burial Ground N/A Image: Consultation Zone 2 Image: Consultation Zone 2 Image: Consultation Zone 2 Image: Consultation Zone 2 Green Belt M/A Image: Consultation Zone 2 <td< th=""><th></th></td<>			
Gateway Constraints (where affecting part of submitted site)Name / DetailsAmount covered (ha's)SSSI / SACN/AAncient Woodland / Veteran TreesN/ALocal Nature ReserveN/ASite of Importance for Nature ConservationN/AFlood Risk Zone 3N/ARegistered Park & GardenN/AScheduled Ancient MonumentN/AHSE Consultation Zone 1N/AOperational Burial GroundN/AGreen BeltN/AAncient HedgerowN/A	uses w		
of submitted site)(ha's)SSSI / SACN/AAncient Woodland / Veteran TreesN/ALocal Nature ReserveN/ASite of Importance for Nature ConservationN/AFlood Risk Zone 3N/ARegistered Park & GardenN/AScheduled Ancient MonumentN/AHSE Consultation Zone 1N/AOperational Burial GroundN/AGreen BeltN/AAncient HedgerowN/A	Constraints		
SSSI / SAC N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Site of Importance for Nature N/A 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 Green Belt N/A Ancient Hedgerow N/A	Gateway Constraints (where affecting part		
Ancient Woodland / Veteran TreesN/ALocal Nature ReserveN/ASite of Importance for Nature ConservationN/AFlood Risk Zone 3N/ARegistered Park & GardenN/AScheduled Ancient MonumentN/AHSE Consultation Zone 1N/AOperational Burial GroundN/AGreen BeltN/AAncient HedgerowN/A	of submitted site)		
Local Nature ReserveN/ASite of Importance for Nature ConservationN/AFlood Risk Zone 3N/ARegistered Park & GardenN/AScheduled Ancient MonumentN/AHSE Consultation Zone 1N/AOperational Burial GroundN/AGreen BeltN/AAncient HedgerowN/A	,		
Site of Importance for Nature ConservationN/AFlood Risk Zone 3N/ARegistered Park & GardenN/AScheduled Ancient MonumentN/AHSE Consultation Zone 1N/AOperational Burial GroundN/ACommon LandN/AGreen BeltN/AAncient HedgerowN/A	Ancient Woodland / Veteran Trees		
ConservationM/AFlood Risk Zone 3N/ARegistered Park & GardenN/AScheduled Ancient MonumentN/AHSE Consultation Zone 1N/AOperational Burial GroundN/ACommon LandN/AGreen BeltN/AAncient HedgerowN/A	Local Nature Reserve		
Flood Risk Zone 3N/ARegistered Park & GardenN/AScheduled Ancient MonumentN/AHSE Consultation Zone 1N/AOperational Burial GroundN/ACommon LandN/AGreen BeltN/AAncient HedgerowN/A	Site of Importance for Nat		
Registered Park & GardenN/AScheduled Ancient MonumentN/AHSE Consultation Zone 1N/AOperational Burial GroundN/ACommon LandN/AGreen BeltN/AAncient HedgerowN/A	Conservation		
Scheduled Ancient MonumentN/AHSE Consultation Zone 1N/AOperational Burial GroundN/ACommon LandN/AGreen BeltN/AAncient HedgerowN/A			
HSE Consultation Zone 1N/AOperational Burial GroundN/ACommon LandN/AGreen BeltN/AAncient HedgerowN/A			
Operational Burial Ground N/A Common Land N/A Green Belt N/A Ancient Hedgerow N/A			
Common LandN/AGreen BeltN/AAncient HedgerowN/A			
Green Belt N/A Ancient Hedgerow N/A	Operational Burial Groun		
Ancient Hedgerow N/A	Common Land		
	Green Belt		
	Ancient Hedgerow		
Strategic Open Space N/A	Strategic Open Space		
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.	Existing Policy Designation		
Green Belt and Landscape Sensitivity Assessment	Green Belt and Landscap		
Criteria Assessment Rating	-		
Green Belt Harm The site is not within the Green Belt.			
(B79 (a))	(B79 (a))		
Landscape Sensitivity There are no SINCs or SLINCs on the site. Black	,		
(BL23 / BL24) Patch Park which is allocated for Community Open	•		
Space adjoins the site to the north.			
Detailed assessment against environmental, economic and social criteria	Detailed assessment agai		
Criteria Assessment Rating	Criteria		
Environmental	Environmental		
Greenfield / Previously Brownfield former residential land.	Greenfield / Previously		
Developed Land	Developed Land		
Topography The site is reasonably flat.	Topography		
Agricultural Land Quality using N/A	Agricultural Land Quality		
Magicmap Landscape post-1988	Magicmap Landscape pos		
map	map		

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

as nines nylens autos	rte						
gas pipes, pylons, culve rights of way)	115,						
		Thore			مربع المربي		
Highways access and				access points from Fo	bundry Lane	e and	
quality of access points							
Impact on the wider road	d	No issu	ues antic	cipated.			
network							
Other Economic (specify	y)	None					
Social							
Primary School	Within 10	minutes		Strategic Centre /	With	nin 20 minutes	
· · · · · · · · · · · · · · · · · · ·				Employment Area			
Secondary School	Within 15	minutes		Centre / Foodstore	Not	known	
GP / Health Centre /	Within 15						
Walk in centre							
Housing Density	Very High		Hia	h Density (min 50	Mode	erate Density (40-	
Location – Draft Plan	Density (n		Ŭ	, max 100 dph)	50 dp	• 、	
Policy (x)	100 dph)		GP1			,	
Any character constrain	1 /						
density							
Connections to local cycle route Cranford Street 500 metres to the south is identified							
networks	on the SCWIP.						
Public Open Space (ha's	and			blic Open Space on th	oo cito thou	uah it	
· · ·	anu			nmunity Open Space on a		-	
type)		Park.			UI DIACK FO	aton	
Loss of Playing Field / S	norte		oro po p	laying fields or sports	nitohoo on	the	
Pitches (ha's / number a	-	site.	are no p	laying helds of sports	pitches on		
•	nu type	Sile.					
of pitches)		Nana					
Other Social (specify)		None					
Any character constrain	ts on	None					
density (list)							
Opportunities							
See conclusion							
Sustainability Appraisal							
The development of this s		•	•		•		
However, there could also			•	-	•	-	
adaptation, natural resour	•		port and	accessibility, equality	y, and healt	th if appropriate	
mitigation measures are not put in place.							
The impacts on landscape, climate change mitigation and waste are uncertain.							
The development would not be anticipated to impact housing and education.							
Conclusion							
The site is considered larg							
Employment use is consid	lered suitab	ole as it o	could op	erate in isolation and	is in keepin	ng with the wider	
surrounding employment	uses.						
Appropriate uses given		Housin	ıg	Employment		Gypsy/Traveller	
constraints and infrastru	ucture	1.39 ha	a	1.39			
requirements							



Site Known as	-			HEATH / ALEXANDRA ROAD A	ND LO	WER
<u> </u>	CHURCH LANE 1183					
Site Address	Horseley R		n			
Ward	Great Bridg	е		Call for Site Ref		
Site Area (ha)	1.9			Capacity proposed in Call for Sites submission		
Land Type	Brownfield employment		ent	Site Assessment Reference S. N S		
Background / Context						·
Current uses (list)	The site does not appe			be in beneficial use. It is currently	y negle	cted grassed
	areas with s	areas with several mature trees. There is a high fence on the Horse			ley Road	
	frontage that	at currently	t currently secures the site.			
Surrounding land	The site is v	within a po	ocket c	f industrial uses between Horsele	y Road	and Lower
uses	Church Lan	e. This ar	ea is s	urrounded by predominantly resid	dential	uses. Hale
	Trading Estate is located to the west of the site which appears to be reasonably					reasonably
	successful and there is a scrapyard to the south of the site.					
Constraints						
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered
of submitted site)	e)				(Ha)	
SSSI / SAC	SAC		No		0	
Ancient Woodland / Veteran Trees		None		0		
Local Nature Reserve		No		0		
Site of Importance for Nature		No		0		
Conservation						
Flood Risk Zone 3		No		0		
Registered Park & Gar	den		No		0	
Scheduled Ancient Mo	nument		No		0	
HSE Consultation Zone	e 1		No		0	
Operational Burial Gro	und		No		0	
Common Land			No		0	
Green Belt			No		0	
Ancient Woodlands			None	ne		
Strategic Open Space			No	0		
Existing Policy Design	ations (list)		Thes	The site was allocated in the Draft Black Country Plan for		
			housing and is within the SHLAA. Part of the site borders a			site borders a
			SLIN	C (Horseley Road SLINC 99).		
Green Belt and Landso	ape Sensitiv	vity Asse	ssmer	ht		
Criteria		Assess				Rating
Green Belt Harm				within the Green Belt		J
(B79 (a))						
Landscape Sensitivity		There is	a SLI	NC within the site to the north thou	ıgh	
(BL23 / BL24)		this is shown as inaccessible (Horseley Road SLI		•		
. ,		99).				
Detailed assessment a	gainst envir	,	l, econ	omic and social criteria		
Criteria	-	Assess	· .			Rating
Environmental						J
Greenfield / Previously		Brownfie	eld emi	ployment land		
Developed Land						
		1				

Topography	The area slopes steadily down towards the south.	
Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	There are a number of mature trees on the site	
Mature Trees of Value on site or	though no Tree Preservation Orders.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	Horseley Road SLINC 99 borders part of the site	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets.	
significantly affecting		
boundaries		
Visual Amenity and Character of	No issues	
the Area	The site is not within Flood Disk Zana 0	
Flood risk, drainage and ground water (refer to flood consultees	The site is not within Flood Risk Zone 3.	
•		
where drainage issues, in flood zone 2 or over 1 ha)		
Ground Contamination	The site is within an historic coal mining area and	
Ground Containination	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	
Cround Stability	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	None anticipated.	
uses		
Noise impact of adjoining uses	There is a trading estate to the west of the site and a	
	scrapyard to the south which may have noise	
	implications for any development.	
Mineral Extraction and Mineral	The site is within an area historically mined for coal	
Resource Areas	though this is not considered likely to be restored.	
Mineral Infrastructure and	There may be historic mining infrastructure within the	
Brickworks	site that could only be proved by site investigation.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site does not appear currently to be in beneficial	
Opportunities	USE. The owners did apply for Planning Permission for	
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 is likely to be delayed by ground	
Delivery Study where referenced)	contamination and remediation issues.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
,,,,,,	······································	

Availability of utilities –	It is considered that the utilities are likely to be	
-		
electricity, gas, water, sewage	available to the site though capacities are unknown.	
treatment		
Infrastructure constraints on /	None known.	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	There are access points from Horseley Road.	
transportation (state name /		
quality of access points)		
Impact on the wider road	None anticipated.	
network		
Other Economic (specify)	None	
Social		

Secondary School Within 20 minutes Centre / Foodstore Within 10 minutes GP / Health Centre / Walk in centre Within 10 minutes Centre / Foodstore 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 area is generally of moderate density. Moderate Density (40- 50 dph) Connections to local cyter route networks The surrounding area is generally of moderate density. Inter sec SUP. Public Open Space (ha's and type) The site is located on Horseley Road that is identified on the SCWIP. Inter sec Surrounding field / Sports Public Open Space (ha's / number area type of pitches) There are route sports Pitches/Playing fields. Inter sec Surrounding fields.	Primary School	Within 10 mi	inutes	Strategic Centre /		Within 20 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 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.				Employment Area				
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 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.								
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 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.			• •				•	
Walk in centre Image: Construct on the struct on the				Centre / Foodstore	•	Within 10 m	ninutes	
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 area is generally of moderate 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. 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. There are no Sports Pitches/Playing fields. Loss of Playing Field / Sports Pitches (ha's / number and type of pitches) There are no Sports Pitches/Playing fields. Image: Comparison of the sec sec sec sec sec sec sec sec sec se	3P / Health Centre /	Within 10 mi	inutes					
Location – Draft Plan Policy (x) Density (min 100 dph) dph, max 100 dph) 50 dph) 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. 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. There are no Sports Pitches/Playing fields.	Nalk in centre							
Policy (x) 100 dph) The surrounding area is generally of moderate density. 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. There is no Public Open Space on the site. Loss of Playing Field / Sports There are no Sports Pitches/Playing fields. There are no Sports Pitches/Playing fields. Pitches (ha's / number and type of pitches) There are no Sports Pitches/Playing fields. There are no Sports Pitches/Playing fields.	Iousing Density	Very High	Hig	High Density (min 50		Moderate De	nsity (40-	
Any character constraints on densityThe surrounding area is generally of moderate density.Connections to local cycle route networksThe 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.	-ocation – Draft Plan	Density (min	n dph	n, max 100 dph)	4	50 dph)		Х
densityImage: Connections to local cycle route networksThe 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.Image: Connection of Playing Field / Sports Pitches (ha's / number and type of pitches)There are no Sports Pitches/Playing fields.	Policy (x)	100 dph)						
Connections to local cycle route networksThe 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.	Any character constraints on		The surrounding area is generally of moderate density.					
networkson 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.	density							
Public Open Space (ha's and type) There is no Public Open Space on the site. Loss of Playing Field / Sports There are no Sports Pitches/Playing fields. Pitches (ha's / number and type of pitches) There are no Sports Pitches/Playing fields.	Connections to local cy	cle route T	The site is located on Horseley Road that is identified					
type) Image: Constraint of Playing Field / Sports There are no Sports Pitches/Playing fields. Pitches (ha's / number and type of pitches) There are no Sports Pitches/Playing fields.	networks	O	on the SCWIP.					
Loss of Playing Field / Sports There are no Sports Pitches/Playing fields. Pitches (ha's / number and type of pitches) There are no Sports Pitches/Playing fields.	Public Open Space (ha's	and T	There is no Public Open Space on the site.					
Pitches (ha's / number and type of pitches)	ype)							
of pitches)	oss of Playing Field / S	ports T	There are no S	Sports Pitches/Playing	g fields			
	Pitches (ha's / number a	nd type						
Other Social (specify) None	of pitches)							
	Other Social (specify)	N	None.					
Any character constraints on The surrounding area is generally of moderate	Any character constrain	ts on T	he surroundir	ing area is generally of moderate		erate		
density (list) density.	lensity (list)	de	lensity.					
Opportunities	Opportunities							

This site provides an opportunity to bring forward an underused piece of brownfield land.

Sustainability Appraisal

The redevelopment of this site will have positive impacts on the area's transport infrastructure, housing and education provision.

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.

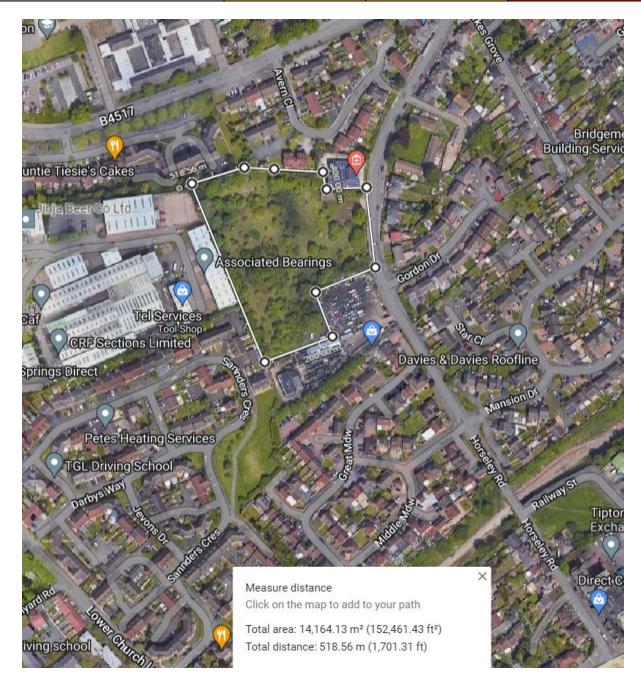
Conclusion

Γ

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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	1.9 ha	1.9 ha	1.9ha
requirements			



Site Known as	58: ELBOW STREET, OLD HILL 1376						
Site Address	Elbow Stree						
Ward		0		Call for Site Ref			
	Cradley Heath and Ol Hill		iu				
Site Area (ha)	0.77 ha			Capacity proposed in Call for Sites submission			
Land Type	Brownfield e	employme			SAH	SAH 099	
Background / Context							
Current uses (list)	The site is currently in employment uses (Drywall Steel Sections)						
Surrounding land	The site is v	e site is within a predominantly residential area between Old Hill High Street				High Street	
uses	with its com	s commercial uses and the Old Hill By-pass (the A459). There is an area of					
	Community	Open Spa	ace to	the south (Church View Drive Op	en Spa	ice).	
Constraints							
Gateway Constraints (where affect	ing part	Name / Details		Amount covered		
of submitted site)				(ha's)			
SSSI / SAC			N/A			· · ·	
Ancient Woodland / Ve	teran Trees		N/A		1		
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Gar	den		N/A				
Scheduled Ancient Mo			N/A				
HSE Consultation Zon			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			Plan for		
Existing Folicy Designations (list)		residential use and is within the SHLAA. It is					
Green Belt and Landso	of Potential Archaeological Interest. Green Belt and Landscape Sensitivity Assessment						
Criteria						Doting	
Green Belt Harm		Assessment The site is not within the Green Belt.			Rating		
		THE SILE	15 1100				
(B79 (a))		There are no SINCs or SLINCs on the site. There is		in in			
Landscape Sensitivity							
(BL23 / BL24)		an area of Community Open Space to the south. Although there are a number of mature trees on the					
		-		ar poorly maintained and neglecte			
Detailed assessment a	gainst envir	-		iomic and social criteria	u.		
Criteria	gamst envir	Assessi	·			Rating	
Environmental		7336331	ment			itating	
Greenfield / Previously		Prounfield employment land					
Developed Land		Brownfield employment land.					
Topography		The site is reasonably flat.					
Agricultural Land Quality using N/A							
Magicmap Landscape post-1988							
map							

Tree Preservation Orders /	There are a number of mature trees on the adjoining	
Mature Trees of Value on site or	There are a number of mature trees on the adjoining site to the south. There are several mature trees	
significantly affecting boundaries	within the site on the King Street frontage.	
Biodiversity or Geodiversity on	None	
site or significantly affecting		
boundaries		
Heritage Assets on site or	The site is within an Area of Potential Archaeological	
significantly affecting	Interest.	
boundaries	Within 100 m: Monuments: MBL2651, SHOPS; 205-	
boundaries	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	Residential density to the east of Old Hill High Street	
the Area	is predominantly moderate in nature.	
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The 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	The proximity of the A459 may require air quality	
uses	amelioration measures.	
Noise impact of adjoining uses	The proximity of the A459 may require noise	
	amelioration measures	
Mineral Extraction and Mineral	There are no mineral extraction issues	
Resource Areas		
Mineral Infrastructure and	structure and None	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is currently in beneficial use for employment	
Opportunities	purposes	
Employment Land	The owner has stated that he wishes to continue	
	trading for the next five years and then redevelop the	
Delivery / Dissing (takes from	site.	
Delivery / Phasing (taken from	Site assembly may not therefore be a major	
Delivery Study where referenced)	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 –	It is considered that the utilities will be available to	
electricity, gas, water, sewage	the site though capacities are unknown.	
treatment		
Infrastructure constraints on /	None known.	
under site (electric cables/sub-		
stations, water/sewage pipes,		
orationo, natorioenage pipeo,		

gas pipes, pylons, culve	rts,								
rights of way)									
Highways access and			e are exi	st	ing access points from	n King	g Street.		
transportation (state nai									
quality of access points									
Impact on the wider road	d	No is	sues ant	tic	cipated.				
network									
Other Economic (specify	y)	None)						
Social									
Primary School	Within 10	minute	es		Strategic Centre /		Within 20 m	inutes	
					Employment Area				
Secondary School	Within 20 minutes			Centre / Foodstore		Within 10 minutes			
GP / Health Centre /	Within 10 minutes								
Walk in centre			1 1						1
Housing Density	Very High			-			Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	dp	bh	n, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)								
Any character constrain	ts on	The surrounding residential development is of moderate density.							
density									
Connections to local cy	cle route		Not known though the site adjoins the local Old Hill						
networks			Centre.						
Public Open Space (ha's	sand				blic Open Space on th	ne site	e, but		
type)		Community Open Space abuts it.							
Loss of Playing Field / S	-	There are no Playing Fields or Sports Pitches							
Pitches (ha's / number a	na type								
of pitches)									
				in	g residential developr	nont	io of		
Any character constraints on					• ·	nent	15 01		
density (list) moderate density. Opportunities									
There is the opportunity for	r rocidontic	dovo	lonmont	ir	this highly sustainab		ation on the c	dae of Old	1
Hill Local Centre. This will			•					-	
on the High Street and the	•	16 163		10				11610101 03	63

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.

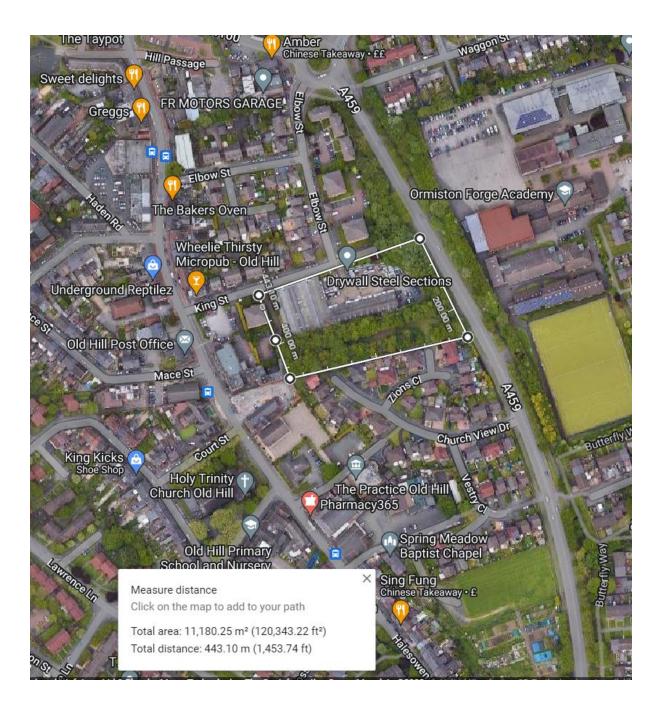
Conclusion

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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.77 ha	0.77 ha	0.77 ha
requirements			



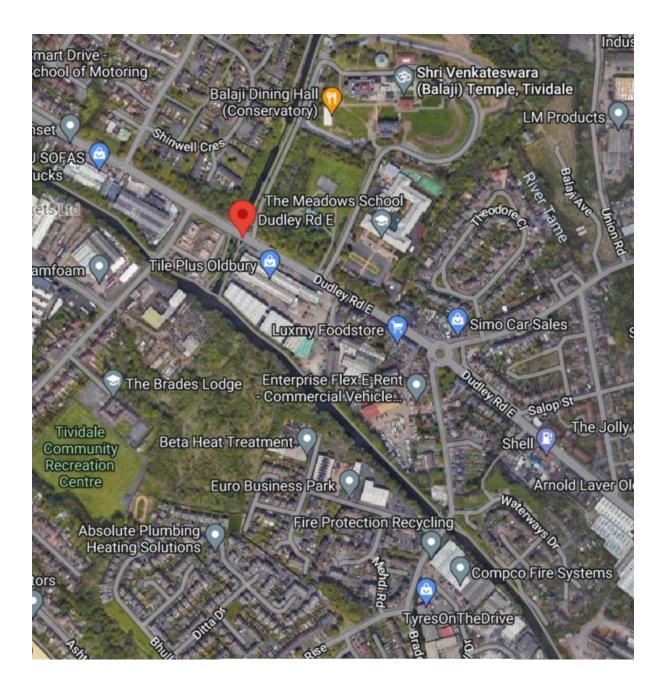
Site Known as 59: DUDLEY ROAD EAST / BRADES ROAD Site Address Land at Dudley Road East / Brades Road, Oldbury Ward Oldbury Call for Site Ref N/A Site Area (ha) 2.65 Capacity proposed in Call for Sites submission N/A Land Type Brownfield Site Assessment Reference SA-0033- Background / Context General industry, tile trade centre, offices, hire businesses including plan and crane. General industry, tile trade centre, offices, hire businesses including plan and crane. Surrounding land uses Residential, open space, school, canal to the southern boundary, Gateway Constraints (where affecting part of submitted site) N/A SSSI / SAC N/A Ancient Woodland / Veteran Trees N/A	int, vehicle		
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- Background / Context General industry, tile trade centre, offices, hire businesses including plan and crane. Surrounding land uses General industry, tile trade centre, offices, hire businesses including plan and crane. Surrounding land uses Residential, open space, school, canal to the southern boundary, uses Amount (ha's) Gateway Constraints (where affecting part of submitted site) N/A Amount (ha's)	int, vehicle		
Site Area (ha) 2.65 Capacity proposed in Call for Sites submission N/A Land Type Brownfield Site Assessment Reference SA-0033- Background / Context General industry, tile trade centre, offices, hire businesses including plan and crane. General industry, tile trade centre, offices, hire businesses including plan and crane. Surrounding land uses Residential, open space, school, canal to the southern boundary, Gateway Constraints (where affecting part of submitted site) Name / Details Amount (ha's) SSSI / SAC N/A	nt, vehicle		
Image: state stat	nt, vehicle		
Background / Context Current uses (list) General industry, tile trade centre, offices, hire businesses including plan 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 (ha's) SSSI / SAC N/A N/A	nt, vehicle		
Current uses (list) General industry, tile trade centre, offices, hire businesses including plan and crane. Surrounding land uses Residential, open space, school, canal to the southern boundary, uses Constraints Gateway Constraints (where affecting part of submitted site) Name / Details Amount (ha's) SSSI / SAC N/A Image: Name / Details Image: Name / Details			
and crane. Surrounding land uses Residential, open space, school, canal to the southern boundary, constraints Constraints Residential, open space, school, canal to the southern boundary, constraints Gateway Constraints (where affecting part of submitted site) Name / Details Amount (ha's) SSSI / SAC N/A Image: constraints			
uses Constraints Gateway Constraints (where affecting part of submitted site) SSSI / SAC N/A	covered		
Gateway Constraints (where affecting part of submitted site) Name / Details Amount (ha's) SSSI / SAC N/A	covered		
of submitted site) (ha's) SSSI / SAC N/A	covered		
SSSI/SAC N/A			
Ancient Woodland / Veteran Trees			
Local Nature Reserve N/A			
Site of Importance for NatureThe site is adjacent to a SLINC			
Conservation			
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			
wildlife corridor; whole site within canal and river consultation major zone. Northwest and southern site boundaries within in pipeline - HSE consultation zone; half of the site middle gas pipeline HSE consultation zone; majo the site within outer gas pipeline HSE consultation Canal polices ENV2, ENV3, ENV4 and ENV5.	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. Low risk coal mining referral area; Local Employment Land		
Green Belt and Landscape Sensitivity Assessment			
Criteria Assessment Ra	ating		
Green Belt Harm Site not in green belt (B79 (a)) Image: Comparison of the second seco			
Landscape Sensitivity N/A (BL23 / BL24) Image: Constraint of the sense of the			
Detailed assessment against environmental, economic and social criteria			
Criteria Assessment Ra	ating		
Environmental	ating		

Greenfield / Previously	Previously developed land	
Developed Land		
Topography	Site slopes slightly down towards the canal	
Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	No TPOs on the site but the presence of several	
Mature Trees of Value on site or	mature trees necessitates an arboricultural survey	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	The canal frontage on two of the site boundaries are	
site or significantly affecting	a SLINC and Wildlife Corridor to the western	
boundaries	boundary, and a wildlife corridor to the southern	
	boundary. This would need to be addressed when a	
Horitago Assata on aita ar	redevelopment scheme is designed.	
Heritage Assets on site or significantly affecting	No heritage assets on the site. Within 100 m: DSD461, UPPER TWO LOCKS, BRADES LOCKS,	
boundaries	SOUTH OF BRADES HALL BRIDGE, DUDLEY	
Journances	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	No significant impacts	
the Area		
Flood risk, drainage and ground	The site is not within a flood risk zone	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha) Ground Contamination	Possibility of some ground contamination given	
Ground Containination	existing and historic employment uses	
Ground stability	The site is within a coal mining low risk area	
Air Quality impact of adjoining	Predominance of commercial employment uses and	
uses	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	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic Employment Development	New development would requit in a loss of allocated	
Employment Development	New development would result in a loss of allocated	
Opportunities	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	Redevelopment for either employment or residential	
Delivery Study where referenced)	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	As above, site constraints and the possible	
Study where referenced)	requirement for extensive remediation could	
, ,	prejudice the viability of redevelopment within the	
	plan period.	
Availability of utilities –	Some capacity issues for gas; Water Cycle Study	
electricity, gas, water, sewage	indicates there is significant headroom / capacity at	
treatment	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 /	The site falls within a major HSE consultation zone in	
under site (electric cables/sub-	view of a gas pipeline- The HSE would therefore	
stations, water/sewage pipes,	need to be consulted for comments	
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Dudley Road East suffers from high levels of	
transportation (state name /	congestion, potentially two accesses to the site	
quality of access points)	required.	
Impact on the wider road	Potential to see increased congestion from the	
network	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 /	15 minute	s						
Walk in centre								
Housing Density							Moderate Density (40-	Х
Location – Draft Plan							50 dph)	
Policy (x)								
Any character constrain	ts on	Give	n loca	al cha	aracter a density of m	ore th	nan 40 dph is not	
density		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	There is no connection	to the LCRN so offsite v	works				
networks	would be required to cr		VOINS				
Public Open Space (ha's and	•	open space. Site is nex	t to				
type)		bace which is of high qua					
()))))	and value.						
Loss of Playing Field / Sports	There would be no loss of playing fields or sports						
Pitches (ha's / number and type	pitches						
of pitches)							
Other Social (specify)	None						
Any character constraints on	None						
density (list)							
Opportunities							
The site could provide ca 100 high qu	ality new homes based	on a density of 40 dph. I	However, in view of a				
potential stand -off zone because of t	•	• •					
proposed residential development co	• • •		-				
boundaries presents a good design o		-					
connected to local services.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		, , , , , , , , , , , , , , , , , .				
However, extensive remediation mea	sures mav also be requi	red which could adverse	elv affect land values				
and commercial viability. Residential	• •		-				
(albeit low value) Relocation of existin	•						
The size of the site precludes an allo							
Allocation for employment use would	••••		r ca 8000som of new				
employment floorspace, would again	•••						
Sustainability Appraisal							
The site scores minor negatives on c	riteria 1,3,7,9 and 12 and	d strong negative on crite	eria 13. The score is				
negligible for issue 4, 8, 11. The impa							
impact for issue 14 and minor positive		,	01				
Conclusion							
The site was identified through the B	EAR process, however fu	urther investigation found	d it to be a low value				
employment site.							
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 resident	ial a new site needs to b	e found for the relocatio	n of businesses.				
Consultation with the Health and Safe	ety Executive may result	in the number of propos	ed units being				
significantly reduced to include a blas	at buffer zone for the pipe	eline. The canal frontage	and wildlife corridor				
could be addressed during the schen	ne design. Amber issues	can be addressed agair	n during the				
application process.							
Appropriate uses given	Housing	Employment	Gypsy/Traveller				
constraints and infrastructure							
constraints and infrastructure requirements							



Site Known as	60: TAT BANK ROA	D 300	9			
Site Address	Tat Bank Road, Oldbury					
Site Ward	St Pauls	, u.)	Call for Site Ref			
Site Area (ha)	1.15 ha		Capacity proposed in Call for Sites submission			
Land Type	Brownfield employm	ent	Site Assessment Reference	SAH SH22	-	
Background / Context			·			
Current uses (list)	Car Body repairs, au	to repa	airs, Plant hire, coach storage.			
Surrounding land	New residential deve	lopme	nt to south and east. Industrial /pla	aying fi	elds to the	
uses	west. The site adjoin	s the ra	ailway line and is close to Langley	Green	Station.	
Constraints						
Gateway Constraints (where affecting part	Nam	e / Details	_	unt covered	
of submitted site)				(Ha)		
SSSI / SAC Ancient Woodland / Ve		No		0		
Ancient Woodland / Ve	eteran Trees	None No	÷	0		
Site of Importance for	Nature	No		0		
Conservation	Nature			0		
Flood Risk Zone 3		No	No			
Registered Park & Gar	den	No		0		
Scheduled Ancient Mo		None	9	0		
HSE Consultation Zone	e 1	No		0		
Operational Burial Gro	und	No		0		
Common Land		No		0		
Green Belt		No		0		
Ancient Hedgerows		None	None			
Strategic Open Space		No				
Existing Policy Design	. ,	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 Landso	cape Sensitivity Asse	essmer	nt			
Criteria	Assess				Rating	
Green Belt Harm (B79 (a))			in the Green Belt.			
Landscape Sensitivity (BL23 / BL24)			SINCs or SLINCs on the site.			
	•		nomic and social criteria			
Criteria	Assess	ment			Rating	
Environmental		la har				
Greenfield / Previously Developed Land	I ne site	The site is brownfield employment land.				
Topography	The site	is roo	sonably flat.			
		- is ied				
Agricultural Land Qual Magicmap Magicmap						
пар						

Tree Preservation Orders /	There are no Tree Preservation Orders. There are a	
Mature Trees of Value on site or	number of mature trees alongside the western	
significantly affecting	boundary with the railway.	
boundaries		
	None	
Biodiversity or Geodiversity on	None	
site or significantly affecting		
boundaries	There are no havitant accests	
Heritage Assets on site or	There are no heritage assets.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The site adjoins an area of moderate/high density	
the Area	housing.	
Flood risk, drainage and ground	The site is not within Flood Risk Area 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	Not known.	
uses		
Noise impact of adjoining uses	The adjoining railway may require noise amelioration	
	measures for any redevelopment.	
Mineral Extraction and Mineral	There are no mineral extraction issues.	
Resource Areas		
Mineral Infrastructure and	None	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	The site is within the Middle HSE zone around the	
	Rhodia works.	
Economic		
Employment Development	The site is currently used for a variety of employment	
Opportunities	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	Site assembly, relocation and clearance may delay	
Delivery Study where referenced)	redevelopment.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is assumed that utilities are available to the site	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	Not known.	
under site (electric cables/sub-		
stations, water/sewage pipes,		

gas pipes, pylons, culve	rts,								
rights of way)									
Highways access and					sting access from Ta				
transportation (state nar					e bridge and may rest	trict th	e capacity		
quality of access points			velopr						
Impact on the wider road	d	No is	sues a	antic	cipated.				
network									
Other Economic (specify	y)	None)						
Social									
Primary School	Within 10	minute	es		Strategic Centre /		Within 20 m	ninutes	
					Employment Area				
Secondary School	Within 20				Centre / Foodstore Within		Within 10 m	ninutes	
GP / Health Centre /	Within 10	minute	es						
Walk in centre			1 1						
Housing Density	Very High			•	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin		dph	n, max 100 dph) 50 dph)		50 dph)		Х
Policy (x)	100 dph)	1							
Any character constrain	ts on				may restrict capacity			nent to the	
density		south off Vicarage Street is moderate density.							
Connections to local cyc	cle route				ited on Tat Bank Roa	-			
networks					WMLCWIP and the S				
Public Open Space (ha's	s and	There is no Public Open Space on the site.							
type)									
Loss of Playing Field / S	-	There	e are r	no p	laying fields/sports pi	tches			
Pitches (ha's / number and type									
of pitches)									
Other Social (specify)		None							
Any character constrain	ts on				may restrict capacity.				
density (list)			•		the south off Vicara	ge Sti	eet is		
	moderate density				ity				

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

The redevelopment of this site will have positive impacts on the transport infrastructure, housing and education.

However, it may have minor adverse impacts on climate change adaptation, natural resources, pollution, health and the economy.

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.

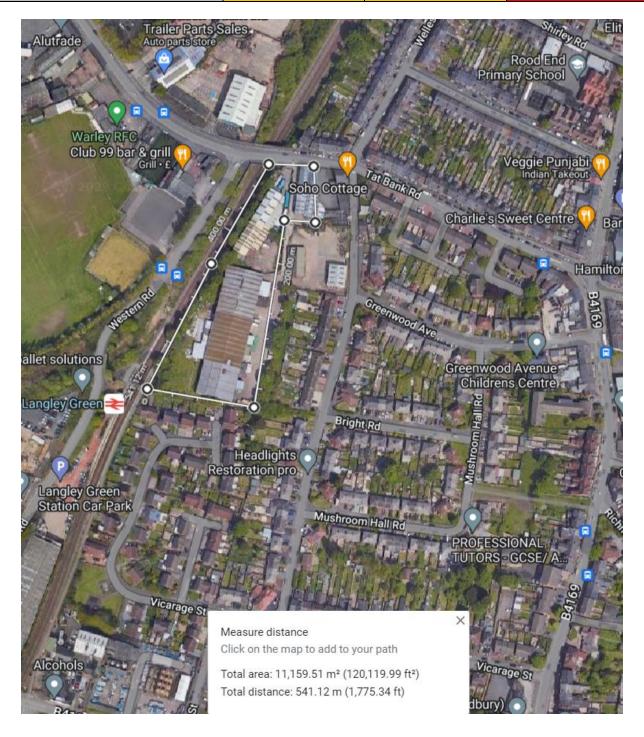
Conclusion

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.

0 000			
Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	1.15 ha	1.15 ha	1.15 ha
requirements			



Site Known as	61: OVEREND STREET, EASTERN GATEWAY DEVELOPMENT SITE NORTH							
	2820							
Site Address	High Street,	High Street, West Bromwich						
Ward	West Brom	vich Cent	ral	Call for Site Ref				
Site Area (ha)	0.72 ha			Capacity proposed in Call for Sites submission				
Land Type	Brownfield s	rownfield storage		Site Assessment Reference	SAH	-		
					No 6			
Background / Context								
Current uses (list)			-	y of employment uses including Jle and Light Factory.	K Build	ing Suppliers,		
Surrounding land	The site is i	n a predo	minant	ly residential area with recent mo	dern m	oderate/high		
uses	density deve	elopment	being	completed to the south of Overen	d Stree	et. The site is		
	-	•	-	/est Bromwich High Street to the				
Constraints								
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered		
of submitted site)					(Ha)			
SSSI / SAC			N/A		0			
Ancient Woodland / Ve	teran Trees		N/A					
Local Nature Reserve			N/A		0			
Site of Importance for	Nature		N/A		0			
Conservation								
Flood Risk Zone 3			N/A		0			
Registered Park & Garden			N/A (
Scheduled Ancient Mo			N/A		0			
HSE Consultation Zone			N/A		0			
Operational Burial Gro	und		N/A		0			
Common Land			N/A					
Green Belt			N/A		0			
Ancient Hedgerows			N/A 0					
Strategic Open Space			N/A 0					
Existing Policy Design	ations (list)		The site is not allocated in the Black Country Plan. It has an					
			allocation for housing in the West Bromwich Area Action					
				and is within the SHLAA. The site	e is with	iin a gateway		
One on Dalf and Line la	0			gate 2).				
Green Belt and Landso	ape Sensitiv			1		Deting		
Criteria		Assess				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.						
	gainst envir			omic and social criteria				
Criteria		Assessi	ment			Rating		
Environmental								
Greenfield / Previously Developed Land		Brownfie	eld emp	bloyment uses.				
Topography		The site	is rela	tively flat.				
		The site is relatively flat.						

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

Highways access and	No issues anticipated, there are existing access	
transportation (state name /	points off Overend Street.	
quality of access points)		
Impact on the wider road	None anticipated.	
network		
Other Economic (specify)	None	
Social		

Primary School	Within 10 minutes		Employment Area		Within 20 minutes			
Secondary School	Within 25	minute	s	Centre / Foodstore)	Within 15 m	ninutes	
GP / Health Centre /	Within 10	minute	S					
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	dph	, max 100 dph)	Х	50 dph)		
Policy (x)	100 dph)	_						
Any character constraints on		None						
density								
Connections to local cy	cle route	The s	The site is approximately 100 metres from West					
networks		Bromwich High Street that is identified on the						
			CWIP.					
Public Open Space (ha's	s and	There is no Public Open Space on the site.						
type)								
Loss of Playing Field / S	-	There are no playing fields/sports pitches.						
Pitches (ha's / number a	ind type							
of pitches)								
Other Social (specify)		None						
Any character constraints on		None						
density (list)								
Opportunities								

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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.72 ha	0.72 ha	
requirements			



Site Known as	62: 28-64 HIGH STREET, WEST BROMWICH 1451					
Site Address				/est Bromwich		
Ward	West Brom			Call for Site Ref		
Site Area (ha)	0.6 ha			Capacity proposed in Call for Sites submission		
Land Type	Brownfield commercia		al	Site Assessment Reference	SAH No 6 SH23	2
Background / Context						
Current uses (list)	The site is o	currently u	ised fo	r commercial uses, a gym, bar	and resta	aurant.
Surrounding land		•		nantly residential area with com		
uses	High Street	•				
Constraints						
Gateway Constraints (of submitted site)	where affect	ing part	Nam	e / Details	Amo (Ha)	unt covered
SSSI / SAC			No		0	
Ancient Woodland / Ve	teran Trees		None		0	
Local Nature Reserve			No		0	
Site of Importance for	Site of Importance for Nature		No		0	
Conservation						
Flood Risk Zone 3		No				
Registered Park & Garden		No				
Scheduled Ancient Monument		None	•	0		
HSE Consultation Zone	e 1		No		0	
Operational Burial Gro	und		No		0	
Common Land			No		0	
Green Belt			No		0	
Ancient Hedgerows			None		0	
Strategic Open Space			No			
Existing Policy Design	ations (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 Landso	ape Sensitiv	vity Asse	ssmer	t		
Criteria		Assessi	ment			Rating
Green Belt Harm (B79 (a))		The site	is not	in the Green Belt.		
Landscape Sensitivity (BL23 / BL24)		There ar	re no S	LINCs or SINCs on the site.		
	gainst envir	onmental	l, econ	omic and social criteria		
Criteria Assessi						Rating
Environmental						
Greenfield / Previously Brownfie			eld Cor	nmercial land.		
Developed Land						
Topography		The site is relatively flat though the area slopes steadily down to the Metro line to the south.				
Agricultural Land Qual	lity usina	N/A.				
Magicmap Landscape						
map						

Tree Preservetien Ordens /	These are use these and the site	
Tree Preservation Orders /	There are no trees on the site.	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	No issues.	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets.	
significantly affecting		
boundaries		
Visual Amenity and Character of	No issues.	
the Area		
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	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	The site adjoins the busy classified High Street (A41)	
	and air quality amelioration measures may be	
uses		
	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	No mineral extraction issues.	
Resource Areas		
Mineral Infrastructure and	None	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is currently used for commercial purposes	
Opportunities	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	Site assembly may lead to delays in development.	
Delivery Study where referenced)	The owner has expressed interest in development	
,	but with a retail element.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	None known.	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
ngins or way)		

Highways access and	No issues anticipated, there are existing access	
transportation (state name /	points off the side roads.	
quality of access points)		
Impact on the wider road	The impact on the adjoining High Street may need to	
network	be assessed.	
Other Economic (specify)	None	
Social	·	·

Primary School	Within 10 minutes		Strategic Centre / Employment Area		Within 20 m	Within 20 minutes		
Secondary School	Within 25	minute	S	Centre / Foodstore	;	Within 10 m	ninutes	
GP / Health Centre /	Within 10	minute	S					
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	dpl	n, max 100 dph)	Х	50 dph)		
Policy (x)	100 dph)							
	Any character constraints on		There is the opportunity for high density development on this					
density	opport		prominent location with excellent public transport links. There is the opportunity to make a significant improvement to the High Street rontage, currently car parking.					e
Connections to local cy networks	cle route	The site is located on the classified A41 which is identified on the WMLCWIP.						
			e is no Pu	Iblic Open Space on t	the sit	te.		
Loss of Playing Field / S	ports	There are no playing fields/sports pitches.						
Pitches (ha's / number and type								
of pitches)								
Other Social (specify) None								
Any character constraints on		None						
density (list)								
Opportunities								

There is the opportunity to make a significant improvement to the visual appearance of the area in this prominent location.

Sustainability Appraisal

The redevelopment of this site will have significant positive impacts on natural resources, housing, health and education in the area.

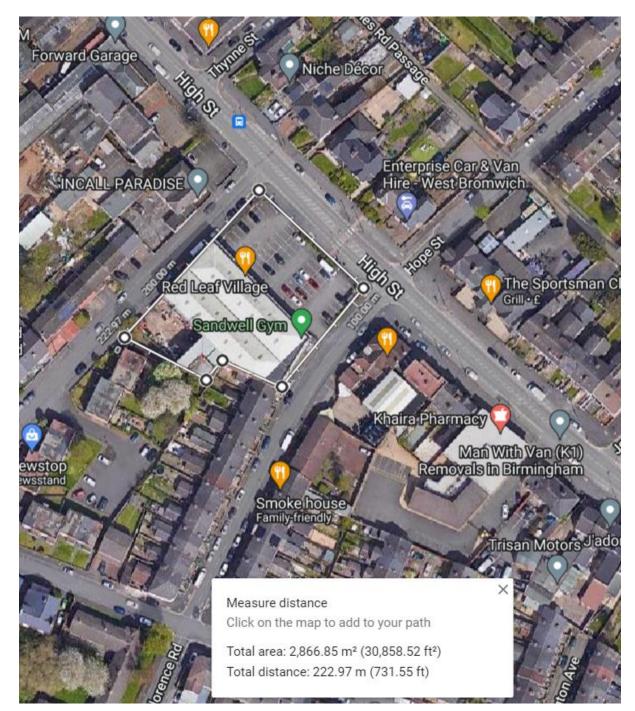
However, there could be minor adverse impacts on climate change adaptation, pollution, transport, equality and the economy if appropriate mitigation measures are not put into place.

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.

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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.6 ha		
requirements			



Site Known as	63: DUDLEY STREE	ET / VIO	CTORIA STREET, WEDNESBUR	Y	
Site Address			et and Victoria Street, Wednesburg		
Ward	Wednesbury South	<i>y</i> e tiee	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, Wonder	rland D	Day nursery		
Surrounding land uses	Wednesbury Bus Sta	ition, V	Vednesbury Police Station, Emplo	yment	uses
Constraints					
Gateway Constraints (of submitted site)	where affecting part	Nam	e / Details	Amo (Ha)	unt covered
SSSI / SAC		No		0	
Ancient Woodland / Ve	teran Trees	None)	0	
Local Nature Reserve		No		0	
Site of Importance for	Nature	No		0	
Conservation					
Flood Risk Zone 3				0	
Registered Park & Gar		No			
Scheduled Ancient Mo		No			
HSE Consultation Zone		No		0	
Operational Burial Gro	und	No		0	
Common Land		No			
Green Belt		No			
Ancient Hedgerow		None			
Strategic Open Space		No		0	
Existing Policy Design	、	curre	ated for long-term residential deve nt Site Allocations DPD	elopme	ent in the
Green Belt and Landso	• •		nt		1
Criteria	Assess	ment			Rating
Green Belt Harm (B79 (a))	N/A				
Landscape Sensitivity (BL23 / BL24)	N/A				
Detailed assessment against environmental, economic and social criteria					
Criteria	Assessment				Rating
Environmental					
Greenfield / Previously	Previous	Previously developed land			
Developed Land		Uniform site levels			
Topography		site le	Veis		
Agricultural Land Qual					
Magicmap Magicmap	post-1988				

Tree Preservation Orders /	No TPOs on site – existing trees of some value within	
	5	
Mature Trees of Value on site or	the site	
significantly affecting boundaries		
	N/A	
Biodiversity or Geodiversity on	N/A	
site or significantly affecting		
boundaries		
Heritage Assets on site or	No heritage assets	
significantly affecting		
boundaries		
Visual Amenity and Character of	Area of mixed, mainly employment uses, lacking any	
the Area	positive visual amenity, on a main route through	
	Wednesbury town centre	
Flood risk, drainage and ground	Not within Flood Risk Zone	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	Possible adverse air quality due to surrounding	
uses	heavily trafficked roads, employment uses and	
	proximity of bus station	
Noise impact of adjoining uses	Traffic noise	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development	Existing employment uses – allocation for	
Opportunities	Employment would allow for possible future	
	redevelopment	
Employment Land	Yes	
Delivery / Phasing (taken from	Established Bingo operation – no consideration of	
Delivery Study where referenced)	future redevelopment. Existing childcare use	
	expressed intention to remain and invest.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	Existing	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Not known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
, , , , , , , , , , , , , , , , , , ,		

Highways access and	Existing accesses from Stafford Street and Victoria	
transportation (state name /	Street could be used if site redeveloped. Vehicular	
quality of access points)	access from Dudley Street and Holyhead Road	
	would be resisted.	
Impact on the wider road	Housing redevelopment could introduce ca 40	
network	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	
Onatal		

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	20 minutes	
Secondary School	25 minute	s pede	estrian		Centre / Foodstore	;	10 minutes		
	access								
	20 minute	s publi	c						
	transport								
GP / Health Centre /	10 minutes								
Walk in centre			. <u> </u>						-
Housing Density	Very High Hig			-	h Density (min 50	Х	Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin		dph	, max 100 dph)		50 dph)		
Policy (x)	100 dph)								
Any character constrain	ts on	The s	site's p	roxi	ximity to good transport connections and to				
density				•	own Centre could jus	tify a	residential de	velopment	of
		highe	er dens	sity.					
Connections to local cyc	cle route	No							
networks									
Public Open Space (Ha a		No							
Loss of Playing Field / S	ss of Playing Field / Sports None								
Pitches (ha's / number a	Pitches (ha's / number and type								
of pitches)									
Other Social (specify) None									
Any character constraints on Location									
density (list)		Connectivity							
		Mixed	d use a	area	1				

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.

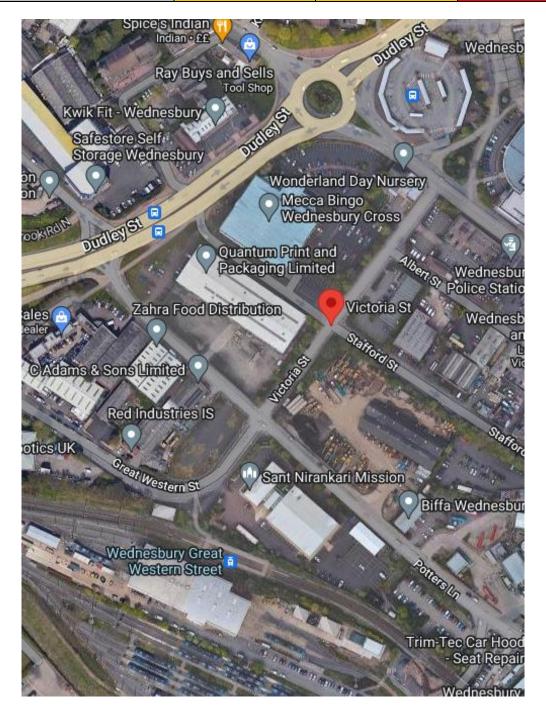
Conclusion

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	Housing	Employment	Gypsy and Traveller
constraints and infrastructure			
requirements			



Site Known as	64: COKELAND PLACE /GRAINGERS LANE, CRADLEY HEATH 3041						
Site Address	Cokeland Place / Gr						
Ward	Cradley Heath and C		Call for Site Ref				
	Hill						
Site Area (ha)	0.36 ha		Capacity proposed in Call				
			for Sites submission				
Land Type	Brownfield Industrial		Site Assessment Reference	SAH	097		
Background / Context							
Current uses (list)	Repose Furniture W	orks					
Surrounding land	-		the north with traditional industr	y to the	south		
uses	alongside the railway	y line.					
Constraints				-			
Gateway Constraints (where affecting part	Nam	e / Details		unt covered		
of submitted site)		N1/A		(ha's	5)		
SSSI / SAC Ancient Woodland / Ve	toron Troco	N/A N/A					
Local Nature Reserve	teran frees	N/A N/A		_			
Site of Importance for	Nature	N/A					
Conservation		11/7					
Flood Risk Zone 3							
Registered Park & Gar	den	N/A N/A					
Scheduled Ancient Monument		N/A					
HSE Consultation Zone 1		N/A					
Operational Burial Ground		N/A					
Common Land	-						
Green Belt	reen Belt						
Ancient Hedgerow	Incient Hedgerow						
Strategic Open Space		N/A					
Existing Policy Design	ations (list)	The site is allocated in the Black Country Plan for housing					
		and is within the SHLAA. The site is within an Area of					
One on Dalf an Li an Ia			ntial Archaeological Importance.				
Green Belt and Landso			10		Detter		
Criteria	Assess		within the Orean Balt		Rating		
Green Belt Harm (B79 (a))	The Site		within the Green Belt.				
Landscape Sensitivity	There a	re no S	SINCs or SLINCs on the site.				
(BL23 / BL24)	There a						
	gainst environmenta	al, ecor	nomic and social criteria				
Criteria		Assessment			Rating		
Environmental							
Greenfield / Previously	Brownfi	Brownfield furniture workshop.					
Developed Land							
Topography		The site is relatively flat though the area slopes down					
		towards the railway line.					
Agricultural Land Qual							
Magicmap Landscape	post-1988						
map							

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundariesThere are no trees on the site.Biodiversity of Geodiversity on site or significantly affecting boundariesNoneHeritage Assets on site or significantly affecting boundariesNoneHeritage Assets on site or significantly affecting boundariesThe site is within an Area of Potential Archaeological Importance.Within 100m: MBL2736, CHAIN PROVING HOUSE, NEWLYN ST. MBL2735, EAGLE CHAIN WORKS; CORNGREAVES RD.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 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 stabilityNone known though the site is within an area of heavy industrial activity.Air Quality impact of adjoining usesNone known, there are several industrial premises in the area though these are allocated for residential
significantly affecting boundariesNoneBiodiversity or Geodiversity on site or significantly affecting boundariesNoneHeritage Assets on site or significantly affecting boundariesThe 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 AreaNone - 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 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 stabilityNone known though the site is within an area of heavy industrial activity.Air Quality impact of adjoiningNone known, there are several industrial premises in
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Air Quality impact of adjoining None known, there are several industrial premises in
uses the area though these are allocated for residential
and and anothin include and another of the another the
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 MineralThere are no issues with mineral extraction.
Resource Areas
Mineral Infrastructure and None
Brickworks
Waste Infrastructure None
Other Environmental (specify) None
Economic
Employment Development The site is currently in use for furniture production.
Opportunities 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 The owner has expressed interest in residential
Delivery Study where referenced) redevelopment. Site clearance of this and adjoining
sites together with any required remediation may
delay development.
Viability (taken from Viability Work is still being undertaken to establish the likely
Study where referenced) viability of residential and other sites in the SLPN/A

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

Primary School	Within 15 minutes		Strategic Centre / Employment Area		Within 20 minutes			
Secondary School	Within 25 minutes		Centre / Foodstore	Centre / Foodstore Within		ninutes		
GP / Health Centre / Walk in centre	Within 10 minutes							
	Manullink		Llie	h Deveite (asia 50	<u> </u>	Madarata Da		
Housing Density			h Density (min 50		Moderate De	nsity (40-	v	
Location – Draft Plan			i, max 100 dph)		50 dph)		Х	
Policy (x)	100 dph)	1						
Any character constraints on			None					
density								
Connections to local cy	cle route	The BCLCWIP on Corngreaves Road is 200 metres						
networks		to the east.						
Public Open Space (ha's	s and	There are no areas of Public Open Space						
type)				·	•			
Loss of Playing Field / S	ports	There are no sports pitches or playing fields						
Pitches (ha's / number a	ind type							
of pitches)								
Other Social (specify) None								
Any character constraints on		None						
density (list)								
Opportunities								
There is the potential for bringing this site forward for residential redevelopment in accordance with the								

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

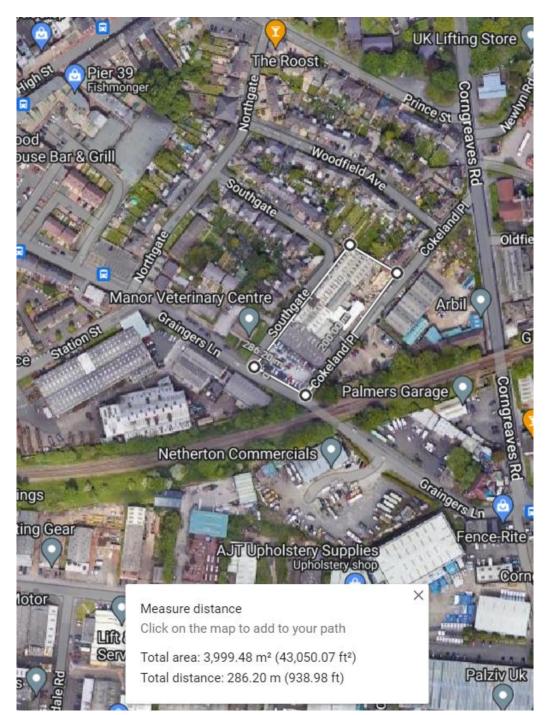
Negligible impacts for Cultural Heritage, Climate Change Mitigation, Waste and Equality. Minor negatives for Pollution & Economy. Uncertain impacts on Landscape & Biodiversity. Minor positives for Climate Change Adaptation, Natural Resources & Housing. Major positives for Health, Transport & Education.

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.

	371-7		
Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.36 ha		
requirements			



Site Known as	65. BRADI	FYSLAN	IE/HIG	H STREET, TIPTON 2370			
Site Address	Bradleys La						
Ward	Princes End	5	Sileei	Call for Site Ref			
Site Area (ha)	5.6	<i>.</i>	Capacity proposed in Call				
Sile Alea (lla)	5.0			for Sites submission			
Land Type	Brownfield i	ndustrial		Site Assessment Referen		H080	
Land Type	Diowilleid			One Assessment Neierei		125	
Background / Context						125	
	The site is a	upped for a	veriet	. of inductrial wave induction			
Current uses (list)			-	/ of industrial uses including		s, nome furniture,	
Surrounding land	-	-		ds and a disused bar/restau		idential Dringes	
Surrounding land				west of the site are predomination and there are mixed indu			
uses	the south.		ine ea	ist and there are mixed indu	istnai /resi		
Constraints	the south.						
	whore offect	ing port	Nom	e / Details	۸۳	nount covered	
Gateway Constraints (of submitted site)	where affect	ing part	inam				
SSSI / SAC			No		(H	aj	
Ancient Woodland / Ve	toron Troop		None		0		
Local Nature Reserve	leran mees		No		0		
Site of Importance for Conservation	Nature		No		0		
			No		0		
Flood Risk Zone 3		No		-	0		
Registered Park & Garden		-		-			
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 The site was allocated in the Draft Black Country Plan for				
Existing Policy Design	ations (list)					•	
			residential use and was assessed in the SHLAA. The site is identified within a gateway site area (gate 2).				
		•		° ,	rea (gate 2	2).	
Green Belt and Landso	ape Sensitiv	· ·		lt			
Criteria		Assessi				Rating	
Green Belt Harm		The site	is not	in the Green Belt.			
(B79 (a))							
Landscape Sensitivity				INCs or SLINCs on the site			
(BL23 / BL24)		is adjoined on two sides by areas of open space.					
	gainst envir	-		omic and social criteria		Dett	
Criteria		Assessment Rati					
Environmental		D "					
Greenfield / Previously		Brownfield industrial land					
Developed Land		T I		a ataa dha ba a ta dha a			
Topography			•	s steadily down to the east	and		
		Princes	⊨na.				
Agricultural Land Qual		N/A					
Magicmap Landscape	post-1988						
map							

Tree Dressmution Orders /	There are no trees on the site	
Tree Preservation Orders /	There are no trees on the site.	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	There are areas of Open Space to the north and west	
site or significantly affecting	of the site (Henn Drive OS0282 and Brierley Lane	
boundaries	OS0249).	
Heritage Assets on site or	None	
significantly affecting		
boundaries		
Visual Amenity and Character of	No issues	
the Area		
Flood risk, drainage and ground	The site is not within Flood Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The long-term occupation of the site for heavy	
	industrial uses, particularly the scrapyard 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	High Street and Bloomfield Road are busy classified	
uses	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	There are no known issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is currently used for logistics/ scrap and	
Opportunities	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 scrapyard (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	Site assembly, clearance and remediation will delay	
Delivery Study where referenced)	delivery of any redevelopment	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is anticipated that the utilities would be available	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	None known	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	No issues anticipated, existing access off Bradleys	
transportation (state name /	Lane and High Street.	
quality of access points)		
Impact on the wider road	A significant redevelopment may require an	
network	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	minute	S	Centre / Foodstor	е	Within 10 m	ninutes	
GP / Health Centre /	Within 15	minute	S					
Walk in centre								
Housing Density	Very High		Hię	gh Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	dp	h, max 100 dph)	:	50 dph)		Х
Policy (x)	100 dph)							
Any character constrain density	ts on	None						
Connections to local cyc	cle route	Not known though the site is in close proximity to the						
networks		Princes End local centre and adjoins the A4037.						
Public Open Space (ha's	s and	Brierley Lane Open Space adjoins the site to the						
type)		west and Henn Lane Community Open Space						
				e to the north.				
Loss of Playing Field / S	•	There are no playing fields or sports pitches on the						
Pitches (ha's / number a	nd type	site.						
of pitches)								
Other Social (specify)		None						
Any character constrain	None							
density (list)								
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 scrapyard 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.

The site is considered too prominent and exceeds the 1.0 ha parameter for a gypsyntavener facility.								
Appropriate uses given	Housing	Employment	Gypsy/Traveller					
constraints and infrastructure	5.6 ha	5.6 ha						
requirements								



Site Known as						
		ER CITY ROAD, OLDBURY 1463				
Site Address	,	y Road, Oldbury				
Ward	Oldbury	•		Call for Site Ref		
Site Area (ha)	1.83			Capacity proposed in Call for Sites submission		
Land Type	Brownfield industrial la		land	and Site Assessment Reference		076 6
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	The area is	The area is generally industrial in nature to the north and west alongside the				
uses	canal. There	e are residential /community uses to the south with a ne			h a neg	glected vacant
		ustrial site to the east.				-
Constraints						
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered
of submitted site)					(Ha)	
SSSI / SAC			No		0	
Ancient Woodland / Ve	teran Trees		None	2	0	
Local Nature Reserve			No	·	0	
Site of Importance for Nature			No		0	
Conservation	•		NO		0	
Flood Risk Zone 3			No		0	
			No		0	
Registered Park & Garden			None		0	
Scheduled Ancient Monument			No		0	
HSE Consultation Zone 1					0	
Operational Burial Ground		No				
Common Land		No		0		
Green Belt			No			
Ancient Hedgerows			No			
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 Landso	ape Sensitiv	ity Asse		•		
Criteria		Assessi				Rating
Green Belt Harm		The site is not in the Green Belt.			Rating	
(B79 (a))						
Landscape Sensitivity (BL23 / BL24)		There are no SINCs or SLINCs on the site.				
	gainst envir			omic and social criteria		
Criteria		Assessi	ment			Rating
Environmental						
Greenfield / Previously	1	Brownfie	eld ind	ustrial land.		
Developed Land Topography		The site slopes steadily towards the canal.				
			Supes steadily towards the Calidi.			
Agricultural Land Qual		N/A				
Magicmap Landscape	post-1988					
map						

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundariesThere 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 boundariesThere 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 boundariesNoneVisual Amenity and Character of the AreaThe 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 long term uses of the site for heavy industrial use is known to have left a legacy of ground
significantly affecting boundariesThere is a canal to the north of the site that is a wildlife corridor and should be addressed in any redevelopment.Biodiversity or Geodiversity on site or significantly affecting boundariesThere 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 boundariesNoneVisual Amenity and Character of the AreaThe 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 long term uses of the site for heavy industrial
boundariesThere 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 boundariesNoneHeritage Assets on site or significantly affecting boundariesNoneVisual Amenity and Character of the AreaThe 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 long term uses of the site for heavy industrial
Biodiversity or Geodiversity on site or significantly affecting boundariesThere 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 boundariesNoneVisual Amenity and Character of the AreaThe 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 long term uses of the site for heavy industrial
site or significantly affecting boundarieswildlife corridor and should be addressed in any redevelopment.Heritage Assets on site or significantly affecting boundariesNoneVisual Amenity and Character of the AreaThe 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 long term uses of the site for heavy industrial
boundariesredevelopment.Heritage Assets on site or significantly affecting boundariesNoneVisual Amenity and Character of the AreaThe 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 3Ground ContaminationThe long term uses of the site for heavy industrial
Heritage Assets on site or significantly affecting boundariesNoneVisual Amenity and Character of the AreaThe 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 3Ground ContaminationThe long term uses of the site for heavy industrial
significantly affecting boundariesImage: Second Se
boundariesImage: Second se
Visual Amenity and Character of the AreaThe 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 3Ground ContaminationThe long term uses of the site for heavy industrial
the AreaThe site is not within Flood Risk Zone 3Flood 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 3Ground ContaminationThe long term uses of the site for heavy industrial
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 3Ground ContaminationThe long term uses of the site for heavy industrial
water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)The long term uses of the site for heavy industrialGround ContaminationThe long term uses of the site for heavy industrial
where drainage issues, in flood zone 2 or over 1 ha)Image: Second contaminationGround ContaminationThe long term uses of the site for heavy industrial
zone 2 or over 1 ha) Image: Contamination Ground Contamination The long term uses of the site for heavy industrial
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 The existing industrial uses to the north and west
uses 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 MineralThere are no issues with mineral extraction.
Resource Areas
Mineral Infrastructure and None
Brickworks
Waste Infrastructure None
Other Environmental (specify) None
Economic
Employment Development The site is currently used for manufacturing/ scrap
Opportunities 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 Site assembly, clearance and remediation will delay
Delivery Study where referenced) delivery of any redevelopment.
Viability (taken from Viability The viability of individual sites will be identified as
Study where referenced) part of ongoing work on the SLP
Availability of utilities – It is anticipated that utilities would be available, but
electricity, gas, water, sewage capacities are not known.
treatment

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	minute	es	Strategic Centre / Employment Area		Within 20 m	ninutes	
Secondary School	Within 20 minutes		Centre / Foodstore Within 10		Within 10 m	ninutes		
GP / Health Centre / Walk in centre	Within 15 minutes							
Housing Density	Very High	ery High High Density (min 50 Moderate D		Moderate De	nsitv (40-			
Location – Draft Plan	Density (min		dph, max 100 dph)			50 dph)		х
Policy (x)	100 dph)		_					
Any character constraints on density		The canalside location does provide the opportunity for higher density development.					sity	
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

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.

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.

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 gypsyllaveller site as it exceeds the ma parameter							
Appropriate uses given	Housing	Employment	Gypsy/Traveller				
constraints and infrastructure	1.83 ha	1.83 ha					
requirements							



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 Site Assessment Reference SM8						
WardWest Bromwich CentralCall for Site Ref115Site Area (ha)1.6 haCapacity proposed in Call for Sites submission100 mixed usesLand TypeBrownfield mixed usesSite Assessment ReferenceSM8						
Site Area (ha) 1.6 ha Capacity proposed in Call for Sites submission Land Type Brownfield mixed uses Site Assessment Reference SM8						
for Sites submission Land Type Brownfield mixed uses Site Assessment Reference SM8						
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 Tow	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 w						
the site.	VICIIIII					
Surrounding land The site has the Metro line on its southern boundary. Uses to the east are						
uses generally residential with retail uses in the Town Centre to the west.						
Constraints						
Gateway Constraints (where affecting part Name / Details Amount cover	ered					
of submitted site) (ha's)						
SSSI/SAC N/A						
Ancient Woodland / Veteran Trees N/A						
Local Nature Reserve N/A						
Site of Importance for Nature N/A						
Conservation						
Flood Risk Zone 3 N/A						
Registered Park & Garden N/A						
Scheduled Ancient Monument N/A						
HSE Consultation Zone 1 N/A						
Operational Burial Ground N/A						
Common Land N/A						
Green Belt N/A						
Ancient Hedgerows N/A						
Strategic Open Space N/A						
Existing Policy Designations (list) The site is allocated in the West Bromwich Area Action	n Plan					
for mixed uses, residential/ retail/ office. The site is wit	thin					
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 The site is not in the Green Belt.						
(B79 (a))						
Landscape Sensitivity There are no SINCs or SLINCs.						
(BL23 / BL24)						
Detailed assessment against environmental, economic and social criteria						
Criteria Assessment Rating						
Environmental						
Greenfield / Previously Brownfield mixed uses.						

	N/A	
Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	There are no tree preservation orders and few	
Mature Trees of Value on site or	mature trees.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	None	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There is an existing Gurdwara within the site.	
significantly affecting	HER records within 100m buffer	
boundaries	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	No issues.	
the Area		
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The 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	The site has a boundary to the east with the A4031	
uses	(Trinity Way) that may require air quality amelioration.	
Noise impact of adjoining uses	The site has a boundary to the east with the A4031	
Refer impact of aujoining uses	(Trinity Way) that may require noise amelioration	
	measures.	
Mineral Extraction and Mineral	There are no issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify) Economic	None	
	The site is surroutly assured by law sur-life last	
Employment Development	The site is currently occupied by low-quality local	
Opportunities	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	Site assemble and clearance may delay	
Delivery Study where referenced)	development.	
Viability (taken from Viability	N/A	
Study where referenced)		

Availability of utilities –	It is anticipated that utilities would be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	None known.	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	No issues anticipated.	
transportation (state name /		
quality of access points)		
Impact on the wider road	Impact of any development on the local road network	
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	minute	es	Centre / Foodstor	е	Within 15 m	ninutes	
GP / Health Centre / Walk in centre	Within 10	minute	es					
Housing Density Location – Draft Plan Policy (x)	Density (min dph		gh Density (min 50 ph, max 100 dph)	x	Moderate De 50 dph)	Moderate Density (40- 50 dph)		
	Any character constraints on		There is the opportunity for high density development on the edge of the Town Centre with good public transport links.					of
Connections to local cyonetworks	cle route	Stree	The site is approximately 100 metres from High Street, West Bromwich, which is identified on the WMLCWIP.					
Public Open Space (ha's type)	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	e are no	playing fields or sport	s pitc	hes.		
Other Social (specify)		None	;					
Any character constrain density (list)	ts on							

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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	1.6 ha		
requirements			



Site Known as	68: SITE SURROUNDING FORMER POST OFFICE AND TELEPHONE				
One Milowit as	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 I	by a va	ariety of uses including a copier's,	residen	tial, a health
	centre, a disused tele	ephone	e exchange, motor repairs and info	ormal op	oen space.
Surrounding land	The land is in a predo	ominar	ntly residential area with significan	t new h	ousing
uses		north s	ide of Horseley Heath between th	e road a	and the
	proposed Metro line.				
Constraints		1			
Gateway Constraints (where affecting part	Nam	e / Details		int covered
of submitted site)				(ha's)	
SSSI / SAC	· -	N/A		-	
Ancient Woodland / Ve Local Nature Reserve	eteran Trees	N/A N/A			
	Natura				
Site of Importance for Conservation	Nature	N/A			
Flood Risk Zone 3					
Registered Park & Gar	don	N/A N/A			
Scheduled Ancient Mo		N/A			
HSE Consultation Zon		N/A			
Operational Burial Gro	- <u> </u>	N/A			
Common Land		N/A			
Green Belt		N/A			
Ancient Hedgerow		N/A			
Strategic Open Space		N/A			
Existing Policy Design	ations (list)	The site is allocated in the Black Country Plan for housing			
	, γ		s identified in the SHLAA.	-	C
Green Belt and Landso	ape Sensitivity Asse	ssmer	nt		
Criteria	Assess	ment			Rating
Green Belt Harm	The site	is not	in the Green Belt.		
(B79 (a))					
Landscape Sensitivity	There a	re no S	SINCs or SLINCs.		
(BL23 / BL24)					
	<u> </u>	-	nomic and social criteria		
Criteria	Assess	ment			Rating
Environmental					
Greenfield / Previously	Brownfie	eia mix	ed uses.		
Developed Land	The site	io rela	tively flot		
Topography		is rela	tively flat.		
Agricultural Land Qual					
Magicmap Landscape	post-1988				
map					

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

Highways access and	No issues anticipated.	
transportation (state name /		
quality of access points)		
Impact on the wider road	The impact on the adjoining classified road may need	
network	to be assessed.	
Other Economic (specify)	None	
Social		

Primary School	Within 15 minutes		Strategic Centre / Employment Area		Within 20 minutes			
		<u> </u>					<u></u>	
Secondary School GP / Health Centre /	Within 20 Within 10			Centre / Foodstore	•	Within 10 m	ninutes	
Walk in centre	vvitnin 10	minute	35					
Housing Density	Very High		Hi	h Density (min 50		Moderate De	nsity (40-	T
Location – Draft Plan	Density (r			h, max 100 dph)		50 dph)		x
Policy (x)	100 dph)		, ap	i, max roo aprij				
Any character constrain	. ,	The	site adioir	ns the A461 which has	s potei	ntial for highe	r densitv	<u> </u>
density			lopment.			J	· · · ,	
Connections to local cy	cle route		-	ns the A461 Horseley	Heath	which is		
networks			•	e WMLCWIP.				
Public Open Space (ha's	s and	Ther	There is no Public Open Space on the site.			Э.		
type)								
	Loss of Playing Field / Sports		There are no playing fields or sports pitches.					
Pitches (ha's / number and type								
of pitches)								
Other Social (specify)		None)					
Any character constrain	ts on							
density (list)								
Opportunities								
The site has now been me	•		•		•••			
comprehensive redevelop		• •				•		
comprehensively now tha development as it is no lo		•	•		nun na	is been releas	seu ior	
Sustainability Appraisal	<u> </u>			ai paik.				
The site has major positiv		or Obie	actives 9	12 and 14. The site h	as mir	or positive in	nnacts for	
Objective 6 and 10. The s	•	-				•	•	ts
for Objective 1, 4, 8, and			•	•				
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							

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	Housing	Employment/	Gypsy/Traveller
constraints and infrastructure	1.16 ha	Community	
requirements		1.16ha	



Site Known as	69: FRIAR STREET WEDNESBURY				
Site Address	Friar Street, Wednes				
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 – Metal polishers and		Fabrics		
Surrounding land uses			the south off Friar Street, modern site on west side of Friar Street	n two- and three-	
Constraints					
Gateway Constraints (of submitted site)	where affecting part	Nam	e / Details	Amount covered (Ha)	
SSSI / SAC		No		0	
Ancient Woodland / Ve	teran Trees	Not c	on site	0	
Local Nature Reserve			site adjoins a planted pedestrian way 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 & Gar		No		0	
Scheduled Ancient Mo		No		0	
HSE Consultation Zone		No		0	
Operational Burial Gro	und	No		0	
Common Land		No		0	
Green Belt		No		0	
Ancient Hedgerows		No		0	
Strategic Open Space		No		0	
Existing Policy Design	ations (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 Landso	ape Sensitivity Asse				
Criteria	Assess			Rating	
Green Belt Harm (B79 (a))	N/A				
Landscape Sensitivity (BL23 / BL24)	N/A				
	gainst environmenta	l, ecor	nomic and social criteria		
Criteria	Assess	ment		Rating	
Environmental					
Greenfield / Previously Developed Land	Land de	velope	d for industrial purposes		
Topography	Site leve	els app	ear to be uniform		

	N1/A	
Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	No trees on the site but some mature trees on	
Mature Trees of Value on site or	eastern site boundary.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	Biodiversity of adjoining open space should be	
site or significantly affecting	safeguarded if redevelopment is considered. Mature	
boundaries	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	No heritage assets on or adjoining the site	
significantly affecting		
boundaries		
Visual Amenity and Character of	The existing employment uses are out of keeping	
the Area	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.	
Elood rick, drainage and ground	Not in FRZ 3 but flood risk from River Tame should	
Flood risk, drainage and ground water (refer to flood consultees		
•	be acknowledged.	
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	Air quality may be adversely affected by existing and	
uses	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	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development	Existing fabric manufacturer and supplier is a well-	
Opportunities	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 of new housing within the plan period would	
Delivery Study where referenced)	depend on identifying a suitable relocation site for the	
	existing business, and also the likely need for site	
	investigations.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	Existing utilities	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Not known but would need to be established.	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Existing site accesses from Friar Street could be	
transportation (state name /	utilised for new residential development in view of	
quality of access points)	adequate road width and long-distance visibility	
Impact on the wider road	Although ca 40 vehicle movements per day could be	
network	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			Strategic Centre / Employment Area		20 minutes				
Secondary School	20 minute	s			Centre / Foodstore	;	10 minutes		
GP / Health Centre / Walk in centre	10 minutes								
Housing Density	Very High			Hig	h Density (min 50		Moderate De	nsity (40-	Х
Location – Draft Plan	Density (n	nin		dph	, max 100 dph) 5		50 dph)		
Policy (x)	100 dph)								
Any character constrain	ts on	Local modern housing is two- and three-storeys so a moderate							
density			density of up to 45dph of a similar scale would be appropriate on this						
		site.	Poten	tial t	o overlook open spa	ce.		-	
Connections to local cyc	cle route	No							
networks									
Public Open Space (ha's	and	Redevelopment of site would not result in any loss of							
type)		publi							
Loss of Playing Field / S	-	No loss of playing fields / sports pitches							
•	itches (ha's / number and type								
of pitches)									
Other Social (specify)		None	;						
Any character constraints on Local scale and				d vernacular, proximi	-	•			
density (list)		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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure			
requirements			



Site Known as	70: USED CAR SAL	ES SI	E ON CORNER OF LOWER CH	URCH	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			
Background / Context				1101	0		
Current uses (list)	The site is used for a	variet	y of motor uses including servicin	a, sales	s and tyres.		
Surrounding land	The site is in a predo		, <u> </u>	J ,			
uses	·		,				
Constraints							
Gateway Constraints (v	where affecting part	Nam	e / Details	Amo	unt covered		
of submitted site)				(Ha)			
SSSI / SAC		No		0			
Ancient Woodland / Ve	teran Trees	None	9	0			
Local Nature Reserve		No		0			
Site of Importance for N	Nature	No		0			
Conservation							
Flood Risk Zone 3		No					
Registered Park & Gard	den	No					
Scheduled Ancient Mor	Scheduled Ancient Monument			0			
HSE Consultation Zone 1		No		0			
Operational Burial Ground		No		0			
Common Land		No		0			
Green Belt		No		0			
Ancient Hedgerows		No					
Strategic Open Space		No 0					
Existing Policy Designa		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 Landsc	ape Sensitivity Asse	ssmer	nt				
Criteria	Assess				Rating		
Green Belt Harm (B79 (a))	The site	is not	in the Green Belt.				
Landscape Sensitivity (BL23 / BL24)	There a	There are no SINCs or SLINCs on the site.					
Detailed assessment a	gainst environmental	l, ecor	nomic and social criteria				
Criteria	Assess	ment			Rating		
Environmental							
Greenfield / Previously Developed Land	Brownfie	Brownfield industrial site.					
Topography	The site	The site is relatively flat.					
Agricultural Land Quali <u>Magicmap</u> Landscape p map							

Tree Dreesmostion Onders (These are no trace on the site	
Tree Preservation Orders /	There are no trees on the site.	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	None	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets on the site.	
significantly affecting		
boundaries		
Visual Amenity and Character of	None	
the Area		
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The 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	None anticipated in this predominantly residential	
uses	/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	There are no issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is currently used for local employment motor	
Opportunities	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	Relocation and site clearance may delay	
Delivery Study where referenced)	redevelopment.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is anticipated that utilities would be available	
electricity, gas, water, sewage	though there is no information on capacities.	
treatment		
Infrastructure constraints on /	None known.	
under site (electric cables/sub-		
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)	No issues anticipated.	
Impact on the wider road network	No issues anticipated	
Other Economic (specify) Social	None	

Primary School	Within 10	minute	es	Strategic	Strategic Centre /		Within 20 minutes		
				Employme	Employment Area				
				. ,					
Secondary School	Within 20	minute	es	Centre / F	oodstore	e	Within 10 m	ninutes	
GP / Health Centre /	Within 15	minute	es						
Walk in centre									
Housing Density	Very High		H	gh Density (m	nin 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	dp	h, max 100 d	ph)		50 dph)		Х
Policy (x)	100 dph)								
Any character constraints on			The location on the classified road does provide the opportunity for						
density		higher density development.							
Connections to local cyc	cle route	The site is located on Horseley Heath which is							
networks		identified in the WMLCWIP and the SCWIP.							
Public Open Space (ha's	s and	There is no Public Open Space on the site.							
type)									
Loss of Playing Field / S	ports	There are no playing fields or sports pitches.							
Pitches (ha's / number a	nd type								
of pitches)									
Other Social (specify)	Other Social (specify) None								
Any character constrain	ts on								
density (list)									
Opportunities									
See conclusion									

Sustainability Appraisal

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

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.

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.

Conclusion

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.

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

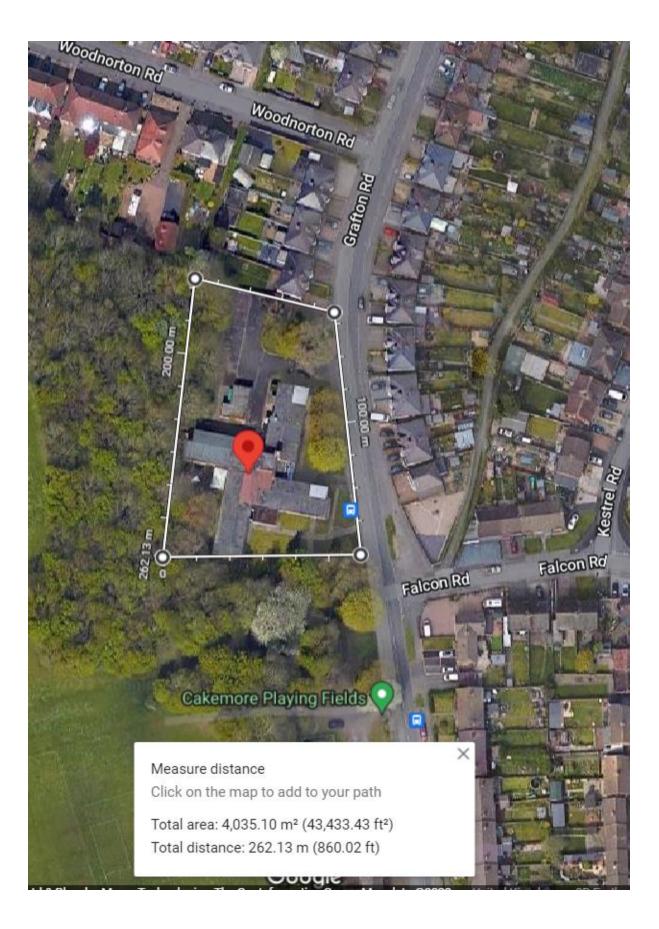


Site Known as	71: GRAFTON	LODG	E. GF	RAFTON ROAD, OLDBURY			
Site Address	Grafton Road, Oldbury						
Ward	Langley		у	Call for Site Ref	N/A		
Site Area (ha)	0.53ha net			Capacity proposed in Call	14/7		
				for Sites submission			
Land Type	Employment	ment		Site Assessment Reference	Curre	entResiv2	
						number 71	
Background / Context							
Current uses (list)	Residential Care	e Hom	ne				
Surrounding land	Residential, play	ying fie	elds				
uses							
Constraints							
Gateway Constraints (where affecting	part	Nam	e / Details	Amo	unt covered	
of submitted site)					(ha's	5)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar	den		N/A				
Scheduled Ancient Mo	Scheduled Ancient Monument		N/A				
HSE Consultation Zone	HSE Consultation Zone 1		N/A				
Operational Burial Gro	erational Burial Ground		N/A				
Common Land			N/A				
Historic Hedgerows			n/a				
Green Belt			n/a				
Strategic Open Space			n/a				
Existing Policy Design	ations (list)		Site r	not allocated			
Green Belt and Landso	ape Sensitivity	Asses	smer	nt			
Criteria	As	sessn	nent			Rating	
Green Belt Harm	N/A	4					
(B79 (a))							
Landscape Sensitivity	n/a	l					
(BL23 / BL24)							
Detailed assessment a	gainst environm	ental,	, econ	omic and social criteria			
Criteria	As	sessn	nent			Rating	
Environmental							
Greenfield / Previously	N/A	Ą					
Developed Land							
Topography	Uni	iform l	levels	on site			
Agricultural Land Qual	ity using N/A	4					
Magicmap Magicmap	post-1988						
Tree Preservation Orde	ars / No	know)s hut several mature trees of vol			
Mature Trees of Value		No known TPOs but several mature trees of value					
significantly affecting		surrounding the site and along the western site boundary.					
boundaries	500	anuary	,.				

Riadivarsity or Coodivarsity or	Rightworeity of adjoining onen apage and in particular	
Biodiversity or Geodiversity on	Biodiversity of adjoining open space and in particular	
site or significantly affecting	the woodland area to the west should be	
boundaries	acknowledged	
Heritage Assets on site or	N/A	
significantly affecting		
boundaries		
Visual Amenity and Character of	The existing building is of good quality and presents	
the Area	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	N/A	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining	No adverse air quality issues likely	
uses		
Noise impact of adjoining uses	No adverse issues likely	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic	L	
Employment Development	This site is not considered appropriate for general	
Opportunities	employment	
Employment Land	Residential Care home	
Delivery / Phasing (taken from	Site appears to be fully operational	
Delivery Study where referenced)		
Viability (taken from Viability	Redevelopment not viable unless current use	
Study where referenced)	becomes vacant	
,	The viability of individual sites will be identified as	
	part of ongoing work on the SLP	
Availability of utilities –	Existing utilities from Grafton Road	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	No known constraints	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access from Grafton Road would be acceptable	
transportation (state name /	given existing site accesses and long-distance	
quality of access points)	visibility	
Impact on the wider road	Up to 20 new houses could be accommodated on the	
network	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	y)	None	;					
Social								
								_
Primary School	10 minute	s ped	access	Strategic Centre /		20 minutes		
	15-minute			Employment Area		20 11111000		
	transport	- p						
Secondary School	20 minute	s ped	access	Centre / Foodstore	<u>}</u>	10 minutes		
···· , ····	25 public							
GP / Health Centre /	15 pedest							
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	Х
Location – Draft Plan	Density (n	nin	dpł	n, max 100 dph)		50 dph)	2 (
Policy (x)	100 dph)							
Any character constrain	ts on	Hous	ing in the	vicinity of the site is p	oredor	ninantly post	war mediu	m
density		dens	ity. Redev	elopment of the site f	for hou	using should a	acknowledg	je
			•	ly along the Grafton R		-		
		-	-	3 storey blocks could			naximise th	e
				s across the adjoining				
Connections to local cy	cle route			ons should be conside	•			
networks				y poor pedestrian connections to local				
			services					
Public Open Space (ha's	s and	N/A	N/A					
type) Loss of Playing Field / S	norte	The adjoining site, Cakemore Playing Fields, is still in						
Pitches (ha's / number a	-	use for sports provision and may be leased to a local						
of pitches)	inu type	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						
		opera	operational, valuable playing fields					
Other Social (specify)		None	None					
Any character constrain	ts on	Loca	Local housing					
density (list)		Oper	n space					
Opportunities								
There could be an opport	•			• • •	-			
should the care home bec								ot
considered to be appropri	ate. The siz	e of th	ie site is r	not sufficient to accom	imoda	te Gypsy and	Traveller	
Use.								
Sustainability Appraisal			nificant na	noitivo imposto on the	area'	a ability to add	ant to alima	oto
The redevelopment of this change, transport infrastru		-	•		areas	5 ability to ada	apt to clima	lie
e .		-			ution	and economy	if appropris	ate
However, there could be minor adverse impacts on natural resources, pollution and economy if appropriate mitigation measures are not put in place.								
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.							
	1							

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



Site Known as	73: HORNER	WAY. I	ROWL	EY REGIS			
Site Address	Land south of Horner Way, off Long Lane, Rowley Regis						
Ward	Blackheath	. 1011101	nuy,	Call for Site Ref	N/A		
Site Area (ha)	0.27			Capacity proposed in Call	N/A		
One Area (na)	0.27			for Sites submission			
Land Type	Vacant overgro	erarown land		Site Assessment Reference	73		
Background / Context	vacant or orgin	omna			1.0		
Current uses (list)	Vacant land						
Surrounding land		vro and	notrol	filling station to the north of the s			
uses	residential to th					iomer way,	
Constraints							
Gateway Constraints (where affecting	nart	Nam	e / Details	Amo	unt covered	
of submitted site)		, purc	Inam		(ha's		
SSSI / SAC			N/A		(114 0	7	
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar	den		N/A				
Scheduled Ancient Mo			N/A				
HSE Consultation Zone	e 1		N/A				
Operational Burial Ground			N/A				
Common Land		N/A					
Historic Hedgerows			N/A				
Green Belt			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		Mixe	d use			
Green Belt and Landso	ape Sensitivity	/ Asses	ssmer	nt			
Criteria	A	ssessr	nent			Rating	
Green Belt Harm	N	/A				3	
(B79 (a))							
Landscape Sensitivity	N	/A					
(BL23 / BL24)							
Detailed assessment a	gainst environr	mental	, econ	omic and social criteria			
Criteria	A	ssessr	nent			Rating	
Environmental							
Greenfield / Previously	Pi	revious	ly dev	eloped			
Developed Land							
Topography	U	Uniform site levels					
Agricultural Land Qual	ity using N	N/A					
Magicmap Landscape	post-1988						
map							
Tree Preservation Orde	ers/N	o TPOs	s but site is heavily overgrown with self -set				
Mature Trees of Value	on site or tre	ees and	d shru	bs			
significantly affecting							
boundaries							

Rightwarsity or Coodiversity or	Ecology report advises	
Biodiversity or Geodiversity on	Ecology report advises	
site or significantly affecting		
boundaries		
Heritage Assets on site or	None	
significantly affecting		
boundaries		
Visual Amenity and Character of	The site provides a green edge to the south of	
the Area	Horner Way, which is dominated by the supermarket	
	and petrol filling station	
Flood risk, drainage and ground	Not in flood risk zone	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	Possible adverse impact as the site fronts a busy	
uses	through road	
Noise impact of adjoining uses	Noise impact from busy highway	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development	Not appropriate given proximity of residential uses	
Opportunities		
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	No known delivery or phasing issues	
Delivery Study where referenced)		
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	Utilities are available	
electricity, gas, water, sewage		
treatment		
Infrastructure constraints on /	Blackheath Tunnel runs under the northern part of	
under site (electric cables/sub-	the site	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access could be gained from Horner Way	
transportation (state name /		
quality of access points)		
Impact on the wider road	No adverse impact	
network		
	None	
Other Economic (specify)		
Other Economic (specify) Social	NOTE	

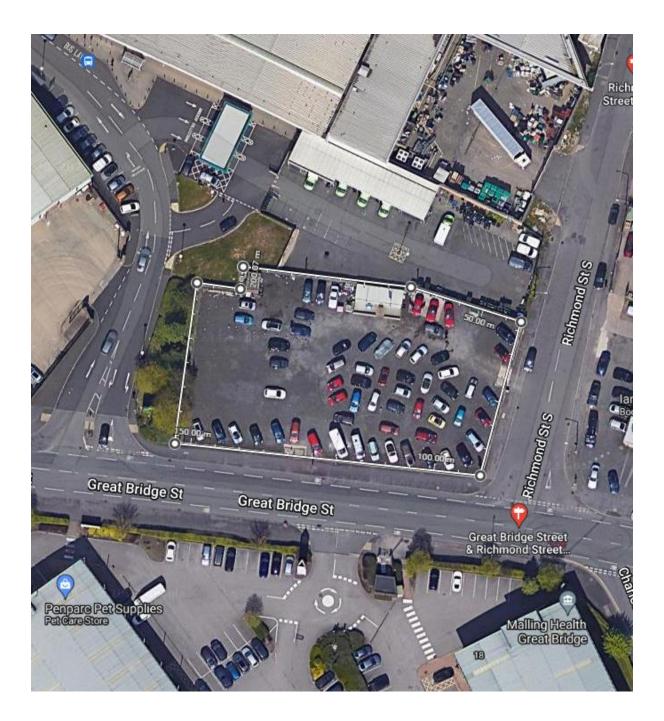
Primary School				Strategic Centre /				
				Employment Area				
Secondary School				Centre / Foodstore				
GP / Health Centre /								
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50	Moder	rate Density (4	10-	
Location – Draft Plan	Density (r	nin	dph	, max 100 dph)	50 dpł	h)		
Policy (x)	100 dph)							
Any character constrain	its on	Reside	ential dev	elopment not approp	riate			
density								
Connections to local cy	cle route	N/A						
networks								
Public Open Space (ha's	s and	None						
type)								
Loss of Playing Field / S	-	None						
Pitches (ha's / number a	and type							
of pitches)								
Other Social (specify)		None						
Any character constrain	its on	N/A						
density (list)								
Opportunities								
Limited opportunities for E	mploymen	t. Resid	ential op	portunity but site cons	strained by T	lunnel		
Sustainability Appraisal								
N/A – not assessed, not r	easonable a	alternati	ve.					
Conclusion								
Proposed use as a drive-	-						al	
appropriate but heavily co			not mee	t the minimum numbe	er of units fo	r selection.		
General employment use								
Site too small for Gypsy a	ind Travelle					_		
Appropriate uses given		Housi	ng	Employmen	t	Gypsy and T	raveller	
constraints and infrastr	ucture							
requirements								



Site Known as	74: GREAT	BRIDGE	RICH	MOND STREET SOUTH			
Site Address		Land at the junction of Great Bridge and Richmond Street South					
Ward	Great Bridg	-		Call for Site Ref	N/A		
Site Area (ha)	0.23 ha			Capacity proposed in Call for Sites submission	N/A		
Land Type	Employmen	t		Site Assessment Reference	Othe	r sites	
Background / Context							
Current uses (list)	Car sales						
Surrounding land	Mainly emp	loyment u	ises				
uses							
Constraints							
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered	
of submitted site)					(ha's	5)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar			N/A				
Scheduled Ancient Mo	nument		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 Design	ations (list)		N/A				
Green Belt and Landso	ape Sensitiv	vity Asse	ssmer	it			
Criteria		Assessi	ment			Rating	
Green Belt Harm		N/A					
(B79 (a))							
Landscape Sensitivity		N/A					
(BL23 / BL24)							
	gainst envir			omic and social criteria			
Criteria		Assessi	ment			Rating	
Environmental							
Greenfield / Previously		Previous	sly dev	eloped land			
Developed Land							
Topography		Uniform	site le	Veis			
Agricultural Land Qual Magicmap Map	post-1988	N/A					
Tree Preservation Orde				y trees on the site			
Mature Trees of Value	on site or	Planted	area a	djacent to western site boundary			
significantly affecting							
boundaries							

	N1/A	
Biodiversity or Geodiversity on	N/A	
site or significantly affecting		
boundaries		
Heritage Assets on site or	N/A	
significantly affecting		
boundaries		
Visual Amenity and Character of	Area of mixed employment uses around Great Bridge	
the Area	Street a heavily trafficked highway with frequent	
	traffic congestion.	
Flood risk, drainage and ground	Site is not in the flood risk zone	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	Possible contamination given historic land uses and	
Ground Containination	-	
	character of the area – site investigation would be	
	advised	
Ground stability	Not known	
Air Quality impact of adjoining	Possible adverse air quality due to surrounding	
uses	employment uses and heavily trafficked Great Bridge	
	Street	
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
	1	
Economic		
	Potential for ca 700sgm of new employment	
Employment Development	Potential for ca 700sqm of new employment	
Employment Development Opportunities	floorspace	
Employment Development Opportunities Employment Land	floorspace Yes	
Employment Development Opportunities Employment Land Delivery / Phasing (taken from	floorspace Yes Site is mainly used as open car sales – subject to the	
Employment Development Opportunities Employment Land	floorspace Yes Site is mainly used as open car sales – subject to the results of a site investigation, delivery for a small-	
Employment Development Opportunities Employment Land Delivery / Phasing (taken from	floorspace Yes 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	
Employment Development Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced)	floorspace Yes 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.	
Employment Development Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability	floorspace Yes 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. A new small- scale employment use should be	
Employment Development Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced)	floorspace Yes 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. A new small- scale employment use should be viable given the existing use – subject to no adverse	
Employment Development Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability	floorspace Yes 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. A new small- scale employment use should be viable given the existing use – subject to no adverse ground condition requiring remediation, and the	
Employment Development Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability	floorspace Yes 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. 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.	
Employment Development Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability	floorspace Yes 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. A new small- scale employment use should be viable given the existing use – subject to no adverse ground condition requiring remediation, and the	
Employment Development Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability	floorspace Yes 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. 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.	
Employment Development Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability	floorspace Yes 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. 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	
Employment Development Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced)	floorspace Yes 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. 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	
Employment Development Opportunities Employment Land Delivery / Phasing (taken from Delivery Study where referenced) Viability (taken from Viability Study where referenced) Availability of utilities –	floorspace Yes 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. 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	
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	floorspace Yes 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. 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	
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 /	floorspace Yes 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. 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 Existing	
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-	floorspace Yes 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. 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 Existing	
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,	floorspace Yes 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. 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 Existing	
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-	floorspace Yes 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. 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 Existing	

· · · · ·		<u> </u>				
Highways access and				ridge Street and		
transportation (state na		Richmond Stre	eet South			
quality of access points						
Impact on the wider road	d		new employment use			
network		, v	nst movements arisin	g from the		
		existing car sa	les operation.			
Other Economic (specify	y)	None				
Social						
Primary School	15 minute	s ped access	Strategic Centre /	20 minutes		
	10 minute		Employment Area			
	transport					
Secondary School	20 minute	S	Centre / Foodstore	10 minutes		
GP / Health Centre /	10 minute					
Walk in centre	i o minuto					
Housing Density	Very High	Hic	h Density (min 50	Moderate De	nsity (40-	
Location – Draft Plan	Density (n	-	n, max 100 dph)	50 dph)		
Policy (x)	100 dph)					
Any character constrain	. ,	N/A				
density						
Connections to local cy	cle route	None				
networks	ole l'oute	None				
Public Open Space (ha's	and	N/A				
type)	Juna					
Loss of Playing Field / S	norts	N/A				
Pitches (ha's / number a	-					
of pitches)	ind type					
Other Social (specify)		None				
Any character constrain	ts on	N/A				
density (list)		1.177				
Opportunities						
There is an opportunity fo	r a small- s	cale employmen	t development should	the existing car sa	les use	
become available.	. a oman o					
Residential use in this pre	dominantly	industrial area i	s not considered to be	e appropriate.		
The site does not meet the	•				ess than 0.5	
ha	1		· · · · · · · · · · · · · · · · · · ·	,		
Sustainability Appraisal						
Two negligible scores – c		age and equality	/			
Six uncertain scores – lan		•		waste, equality and	education	
Two minor negative score	-	-		· ·		
One minor positive score		•	-			
Three major positive score	es – transpo	ort, health and e	conomy			
Conclusion						
Employment is the preferr	ed site allo	cation				
Appropriate uses given		Housing	Employmen	t Gypsy	and Traveller	
constraints and infrastru	ucture					
requirements						



Site Known as	75 LAND TO		AST C	F BLACK LAKE, WEST BROM		919
Site Address	Black Lake, We					
Ward	Hateley Heath			Call for Site Ref		
Site Area (ha)	2.45 ha			Capacity proposed in Call		
	2.40 Hu			for Sites submission		
Land Type	Brownfield			Site Assessment Reference	SH30)
Background / Context						-
Current uses (list)	The site is occu	unied h		riety of industrial uses including l	Darlaste	on Builders
Current uses (list)		•	•	parts, plastics, Kwik Fit and Perry		
Surrounding land				canal on Black Lake is predomin		•
uses	nature.			canal of Black Lake is predomin		
Constraints	nature.					
Gateway Constraints (where affecting	nart	Nam	e / Details	Amo	unt covered
of submitted site)	intere uneering	pure	Turr		(ha's	
SSSI / SAC			N/A		(/
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for	Nature		N/A			
Conservation						
Flood Risk Zone 3			N/A			
Registered Park & Gar	den		N/A			
Scheduled Ancient Mo			N/A			
HSE Consultation Zon	e 1		N/A			
Operational Burial Gro			N/A			
Common Land			N/A			
Historic Hedgerows			N/A			
Green Belt			N/A			
Strategic Open Space			N/A			
Existing Policy Design	ations (list)		The s	ite is allocated in the Black Cour	ntry Plar	n for housing
			and is	s identified in the SHLAA. There	is a wild	llife corridor to
			the so	outh of the site alongside the can	al.	
Green Belt and Landso	ape Sensitivity	Asses	ssmen	ıt		
Criteria	As	ssessr	nent			Rating
Green Belt Harm	N/	/A				
(B79 (a))						
Landscape Sensitivity	N/	/A				
(BL23 / BL24)						
	-			omic and social criteria		
Criteria	As	ssessr	nent			Rating
Environmental						
Greenfield / Previously	Br	rownfie	ld			
Developed Land						
Topography				onably flat though the area rises		
		wards	the no	rth.		
Agricultural Land Qual		/A				
Magicmap Landscape	post-1988					
тар						

Tree Preservation Orders /	There are no trees on the site.	
Mature Trees of Value on site or		
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	There is a canal to the south of the site which is a	
site or significantly affecting	wildlife corridor (SINC SA34). The development	
boundaries	should address this frontage though the canal itself is	
	some distance from the site boundary.	
Heritage Assets on site or	There are no heritage assets.	
significantly affecting		
boundaries		
Visual Amenity and Character of	N/A	
the Area		
Flood risk, drainage and ground	The site is not within Flood Risk Area 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	The site is surrounded by residential uses.	
uses		
Noise impact of adjoining uses	The site is surrounded by residential uses.	
Mineral Extraction and Mineral	There are no issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic	I	
Employment Development	There are a number of local industrial uses on the	
Opportunities	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	Site assembly and clearance may delay	
Delivery Study where referenced)	redevelopment.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that the utilities would be available to	
electricity, gas, water, sewage	the site though there is no information on capacities.	
treatment		
Infrastructure constraints on /	None known.	
under site (electric cables/sub-		
	1	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
gas pipes, pylons, culverts, rights of way)	No inques entisinated though Plack Lake is a huse	
gas pipes, pylons, culverts, rights of way) Highways access and	No issues anticipated though Black Lake is a busy	
gas pipes, pylons, culverts, rights of way)	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 The impact assessed.				ct on the classified road will need to be					
			None						
Social	''								
Primary School	Within 15	minute	s	Strate	gic Centre /		Within 20 n	ninutes	
	vvidini 10	minute	0		yment Area		Within 20 h	innatoo	
					,				
Secondary School	Within 20			Centre	e / Foodstore	e	Within 15 n	ninutes	
GP / Health Centre /	Within 10	minute	S						
Walk in centre	Vandligh			h Danait	n (min EQ	<u> </u>	Madarata Da	vesity (10	1
Housing Density Location – Draft Plan	Very High Density (n		-	n, max 10	y (min 50		Moderate De 50 dph)	ensity (40-	x
Policy (x)	100 dph)		upi	1, 111aX 11	oo uprij		50 upri)		^
Any character constrain		The s	urroundi	ng area i	s predomina	ntly m	oderate/low o	lensity in	<u> </u>
density				-	•	•	her densities	•	he
		canal				- 0		J	-
Connections to local cyc	cle route	The s	ite is loca	ated on E	Black Lake w	hich is	identified		
networks		on bo	th the W	MLCWIP	and the SC	WIP.			
Public Open Space (ha's	and	There	e is no all	ocated P	Public Open S	Space	on the site.		
type)									
			There are no playing fields or sports pitches.						
Pitches (ha's / number a	nd type								
of pitches) Other Social (specify)		None							
Any character constraint	te on	None							
density (list)									
Opportunities									
See conclusion									
Sustainability Appraisal									
Four negligible scores – c		age, ec	quality, w	aste and	l climate chai	nge mi	tigation		
One uncertain score – lan		0				C	0		
Four minor negative score	s – biodive	rsity, cl	imate ch	ange ada	aptation, poll	ution,	and economy	/	
Two minor positive score -				-					
Three major positive score	es – transpo	ort, hea	lth and e	ducation					
Conclusion							<u> </u>		
Residential redevelopmen				•	•				
residential redevelopment intentions with housing pa		-							
retained for this purpose the				-					50
The site is considered too	-				-	5010011			
Appropriate uses given	5 pre	Housi			Employmer	nt	Gvpsv	Traveller	
constraints and infrastru	ucture	2.45 ł	-		2.45 ha				
requirements									



Site Known as	76: SUMME		OAD.	OLDBURY 3223		
Site Address	Summerton					
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 c	irrently u	ised fo	r industrial purposes, as a Busine	ss Park and	d for
ourient uses (list)	machine too	•	1300 10			
Surrounding land			a to the	south of the canal has been rede	eveloped for	r
uses		•		ated industrial use to the west. Th	•	
				industrial in nature.		
Constraints		•	,			
Gateway Constraints (where affecti	ng part	Nam	e / Details	Amount	covered
of submitted site)					(ha's)	
SSSI / SAC			N/A			
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for I	Nature		N/A			
Conservation						
Flood Risk Zone 3			N/A			
Registered Park & Gard	Registered Park & Garden		N/A			
Scheduled Ancient Mo			N/A			
HSE Consultation Zone	e 1		N/A			
Operational Burial Gro	und		N/A			
Common Land			N/A			
Historic Hedgerows			N/A			
Green Belt			N/A			
Strategic Open Space			N/A			
Existing Policy Designation	ations (list)		The site is allocated in the Black Country Plan for			
			residential use and is identified in the SHLAA. There is a			
				fe corridor running alongside the o		
				solated heat treatment works to th	ne west has	been
				ated for employment uses.		
Green Belt and Landsc	-	-				
Criteria		Assessi	ment		Rat	ting
Green Belt Harm		N/A				
(B79 (a))		N1/A				
Landscape Sensitivity		N/A				
(BL23 / BL24)	aginet envire	nmontel		omia and accial aritaria		
Criteria	-	Assessi		omic and social criteria	Det	ling
Environmental		Assessi	nent		Ra	ting
		Drownfin	اط نصط	ustrial land		
Greenfield / Previously		BIOWNIIE	and indi	ustrial land		
Developed Land Topography		The site	is rola	tively flat.		
ropographiy		THE SILE	is rela	uvery liat.		

	N1/A	
Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	There are some mature trees but no preservation	
Mature Trees of Value on site or	orders.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	The site adjoins the canal to the north which is a	
site or significantly affecting	wildlife corridor. Any redevelopment should address	
boundaries	this frontage.	
Heritage Assets on site or	There are no heritage assets.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The residential redevelopment off Brades Rise to the	
the Area	south is of a moderate/ high density.	
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The long-term industrial nature of the site may have	
	left a legacy of contaminated land.	
Ground stability	Not known.	
Air Quality impact of adjoining		
	The existing heat treatment works to the west may	
uses	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	There are no issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic	1	
Employment Development	The site is currently occupied by an industrial estate	
Opportunities	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	Site relocation, assembly and clearance may delay	
Delivery Study where referenced)	redevelopment.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is considered that utilities will be available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	There is an electrical substation and mobile phone	
under site (electric cables/sub-	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) Social	None.	

Primary School			Strategic Centre / Employment Area		Within 20 minutes			
Secondary School	Within 20	minute	S	Centre / Foodstore)	Within 15 m	ninutes	
GP / Health Centre /	Within 15	minute	S					
Walk in centre								
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	dpł	n, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)							
Any character constrain	ts on	-	Adjoining development to the south is of a reasonably high density.					
density		The development should overlook the canal and there is an						
			-	or higher densities in this location.				
Connections to local cy	cle route	Wolverhampton Road (the A4123) 500 metres to the						
networks		south of the site is identified in the WMLCWIP.						
Public Open Space (ha's type)		There	e is no Pu	blic Open Space on t	he site).		
Loss of Playing Field / S	-	There are no Playing Fields or Sports Pitches.						
Pitches (ha's / number a	ind type							
of pitches)								
Other Social (specify)		None						
Any character constrain	nts on None							
density (list)								
Opportunities								
See conclusion								

See conclusion

Γ

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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.89 ha	0.89 ha	0.89 ha
requirements			



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 The site is currently occupied by a single large industrial unit with several se	parate
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 Site Assessment Reference SH32	parate
Site Area (ha) 0.85 ha Capacity proposed in Call for Sites submission Land Type Brownfield Site Assessment Reference SH32 Background / Context Site Assessment Reference SH32	parate
for Sites submission Land Type Brownfield Site Assessment Reference SH32 Background / Context	parate
Land Type Brownfield Site Assessment Reference SH32 Background / Context Site Assessment Reference SH32	parate
Background / Context	parate
•	parate
Current uses (iist) The site is currently occupied by a single large industrial unit with several se	parate
uses including tool making and automotive	-
Surrounding land The land to the north of Church Lane is predominantly residential in nature.	Thoro
uses is an area of informal open space on its northern boundary (Okehampton Dr	
Play Area) Opposite the site to the south is a local retail centre.	ive
Constraints	
	orod
Gateway Constraints (where affecting partName / DetailsAmount coverof submitted site)(ha's)	ereu
SSSI/SAC N/A	
Ancient Woodland / Veteran Trees N/A	
Local Nature Reserve N/A	
Conservation	
Flood Risk Zone 3 N/A	
Registered Park & Garden N/A	
Scheduled Ancient Monument N/A	
HSE Consultation Zone 1 N/A	
Operational Burial Ground N/A	
Common Land N/A	
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 hou	•
and is identified in the SHLAA. Part of the site to the s	
is within an Area of Potential Archaeological Importan	ce.
Green Belt and Landscape Sensitivity Assessment	
Criteria Assessment Rating	
Green Belt Harm N/A	
(B79 (a))	
Landscape Sensitivity N/A	
(BL23 / BL24)	
Detailed assessment against environmental, economic and social criteria	
Criteria Assessment Rating	
Environmental	
Greenfield / Previously Brownfield industrial land	
Developed Land	
Topography The site slopes gently towards the south east.	
Agricultural Land Quality using N/A	
Magicmap Landscape post-1988	
map	

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

Impact on the wider road	d		•	ment ma	y have an imp	pact on the	local			
network	-		oad network.							
Other Economic (specify	/)	None	None							
Social										
Primary School	Within 10	minute	S		gic Centre /	With	nin 20 m	ninutes		
				Employ	yment Area					
Secondary School	Within 20	minuto	<u> </u>	Contro	/ Foodstore	\\/i+k	nin 10 m	vinutos		
GP / Health Centre /	Within 10			Centre	/ TOUSIONE	vviti		intutes		
Walk in centre	vviuini 10	minute	5							
Housing Density	Very High	、	Hig	h Donsity	y (min 50	Mode	rato Do	nsity (40-	1	
Location – Draft Plan	Density (n		-	n, max 10		50 dp		115ity (40-	х	
Policy (x)	100 dph)		upr	i, max i t		Joup	, i i j			
Any character constrain		l ocal	density i	s predom	ninantly mode	l rate densit	V		<u> </u>	
density	13 011		uchisity i	s preden			у.			
Connections to local cyc	cle route	The V		on Black	Lake is appro	vimately a				
networks	Jorouto		etre to the			Miniatory a				
Public Open Space (ha's	and				Public Open	Space, Th	nere is			
type)					n space (Oke	•				
			Area) to t		• •		-			
Loss of Playing Field / S	Loss of Playing Field / Sports There are no sports pitches or playing fields.									
Pitches (ha's / number a	-									
of pitches)										
Other Social (specify)		None								
Any character constrain	ts on	None								
density (list)										
Opportunities										
See conclusion										
Sustainability Appraisal										
Four negligible scores – c	ultural herit	age, cli	mate cha	ange mitig	gation, waste	, equality				
Two uncertain scores – la	ndscape, b	iodivers	sity							
Two minor negative score	•		•							
Three minor positive score			•	-	ural resources	s, housing				
Three major positive score	es – transpo	ort, hea	lth, educ	ation						
Conclusion										
The use of the site for resi					•	•	-		_	
suggested. The landowne				•						
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.		Housi	ing		Employment		Other	(cpooifu).		
Appropriate uses given constraints and infrastru	Icture	Housi 0.85 ł	-		Employment 0.85 ha			(specify):	lor	
	icture	0.851	Id		0.05 118		0.85 h	and Travel	er	
requirements							0.00 11	a		



Site Known as	78: WELLINGTON R	OAD.	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 u	used fo	r local employment uses (partly a	nut and	bolt works).		
Surrounding land			nantly residential area on the edge		,		
uses	residential Estate.						
Constraints							
Gateway Constraints (where affecting part	Nam	e / Details	Amou	nt covered		
of submitted site)	• • •			(ha's)			
SSSI / SAC		N/A		. ,			
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Site of Importance for	Nature	N/A					
Conservation							
Flood Risk Zone 3		N/A					
Registered Park & Gar	den	N/A					
Scheduled Ancient Mo	nument	N/A					
HSE Consultation Zone	e 1	N/A					
Operational Burial Gro	Operational Burial Ground						
Common Land	Common Land						
Historic Hedgerows	Historic Hedgerows						
Green Belt		N/A					
Strategic Open Space		N/A					
Existing Policy Design	ations (list)		site is allocated in the Black Count				
		residential use and was identified in the SHLAA. The canal					
		to the north east is identified as a wildlife corridor.			lor.		
Green Belt and Landso			ht				
Criteria	Assess	ment			Rating		
Green Belt Harm (B79 (a))	N/A						
Landscape Sensitivity	N/A						
(BL23 / BL24)							
	-		omic and social criteria				
Criteria	Assess	ment			Rating		
Environmental							
Greenfield / Previously	Brownfie	eld pre	viously developed employment lar	nd.			
Developed Land							
Topography		is rela	tively flat.				
Agricultural Land Qual							
Magicmap Landscape	post-1988						
map							

Tree Preservation Orders /	There are a number of mature trees on the site	
Mature Trees of Value on site or	though no tree preservation orders.	
significantly affecting boundaries		
Biodiversity or Geodiversity on	The site has a houndary with the same to the parth	
	The site has a boundary with the canal to the north	
site or significantly affecting	east though this is at a much higher level – wildlife	
boundaries	corridor	
Heritage Assets on site or	There are no heritage assets.	
significantly affecting boundaries	Historic Environment designation - townscape	
	Neze	
Visual Amenity and Character of	None.	
the Area	The site is not within a Flood Dick area	
Flood risk, drainage and ground	The site is not within a Flood Risk area.	
water (refer to flood consultees		
where drainage issues, in flood zone 2 or over 1 ha)		
Ground Contamination	The long term use of the site for industrial nurraces	
Ground Contamination	The long-term use of the site for industrial purposes may have left a legacy of contamination.	
Ground stability	Not known.	
Ground stability		
Air Quality impact of adjoining	No issues.	
USES		
Noise impact of adjoining uses	There are community centre uses to the north west of	
Minoral Extraction and Minoral	the site that may have noise implications.	
Mineral Extraction and Mineral	There are no issues with mineral extraction.	
Resource Areas	None	
Mineral Infrastructure and	None	
Brickworks	Neg	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site was not assessed in BEAR or EDNA.	
Opportunities	The conception decision is to be the state of the	
Employment Land	The current landowner is looking to relocate the	
Delivery (Dheein y (tabay fa	business.	
Delivery / Phasing (taken from	Site clearance and relocation of any existing uses	
Delivery Study where referenced)	may result in delays	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	It is anticipated that utilities will be available in the	
electricity, gas, water, sewage	vicinity though capacities are not known.	
treatment	None known	
Infrastructure constraints on /	None known.	
under site (electric cables/sub-		
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)	No problems enticipated	
Highways access and	No problems anticipated.	
transportation (state name /		
quality of access points)	There may be an impact on the least natively which	
Impact on the wider road	There may be an impact on the local network which	
network	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	3	Centre	/ Foodstore	•	Within 10 r	ninutes	
GP / Health Centre /	Within 10	minutes	6						
Walk in centre									
Housing Density	Very High		Hig	h Densit	y (min 50	I	Moderate De	ensity (40-	
Location – Draft Plan	Density (n	nin	dph	, max 10	00 dph)	!	50 dph)		Х
Policy (x)	100 dph)								
Any character constrain density	ts on	None							
Connections to local cy	cle route				to the north o		ey Port		
networks					e WMLCWIP.				
Public Open Space (ha's	and	There	is no Pu	blic Ope	n Space on th	he site).		
type)	norto	Thoro		loving fi	oldo or oporto	nitoho	a an tha		
Loss of Playing Field / S Pitches (ha's / number a	-	There are no playing fields or sports pitches on the site.							
of pitches)	nu type	Sile.							
Other Social (specify)		None							
Any character constrain	ts on	None							
density (list)									
Opportunities									
See conclusion									
Sustainability Appraisal									
Two uncertain scores – la			•						
Two negligible scores - cli	-	-			adaptation n	otural	rocourcoc	ollution	
Six minor negative scores equality and economy	- cultural i	lentage	, cimate	change	auaptation, n	alurai	iesources, j	Jonution,	
Three major positive score	es – transpo	ort. heal	th and e	ducation	1				
One minor positive score - housing									
Conclusion									
The redevelopment of 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 cri Appropriate uses given		Housir			Employmen		-	/Traveller	
constraints and infrastru	ucture	0.91 h	-		0.91 ha		0.91 h		
requirements									



Site Known as	79: BRANDHALL G		OURSE (SA 6999)				
Site Address	Wolverhampton Road, Oldbury.						
Ward	Old Warley		Call for Site Ref				
Site Area (ha)	36.9 ha		Capacity proposed in Call				
One Area (na)	50.5 Ha		for Sites submission				
Land Type	Brownfield (former go	olf	Site Assessment Reference	SH34	L		
	course)		one Assessment Reference		r		
Background / Context							
	The site was formark		acuras but is now disused and is	dooori	had an araan		
Current uses (list)	space (though no for	-	course but is now disused and is	descri	bed as green		
Surrounding land			ly residential area between the A	1122 0	nd the M5		
uses	The site is in a piedo	minam	iy residential area between the A	4120 a			
Constraints							
Gateway Constraints (whore offecting part	Nom	e / Details	Amo	unt covered		
of submitted site)	where anecuny part			(ha's			
SSSI / SAC		N/A		(110.5	1		
Ancient Woodland / Ve	toran Troop	N/A					
Local Nature Reserve		N/A					
	Noturo		a is a SLINC on part of the site				
Site of Importance for Conservation	valure		e is a SLINC on part of the site e north eastern corner off Tame				
Conservation		Road					
Flood Risk Zone 3			site is in Flood Zone 3.				
		N/A					
Registered Park & Gar		N/A					
Scheduled Ancient Monument		N/A					
	HSE Consultation Zone 1						
Common Land	Operational Burial Ground						
		N/A					
Green Belt		N/A					
Ancient		N/A					
Strategic Open Space	ationa (liat)	N/A	ita ia alla sata dia tha Dlash Osua	tra - Dias			
Existing Policy Design	ations (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 Landso	ana Sansitivity Assa						
Criteria							
Green Belt Harm		Assessment The site is not in the Green Belt.					
(B79 (a))	The site	15 1100					
Landscape Sensitivity	There is	2 (11)	vithin				
(BL23 / BL24)			v I LI I I I I				
• •	a wildlife corridor. ainst environmental, economic and social criteria						
Criteria	-	Assessment					
Environmental	A33633	ASSESSIMENT					
Greenfield / Previously	Brownfie	Prownfield, providually developed land, a raft course					
Developed Land	DIOWINE	eld, previously developed land, a golf course.					
Topography	There a	re sian	ificant changes in levels across th				
ropographiy		-	ater courses crossing the site.				

Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
тар		
Tree Preservation Orders /	There are no Tree Preservation Orders as it is	
Mature Trees of Value on site or	Council owned land but there are a number of mature	
significantly affecting	trees and wooded areas on the site and an historic	
boundaries	Tree Survey has been completed.	
Biodiversity or Geodiversity on	There are three water courses crossing the site and	
site or significantly affecting	flood alleviation measures have been undertaken on	
boundaries	the site to assist with issues further downstream.	
Heritage Assets on site or	The site is within a Potential Area of Archaeological	
significantly affecting	Importance.	
boundaries	HER records within 100m buffer	
Soundaries	MBL3192 - R & F; BRANDHALL GOLFCOURSE –	
	Ridge and Furrow	
	MBL2996 – Chapel Croft – Chapel	
	MBL2996 – Chaper Croit – Chaper MBL2704 – Brandhall Hall (site) Manor House,	
	Fishpond, Moat	
Visual Amenity and Character of	The site is currently green space but the majority ha	
the Area	no formal allocation as such.	
Flood risk, drainage and ground	The site is in Flood Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	The site adjoins the major transport networks of the	
uses	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	There are no issues with mineral extraction.	
Resource Areas		
Mineral Infrastructure and	None	
Brickworks		
Waste Infrastructure	None.	
Other Environmental (specify) Economic	None.	
Employment Development	The site was not assessed by BEAR or EDNA.	
Opportunities		
Employment Land	Not suitable for employment use as the site is	
	surrounded by residential development.	
Delivery / Phasing (taken from	The development of the site has caused some	
Delivery Study where referenced)	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	N/A	
Study where referenced)		
Availability of utilities –	It is anticipated that the utilities are available to the	
electricity, gas, water, sewage	site though capacities are not known.	
treatment		
Infrastructure constraints on /	There are three water courses crossing the site.	
under site (electric cables/sub-	There are electricity pylons to the south west of the	
stations, water/sewage pipes,	site that would have stand-off zones for development.	
gas pipes, pylons, culverts,	There is a foul sewer crossing the site.	
rights of way)		
Highways access and	A number of suitable access points have been	
transportation (state name /	identified to the site.	
quality of access points)		
Impact on the wider road	A Transport Assessment would be required to	
network	determine the impact of development on the wider	
	network.	
Other Economic (specify)	None.	
Social		

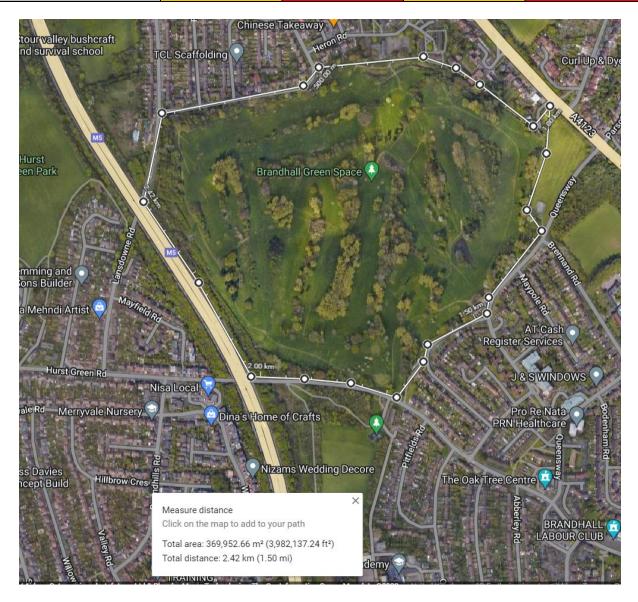
Primary School	Within 15 minutes		Strategic Centre / Employment Area		Within 20 minutes				
Secondary School	Within 25	minute	es		Centre / Foodstore)	Within 10 m	ninutes	
GP / Health Centre /	Within 10	minute	es						
Walk in centre									
Housing Density	Very High			Higl	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin		dph	, max 100 dph)		50 dph)		х
Policy (x)	100 dph)								
Any character constrain density	its on	The capacity of the site is restricted by the need to according issues with Policy, and environmental concerns. In add the need to accommodate areas of open space and the for a replacement primary school within the site.					ition, there		
Connections to local cyc networks	cle route		he site adjoins the A4123 Wolverhampton Road hich is part of the WMLCWIP.						
type) the			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 / S Pitches (ha's / number a of pitches)	•	ports There are no playi			laying fields or sports	s pitch	es.		
Other Social (specify)	ther Social (specify) None								
Any character constrain density (list)	straints on								
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	Housing	Employment	Other (specify):	Gypsy and
constraints and	5 ha		Education 3ha	Traveller
infrastructure				
requirements				



Site Known as	83: LAND A		MISES	AT WINKLE STREET /JOHN ST	REET		
Site Address	Winkle Street / John Street, West Bromwich						
Ward	West Brom		,	Call for Site Ref			
Site Area (ha)	1.01			Capacity proposed in Call			
				for Sites submission			
Land Type	Brownfield			Site Assessment Reference	SH49	1	
Background / Context							
Current uses (list)	The site is c	The site is currently used as a former office premises, new housing, a Co					
ourient uses (list)	park, and a former warehouse now used as a Church by The Resurrection P						
	and Living Bread Ministries.						
Surrounding land				arrier to the site to the north. Uses	to the	south and	
uses		•		il in the Carters Green District Ce			
	uses to the						
Constraints							
Gateway Constraints (where affect	ing part	Nam	e / Details	Amou	unt covered	
of submitted site)					(ha's))	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Garden		N/A					
Scheduled Ancient Monument		N/A					
HSE Consultation Zone 1		N/A					
Operational Burial Ground		N/A					
Common Land			N/A				
Historic Hedgerows			N/A				
Green Belt			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		The site is allocated for housing in the Black Country Plan				
			and was included in the SHLAA. It is within the allocat				
			Carters Green District Centre and the site o Green Vision.			ne Carters	
One en Delt en dit en de							
Green Belt and Landso	ape Sensitiv	-		it		-	
Criteria		Assessi	nent			Rating	
Green Belt Harm		N/A					
(B79 (a)) Landscape Sensitivity		N/A					
(BL23 / BL24)	y IN/A						
	gainst onvir	nmental	000r	omic and social criteria			
Criteria	ganist envir	nent			Rating		
Environmental		A336331	nem			Rating	
Greenfield / Previously	,	Brownfie	ld pre	viously developed land.			
Developed Land		2.000000					
Topography		The site	is pred	dominantly flat.			
	The site is predominantly flat.						

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

Access to the site is limited in terms of area and this	
may have an impact on capacity.	
No issues anticipated.	
None	
	may have an impact on capacity. No issues anticipated.

Primary School	Within 10 minutes		Strategic Centre / Employment Area		Within 2	Within 20 minutes			
Secondary School	Within 20	minutes	 S	Centre / Food	Centre / Foodstore Within 10		0 minutes		
GP / Health Centre /	Within 10								
Walk in centre									
Housing Density	Very High		Hig	h Density (min :	50 Moderate D		Density (40-		
Location – Draft Plan	Density (r	nin	dph	, max 100 dph))	50 dph)		x	
Policy (x)	100 dph)		-						
Any character constrain	ts on	The si	ite is on t	he edge of the	District Cer	ntre with th	e opportunity for	or	
density		higher	^r density.	However, this	may be limi	ted by the	Expressway, t	he	
		shape	of the si	te and access i	ssues. A ca	apacity of 3	31 has been		
		sugge							
Connections to local cyc	cle route		•	s the WMLCIP	on the High	Street at			
networks			rs Green						
· · · ·	Public Open Space (ha's and			allocated as Pu	Iblic Open S	Space.			
type)									
Loss of Playing Field / S	There are no playing fields or sports pitches.								
Pitches (ha's / number a									
of pitches)				Nono					
Other Social (specify)	None.								
Any character constraint	None.	None.							
density (list)									
Opportunities	ortunitu for	anneral	honoixo	a davalan mant		d bring the	oite en the ed	7 0	
The site provides the oppo of the District Centre back	•	•				-		ge	
Sustainability Appraisal									
Five negligible scores – cu		age, clir	nate cha	nge mitigation,	waste, equ	ality			
Two uncertain scores - la	ndscape, b	iodivers	ity		-	-			
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							ay		
be constrained by the unwillingness of the major landowner to relocate. The site is currently used for									
	d be retained for this purpose should residential use not be feasible. The site is								
too large for gypsy and tra				lou mont	Communit		Cupou and		
Appropriate uses given constraints and	Housing 1.01 ha		Emp	loyment	Communi 1.01 ha	ly	Gypsy and Traveller 1.01		

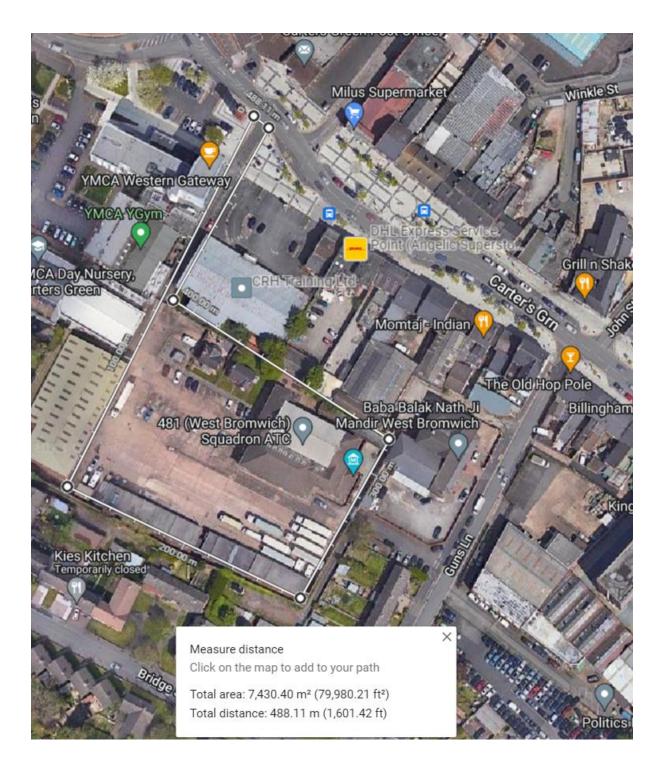
infrastructure requirements



Site Address Ward Site Area (ha)	Carters Gree			INS LANE 2377 (PART OF) (ARI		
			∟ane,	west Bromwich.		
Site Area (ha)	West Bromw	ich Centi		Call for Site Ref	No	
	1.09 (Area ur	ncertain)		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 cu goods vehicle	•	ised as	s the Territorial Army Centre with a	a number of heavy	
Surrounding land uses			•	edominantly retail in the Carters (w density residential.	Green District Centre.	
Constraints						
Gateway Constraints (v of submitted site)	where affectir	ng part	Nam	e / Details	Amount covered (ha's)	
SSSI / SAC			N/A			
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for N	Nature		N/A			
Conservation						
Flood Risk Zone 3			N/A			
Registered Park & Garden		N/A				
Scheduled Ancient Monument		N/A				
HSE Consultation Zone 1		N/A				
Operational Burial Ground			N/A			
Common Land			N/A			
Historic Hedgerows			N/A			
Green Belt			N/A			
Strategic Open Space			N/A			
Existing Policy Designation	ations (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 Landsc	ape Sensitivi	ty Asses	ssmer	ht		
Criteria		Assessr	ment		Rating	
Green Belt Harm (B79 (a))		N/A				
Landscape Sensitivity (BL23 / BL24)		N/A				
	gainst enviro	nmental	l, econ	omic and social criteria		
Criteria	-	Assessr			Rating	
Environmental						
Greenfield / Previously		The site is brownfield, previously developed land. It is				
Developed Land		not cons	idered	that the previous uses of the site rious issues with contamination.		
Topography				tively flat.		

Agricultural Land Quality using Magicmap Landscape post-1988 mp 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 tin 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 consultes 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 Air Quality impact of adjoining uses None Mone Mineral Infrastructure and Brickworks None Mone Wate Infrastructure only infrastructure and Bredoriminally residential area on the edge of			
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electricity, gas, water, sewage treatmentthere 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.			
treatmentInfrastructure 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.	-		
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.		mere is no information on capacities.	
under site (electric cables/sub- stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)the site from Guns Lane.			
stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)			
gas pipes, pylons, culverts, rights of way)		the site from Guns Lane.	
rights of way)			
Highways access and Access to the site is limited in terms of size and this			
	Highways access and	Access to the site is limited in terms of size and this	
transportation (state name / may limit site capacity.		may limit site capacity.	
quality of access points)	quality of access points)		

Impact on the wider road	ł	Not a	nticipated	I though th	ere may be	some	e impact on			
network			congestion.							
Other Economic (specify)			None.							
Social	Social									
Primary School	Within 15 minutes		Strategic Centre / Employment Area		Within 20 minutes					
Secondary School	Within 20	minute	S	Centre /	Foodstore	•	Within 10	ninutes		
GP / Health Centre / Walk in centre	Within 10	minute	S							
Housing Density Location – Draft Plan Policy (x) Any character constrain	Very High Density (n 100 dph)	nin	dph	h Density (, max 100	dph)		Moderate D 50 dph) v density thc		x	
density		be the Centr	e opportu e. A capa	nity for hig acity of 49 l	her densitie houses has	es on t s been	the edge of suggested.	-	ıay	
Connections to local cycle route The site is within close proximity to the WMLCIP on										
networks Public Open Space (ha's	the High Street at Carters Green. The site is not allocated Public Open Space.									
type)										
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 constrain density (list)	ts on									
Opportunities										
The site is within the Carte good opportunity to contril				e edge of t	he Carters	Greer	n Centre and	l provides a		
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		, 1160		addation						
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 infrastru requirements	ucture	Housi 1.09 I	-		mploymen .09 ha	t	Gypsy 1.09 ł	/ and Travel na	ller	



Site Known as	85: RATTL	ECHAIN :	2940								
Site Address	Land to the north of Temple Way.										
Ward	Oldbury		emple	Call for Site Ref	Ves	(Rattlechain)					
Site Area (ha)	14.82 ha			Capacity proposed in Call	550	(Nattiechain)					
Site Area (iia)	14.02 11a			for Sites submission	550						
Land Type	Brownfield	Brownfield		Site Assessment Reference	SH35	5					
Background / Context											
Current uses (list)	The site is o	The site is currently overgrown and neglected with intermittent tree of									
Surrounding land	The land ac	The land adjoins the Birmingham canal to the north and the Gower Bra									
uses	to the east.	to the east. There are predominantly residential uses to the south an									
	industrial us	industrial uses to the west.									
Constraints	•										
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered					
of submitted site)					(ha's	5)					
SSSI / SAC			N/A			•					
Ancient Woodland / Ve	teran Trees		N/A								
Local Nature Reserve			N/A								
Site of Importance for	Nature		N/A								
Conservation											
Flood Risk Zone 3											
Registered Park & Gar	arden		N/A								
Scheduled Ancient Mo			N/A								
HSE Consultation Zone			Part	of the site is within the Tennants							
			Middle Zone.								
Operational Burial Gro	ound		N/A								
Common Land			N/A								
Historic Hedgerows			N/A								
Green Belt			N/A								
Strategic Open Space			N/A								
Existing Policy Design	ations (list)		Part	of the site is allocated in the SAD	for Co	mmunity Open					
			Space. The site is allocated in the Black Country Plan for								
			housing and is mentioned in the SHLAA.								
Green Belt and Landso	ape Sensitiv	ity Asse	ssmer	t							
Criteria		Assess	ment			Rating					
Green Belt Harm		N/A									
(B79 (a))											
Landscape Sensitivity		N/A									
(BL23 / BL24)											
Detailed assessment a	gainst envir	onmenta	l, econ	omic and social criteria							
Criteria		Assess	ment			Rating					
Environmental											
Greenfield / Previously	,	Previously developed land.									
Developed Land											
Topography		The site	is und	ulating with several banked areas	S.						
Agricultural Land Qual	ity using	N/A									
Magicmap Landscape											
map											

The Discourse (in the Dislower (
Tree Preservation Orders /	There are no Tree Preservation Orders. There are	
Mature Trees of Value on site or	several mature trees within the site and a tree survey	
significantly affecting	may be required. The Rattlechain Urban Forest is	
boundaries	within the site (OS 0377) that was rated Low Quality	
	High Value in the 2019 audit.	
Biodiversity or Geodiversity on	The canal frontages on two boundaries would need	
site or significantly affecting	to be addressed. There is a SLINC on part of the site	
boundaries	Brades Hall SA041:2)	
	Gower Branch Canal (SA038 – SINC) to eastern	
	boundary	
Heritage Assets on site or	There are no heritage assets within the site.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The site has little visual amenity or character.	
the Area		
Flood risk, drainage and ground	The site is not within a Flood Risk Area. The River	
water (refer to flood consultees	Tame runs across the site.	
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	None	
uses		
Noise impact of adjoining uses	Potential noise issues from industry to the west.	
Mineral Extraction and Mineral	No mineral extraction constraints	
Resource Areas		
Mineral Infrastructure and	None	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site was previously used for industrial purposes	
Opportunities	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	Issues of contamination and remediation may delay	
Delivery Study where referenced)	delivery.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	The utilities will be available from the south of the site	
electricity, gas, water, sewage	though capacities are not known.	
treatment		
Infrastructure constraints on /	It is known that there were historic surface water	
under site (electric cables/sub-	sewers that crossed the site. There is a gas main	

stations, water/sewage pipes,	within the site that would have building over	
gas pipes, pylons, culverts,	restrictions.	
rights of way)		
Highways access and	It is considered that access would need to be	
transportation (state name /	secured from the south of the site due to the	
quality of access points)	presence of the Canals and the existing industrial	
	uses.	
Impact on the wider road	This may result in some additional congestion on the	
network	local network.	
Other Economic (specify)	Loss of potential industrial land.	
Social		

Primary School	Within 15	minute	s	Strategic Centre /		Within 20 m	ninutes	
······			Employment Area					
Secondary School	Within 25	minute	S	Centre / Foodstore)	Within 10 m	ninutes	
GP / Health Centre /	Within 15	minute	S					
Walk in centre								
Housing Density	Very High		-	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	dph	i, max 100 dph)		50 dph)		х
Policy (x)	100 dph)							
Any character constrain	The local character is moderate density and the need to consider the							
density	density		SLINC may reduce the site area for development. The two canal					
		frontages would need to be addressed.						
Connections to local cy	cle route	The National Cycle Route 81 runs along the canal						
networks		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	s and	There is an area of Public Open Space within the site						
				that would need to be considered.				
Loss of Playing Field / Sports		There are no playing fields or sports pitches.						
Pitches (ha's / number a								
of pitches)								
Other Social (specify)	None							
Any character constraints on		None						
density (list)								
Opportunities								

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

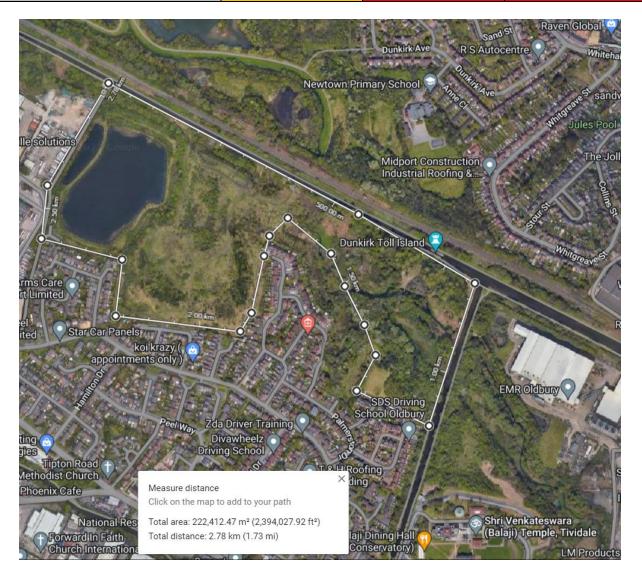
Conclusion

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	Housing	Employment	Gypsy Traveller
constraints and infrastructure	14.82 ha		
requirements			



Site Known as	86: LAND BETWEE		INGTON WAY AND RIVER TAM	NE, TEMPLE WAY	
	(RATTLECHAIN) 30			, - <u></u>	
Site Address	Land to the north of		ton 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 o presumably self- setting.		vergrown with areas of intermitter	nt tree cover,	
Surrounding land	The surrounding are	a is pre	dominantly neglected overgrown	land to the south of	
uses	the Birmingham Can developments.	the Birmingham Canal. To the south of the site are several new res developments.			
Constraints		-			
Gateway Constraints (of submitted site)	where affecting part	Nam	e / Details	Amount covered (ha's)	
SSSI / SAC		N/A			
Ancient Woodland / Veteran Trees		N/A			
Local Nature Reserve	ocal Nature Reserve				
Site of Importance for	Site of Importance for Nature				
Conservation					
Flood Risk Zone 3	Flood Risk Zone 3				
Registered Park & Gar	den	N/A			
Scheduled Ancient Mo	nument	N/A			
HSE Consultation Zone	e 1	N/A			
Operational Burial Gro	und	N/A			
Common Land		N/A			
Historic Hedgerows		N/A			
Green Belt		N/A			
Strategic Open Space					
Existing Policy Design	ations (list)	The site is allocated in the Black Country Plan for housing and is identified in the SHLAA.			
Green Belt and Landso	ape Sensitivity Asse	essmer	nt		
Criteria	Assess	ment		Rating	
Green Belt Harm (B79 (a))	N/A				
Landscape Sensitivity (BL23 / BL24)	N/A				
. ,	gainst environmenta	l, ecor	nomic and social criteria		
Criteria	Assess	ment		Rating	
Environmental					
Greenfield / Previously Developed Land	Previou	sly dev	eloped land.		
Topography	The site	e is une	ven with several banked areas.		
Agricultural Land Qual	ity using N/A				
Magicmap Landscape map	, ,				

Tree Preservation Orders /	No protected trees on the site. Some mature trees	
Mature Trees of Value on site or	present. Tree survey may be required.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	The site is currently neglected and overgrown	
site or significantly affecting	The site is currently neglected and overgrown.	
boundaries		
	No horitago oppoto on the cite	
Heritage Assets on site or	No heritage assets on the site.	
significantly affecting boundaries		
	The site has limited viewel emerging and shows the	
Visual Amenity and Character of	The site has limited visual amenity and character.	
the Area		
Flood risk, drainage and ground	The River Tame runs across the site.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	N/A	
uses		
Noise impact of adjoining uses	N/A	
Mineral Extraction and Mineral	N/A	
Resource Areas		
Mineral Infrastructure and	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development	The site was not assessed in either BEAR or EDNA.	
Opportunities		
Employment Land	The site was previously industrial land but is now	
	being considered for housing land.	
Delivery / Phasing (taken from	The issues of ground contamination and remediation	
Delivery Study where referenced)	may delay delivery.	
Viability (taken from Viability	The viability of individual sites will be identified as	
Study where referenced)	part of ongoing work on the SLP	
Availability of utilities –	The utilities should be available from the residential	
electricity, gas, water, sewage	developments to the south though capacities are not	
treatment	known.	
Infrastructure constraints on /	There may be an historic foul sewer that runs across	
under site (electric cables/sub-	the site.	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	To be determined.	
transportation (state name /		
quality of access points)		
	1	I

Impact on the wider road	ł			ee increased conge	stion from	the		
network	<u> </u>	· · ·		velopment				
Other Economic (specify	()	None	e.					
Social								
Primary School	Within 15 minutes		Strategic Centre Employment Are		Within 20 m	ninutes		
Secondary School	Within 20	minute	es	Centre / Foodsto	ore	Within 10 minutes		
GP / Health Centre /	Within 15 minutes							
Walk in centre								
Housing Density	Very High		H	igh Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan			oh, max 100 dph)		50 dph)		x	
Policy (x)	100 dph)							
Any character constrain	ts on	None	•		I			·
density								
Connections to local cyc networks	Birmi metre the s	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	Not allocated as Public Open Space. It is considered						
type)	type)		that an open space review is required.					
Loss of Playing Field / S	-	There are no playing fields on the site.						
Pitches (ha's / number a	nd type							
of pitches)								
Other Social (specify)		None.						
Any character constraint	ts on	None.						
density (list)								
Opportunities						4h a a'ta ah	lebe.del	
Agents for the adjoining si		,	•		merging	the sites, wr	lich would	
result in a combined capa		Includi	ng the la	igoon.				
Sustainability Appraisal	It will be de		Ľ			P.		
Four negligible scores – c One uncertain score – lan Six minor negative scores One major negative score One minor positive score - One major positive score -	dscape – biodivers – climate c – housing	sity, na	tural res	ources, pollution, tra		-	ucation	
Conclusion								
Although there are issues considered suitable for res larger site, which would pr site is currently neglected predominantly residential a may be isolated.	sidential rec ovide an in former indu	develop crease ustrial l	pment. T ed capao land. Re	here is the potential here is the potential here is the storation of this use	l for devel d land bad is not cor	opment with ck into benef nsidered app	the adjoini ficial use. T ropriate in t	ng 'he this
Appropriate uses given constraints and infrastructure requirements	Housing 0.9 ha			Employment		Gypsy and 0.9 ha	d Traveller	



Site Known as	89: SOHO FOUNDRY							
Site Address				ne, Smethwick				
Ward	Soho and V		<u>, -</u>	Call for Site Ref	277			
Site Area (ha)	12.6			Capacity proposed in Call	441			
·····				for Sites submission				
Land Type	Employmen	ıt		Site Assessment Reference	CFS	277		
					EMP	3-66		
Background / Context								
Current uses (list)	Employmen	ot						
Surrounding land	Mixed empl		ses					
uses	-	-		aler adjoins the site to the west				
	Black Patch							
	Canal/railwa							
		ho Foundry Tavern public house						
	Residential	-	-					
Constraints								
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered		
of submitted site)					(ha's	s)		
SSSI / SAC			N/A					
Ancient Woodland / Veteran Trees		Part	of the site off Foundry Lane to					
		the north is densely planted with						
				ire trees				
Local Nature Reserve		N/A						
Site of Importance for	Nature		Site adjoins the Birmingham Canal					
Conservation			(Wolverhampton Level) wildlife					
			corridor NC5					
Flood Risk Zone 3			The site is not in a flood risk zone					
Registered Park & Gar	den		Black Patch Park to the east of the					
			site off Foundry Lane					
Scheduled Ancient Mo			Yes					
HSE Consultation Zone			No					
Operational Burial Gro	und		N/A					
Common Land			N/A					
Green Belt			N/A					
Ancient Hedgerow			N/A					
Strategic Open Space			N/A					
Existing Policy Design	ations (list)		BCP – mixed use					
	•			Employment area BCP Emp 3	(draft)			
Green Belt and Landso	ape Sensitiv	-		ht				
Criteria		Assessi				Rating		
Green Belt Harm		The site	is not	in the green belt				
(B79 (a))								
Landscape Sensitivity		Soho foundry and mint – Grade II listed building						
(BL23 / BL24)				eient monument – areas of				
		archaeo	-					
Detailed				storic townscape value				
	gainst envir			omic and social criteria		Deti		
Criteria		Assessi	ment			Rating		
Environmental								

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

Viability (taken from Via	bility (taken from Viability			safeguarding of protec	cted s	structures,		
Study where referenced)	and the likely need to undertake site remediation,						
		redev	redevelopment within the plan period could be viable.					
Availability of utilities -		Existi	Existing utilities in Foundry Lane					
electricity, gas, water, so	ewage		с , , , , , , , , , , , , , , , , , , ,					
treatment								
Infrastructure constraint	ts on /	Not ki	nown					
under site (electric cable	under site (electric cables/sub-							
stations, water/sewage pipes,								
gas pipes, pylons, culverts,								
rights of way)								
Highways access and		Acces	s possibl	e from Foundry Lane				
transportation (state nai				· ,				
quality of access points)								
Impact on the wider road		New o	developm	ent would impact on t	raffic	movements		
network			undry La					
Other Economic (specify				-				
Social	,	None						
<u> </u>	4 - 1							
Primary School	15 ped ac	_			20 minutes			
	10 public	transpo	ort	Employment Area				
Secondary School	20 minute	s		Centre / Foodstore		15 minutes		
GP / Health Centre /	15 minute		ICCESS					
Walk in centre	10 public							
Housing Density	Very High			h Density (min 50		Moderate De	nsity (40-	X
Location – Draft Plan	Density (n		-	, max 100 dph)		50 dph)	113ity (+0-	
Policy (x)	100 dph)		apri	, max 100 apri)		oo uprij		
Any character constrain	· · · ·	Mode	rate hous	ing densities in vicinit	v of ti	ha sita		
density	13 011	inoue			yoru			
Connections to local cy		Cyclo	route alo	ng the canal corridor	adioir	ning the site		
networks		Cycle route along the canal corridor adjoining the site						
Public Open Space (ha's	and	to the south						
• • •	anu	N/A						
type)	norte							
Loss of Playing Field / S	-	N/A						
Pitches (ha's / number a	па туре							
of pitches)		N1/A						
Other Social (specify)		N/A						
Any character constrain	ts on	As ab	ove					
density (list)								
Opportunities								
Thore is an apportunity fo	r now omel	num ont	dovolopr	nant (mixed use) with	- + h a	oite needibly	uning on	

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.

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.

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

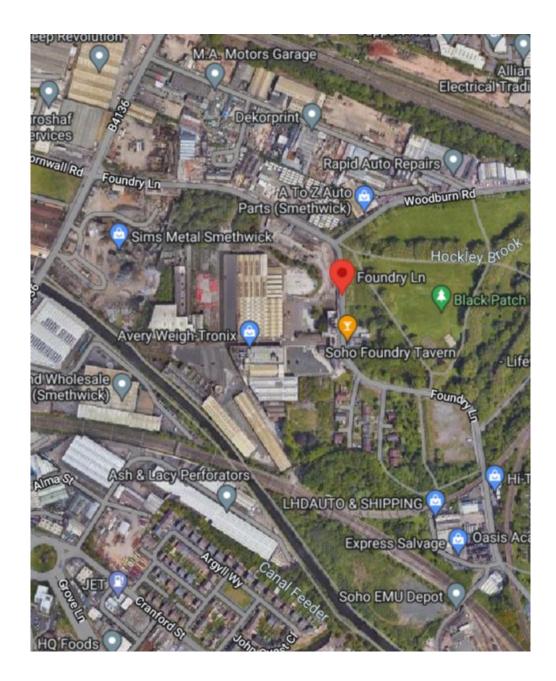
The site has uncertain impacts for Objectives 2, 4, 8 and 13. The site has Negligible impacts for Objective 10 and 14. The site has Minor Negative impacts for Objectives 3, 5, 6, 9, 11 and 12. The site has Major Negative impacts for Objectives 1 and 7.

Conclusion

An employment allocation is considered appropriate.

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

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



Site Known as	90: BRADES ROAD	OLDE	URY				
Site Address	Brades Road, Oldbur	-					
Ward	Oldbury	9	Call for Site Ref	CFS	514		
Site Area (ha)	1.14		Capacity proposed in Call for Sites submission		<u> </u>		
Land Type	Brownfield employme	ent	Site Assessment Reference		048-SAN 3		
Background / Context							
Current uses (list)	Vehicle hire business	s, car p	arking and scrub land				
Surrounding land		•	uth, residential to the north and ea	ast of E	Brades Road		
uses	and industrial unit/res	nd industrial unit/residential property to the northwest.					
Constraints							
Gateway Constraints (of submitted site)	where affecting part	Nam	e / Details	Amo (ha's	unt covered)		
SSSI / SAC	SSSI / SAC						
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A N/A					
Site of Importance for I Conservation	Site of Importance for Nature Conservation						
Flood Risk Zone 3	Flood Risk Zone 3						
-	Registered Park & Garden						
Scheduled Ancient Mo	nument	N/A					
HSE Consultation Zone	HSE Consultation Zone 1		below for comments on gas line				
Operational Burial Gro	und	N/A					
Common Land		N/A					
Historic Hedgerows		N/A					
Green Belt		N/A					
Strategic Open Space		N/A					
Existing Policy Design	ations (list)		I employment land in SADD				
Green Belt and Landsc							
Criteria	Assess				Rating		
Green Belt Harm (B79 (a))	N/A				riaing		
Landscape Sensitivity (BL23 / BL24)	N/A						
	gainst environmenta	l, ecor	nomic and social criteria				
Criteria	Assess	ment			Rating		
Environmental							
Greenfield / Previously			eloped brownfield site – primarily	used			
Developed Land	for vehic			1.			
Topography	Site slop Road	bes gei	ntly from south to north along Brad	des			
Agricultural Land Qual							
Magicmap Magicmap	post-1988						

Taxa Dava a marting On lang /		
Tree Preservation Orders /	No TPOs, however there is an established tree belt	
Mature Trees of Value on site or	along the canal corridor and a tree line provides a	
significantly affecting	buffer between the industry adjacent to the depot	
boundaries	(Brades Road / Dudley Road East).	
Biodiversity or Geodiversity on	Much of the site is hardstanding, the scrub land may	
site or significantly affecting	have some value, but the main ecological value	
boundaries	would be along the canal corridor to the south of the	
	site.	
	Semi mature trees on Brades Road frontage	
Heritage Assets on site or	No heritage assets on the site	
significantly affecting		
boundaries		
Visual Amenity and Character of	No amenity or character issues which could influence	
the Area	new development.	
Flood risk, drainage and ground	SFRA required because the site is 1ha, but no known	
water (refer to flood consultees	drainage or flood risk issues	
where drainage issues, in flood		
zone 2 or over 1 ha)		
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	Possibility of poor air quality in view of employment	
uses	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	
Noise impact of aujoining uses	heavily trafficked roads and junction could present	
	adverse noise conditions which would require	
Mineral Extraction and Mineral	mitigation.	
Resource Areas	IN/A	
Mineral Infrastructure and		
	N/A	
Brickworks		
Waste Infrastructure	N/A	
Other Environmental (specify)	None	
Economic		
Employment Development	Loss of allocated local employment land.	
Opportunities	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	As the site may need remediation due to suspected	
Delivery Study where referenced)	adverse ground conditions delivery could be affected.	
	The need for existing business to relocate could also	
	delay the development timeline.	
Viability (taken from Viability	HSE comments in view of the gas pipeline could	
Study where referenced)	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 /	Gas pipeline possibly running along line of canal	
under site (electric cables/sub-	could constrain the site and reduce development	
stations, water/sewage pipes,	capacity.	
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Existing site access from Brades Road could be used	
transportation (state name /	but Highways advice would be necessary in view of	
quality of access points)	proximity to the junction with Dudley Road East and	
	the frequency of queueing traffic.	
Impact on the wider road	Unlikely that new residential units would increase	
network	vehicle movements given the existing use on the siter	
Other Economic (specify)	None	
Social		

Primary School			Strategic Centre / Employment Area					
Secondary School	25 minute	<u> </u>		Centre / Foodstore	•	15 minutes		
GP / Health Centre /	15 minute	S						
Walk in centre			r					
Housing Density	Very High			igh Density (min 50		Moderate De	nsity (40-	Х
Location – Draft Plan	Density (n	nin	d	oh, max 100 dph)		50 dph)		
Policy (x)	100 dph)							
Any character constrain	ts on			for gas pipeline may af				SS
density				nd Safety Executive. The boundary with the canal				
			ld be ac lopment	nowledged by the design of new residential				
Connections to local cy	cle route	The canal towpath provides opportunities for cycling.						
networks		The o	closest L	sest LCRN is the A4123				
Public Open Space (ha's	s and	The site is about 300 m from a large area of high						
type)		qualit	ty and v	alue open space off Dudley Road East,				
		and it	t adjoins	the canal to the south	which	allows		
		pede	strian ad	ccess				
Loss of Playing Field / S	ports	No lo	ss of pla	aying fields or sports pi	tches			
Pitches (ha's / number a	ind type							
of pitches)								
Other Social (specify)		None	;					
Any character constraints on Pro			Proximity of canal					
density (list)		Gas p	oipeline					

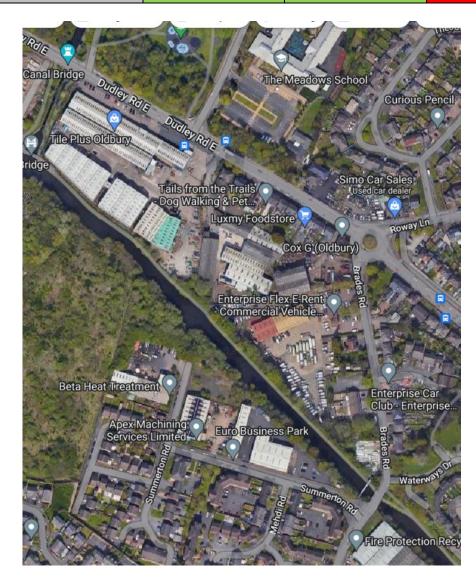
There is an opportunity to introduce ca 35 new homes on this site with the potential to acknowledge the canal corridor and improve pedestrian access to it.

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. Although the site could accommodate ca 3000sqm of new employment floorspace this would not justify the relocation of the existing viable operational business

Sustainability Appraisal Three negligible scores - climate change mitigation, waste, equality Two uncertain scores - landscape, biodiversity Five minor negative scores - cultural heritage, pollution, transport, economy and health One major negative score – climate change adaptation Two minor positive scores - natural resources, housing One major positive score - education Conclusion 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. 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. The retention of employment uses on both sites would retain existing businesses or provide an opportunity for new development

The site does not meet the criteria for Gypsy and Traveller use.

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



Site Known as	91: CHANCES GLASSWORKS						
Site Address				orth of Palace Drive			
Ward	St Pauls		110, HC	Call for Site Ref	275		
Site Area (ha)	0.64			Capacity proposed in Call for Sites submission	210		
Land Type	Underused mix	xed use	;	Site Assessment Reference	SM1		
Background / Context							
Current uses (list)		-		in seven-storey building, Listed B ed for skip hire, vacant land	uilding	s generally	
Surrounding land				e to the north, new main line to the	e south) employment/	
uses	mixed use, M5					, . .	
Constraints							
Gateway Constraints (of submitted site)	where affecting	g part	Nam	e / Details	Amo (ha's	unt covered)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for Conservation	Nature		Cana	l corridor			
Flood Risk Zone 3			Not in flood risk zone				
Registered Park & Gar	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	e 1		N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Green Belt			N/A				
Ancient Hedgerow			N/A				
Strategic Open			N/A				
Existing Policy Design			Sandwell Regeneration Strategy Area of high historic landscape value Galton Valley Conservation Area				
Green Belt and Landso	ape Sensitivity	/ Asses	ssmen	t			
Criteria		Assessment				Rating	
Green Belt Harm (B79 (a))	N	N/A					
Landscape Sensitivity (BL23 / BL24)		Highly sensitive site due to statutory protection of SAM and Listed Buildings			of		
Detailed assessment a	gainst environr	mental,	, econ	omic and social criteria			
Criteria	Assessment					Rating	
Environmental							
Greenfield / Previously Developed Land	N/	N/A					
Topography				but site sits above the canal corrie o a deep cutting	dor,		

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

stations water/sowage	ainaa	1						
stations, water/sewage p gas pipes, pylons, culve	-							
rights of way)	115,							
Highways access and		Acce	Access from Palace Drive, Spon Lane South					
transportation (state nar	ne /		Access nom Palace Drive, Spon Lane South					
quality of access points								
Impact on the wider road	-	Addit	Additional impact could be significant if a mixed- use					
network		•	clude residential, is p					
			deruse of the site.		g. g.			
Other Economic (specify))					
Social		•					<u> </u>	
Wholesale redevelopment	t for resider	ntial pu	rposes wo	ould be difficult to justi	fy give	en the advers	se site	
conditions, the proximity to		-	-					ł
the eight Listed Buildings				• •				
therefore be encouraged.				-			-	
However, mixed use, to in	clude resid	ential,	of the sev	en-storey SAM could	bring	the building l	back into	
meaningful sustainable us	e at a high	er dens	sity of up t	o 100dph.				
Primary School	15 ped ac	cess		Strategic Centre /		20 minutes		
	10 public	transpo	ort	Employment Area				
Secondary School	20 minutes			Centre / Foodstore		10 minutes		
GP / Health Centre /	15 minute		access					
Walk in centre	10 minute							
	transport							
Housing Density	Very High		Hig	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n		-	, max 100 dph)		50 dph)		
Policy (x)	100 dph)					. ,		
Any character constrain	ts on	Oppo	ortunity for	higher density reside	ential c	levelopment	if existing	
density		sever	n-storey b	lock is converted				
Connections to local cyc	cle route	National cycle route along adjoining canal corridor						
networks								
Public Open Space (ha's	s and	N/A						
type)								
Loss of Playing Field / S	-	N/A						
Pitches (ha's / number a	nd type							
of pitches)								
Other Social (specify)								
Any character constrain	ts on	As ab	oove					
density (list)								
Opportunities								
The current proposals loo	•	e appro	oximately 2	275 dwellings, 7,500s	qm of	office floor s	pace and a	
500sqm Heritage Centre				Luca ta constituent			and the state	
An allocation for a mix of I	⊨mploymen	it and H	Residentia	ii use is considered ap	ppropi	rate and sup	port the pla	ns

for a Heritage led regeneration programme.

Sustainability Appraisal

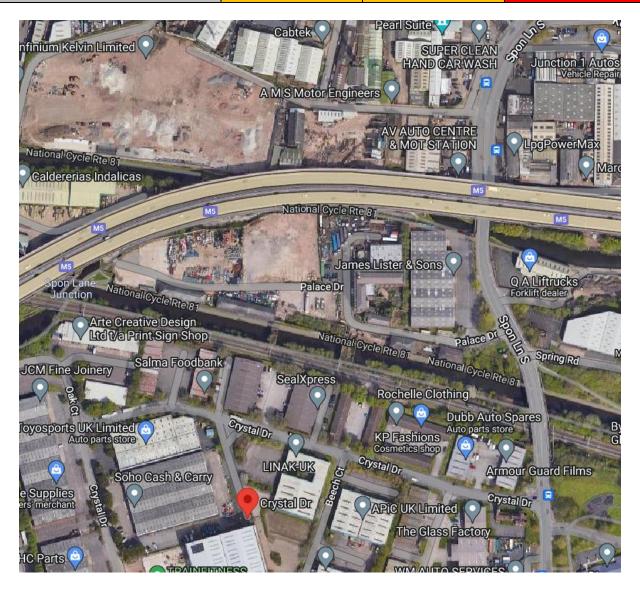
The site has Major Positive impacts for Objectives 9, 10, 12 and 14. The site has Minor Positive impacts for Objective 6. The site has uncertain impacts for Objectives 2, 3 and 13. The site has Minor Negative impacts for Objectives 4, 5, 8 and 11. The site has Major Negative impacts for Objectives 1 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	Housing	Employment	Gypsy and Traveller
constraints and infrastructure			
requirements			



Site Known as	92. LAND WEST OF	THOM	AS STREET, WEST BROMWIC	н		
Site Address	Thomas Street, West Bromwich					
Ward	West Bromwich Cent		Call for Site Ref	115		
Site Area (ha)	0.3	iai	Capacity proposed in Call	Not given		
			for Sites submission			
Land Type	Employment uses an	d	Site Assessment Reference	CFS 115		
	open storage			SM8 (part)		
Background / Context						
Current uses (list)	Asian Sweet manufac	cturer,	Timber Supplies, Furniture manuf	facturer		
Surrounding land	Open storage of build	ding ma	aterials, private car park, conferen	ce suite, other		
uses	employment uses	-				
Constraints						
Gateway Constraints (where affecting part	Nam	e / Details	Amount covered		
of submitted site)	0.			(ha's)		
SSSI / SAC		N/A				
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve		N/A				
Site of Importance for I	Nature	N/A				
Conservation		-				
Flood Risk Zone 3						
Registered Park & Garden		N/A N/A				
Scheduled Ancient Monument		N/A				
HSE Consultation Zone 1		N/A				
Operational Burial Ground		N/A				
Common Land		N/A				
Historic Hedgerows		N/A				
Green Belt		N/A				
Strategic Open Space		N/A				
Existing Policy Design	ations (list)	Resi	dential			
		Eastern Gateway south				
Green Belt and Landsc	ape Sensitivity Asse		-			
Criteria	Assessi			Rating		
Green Belt Harm	N/A			g		
(B79 (a))						
Landscape Sensitivity	N/A					
(BL23 / BL24)						
Detailed assessment a	gainst environmental	l, ecor	omic and social criteria			
Criteria	Assessment					
Environmental	Environmental					
Greenfield / Previously	Previous	sly dev	eloped land			
Developed Land						
Topography	Uniform	site le				
Agricultural Land Qual	ity using N/A					
Magicmap Landscape						
map						

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

Highways access and	Access possible from George Street?	
transportation (state name /		
quality of access points)		
Impact on the wider road	Impact of 10 + new homes would need to be	
network	assessed against existing vehicle movements	
Other Economic (specify)	None	
Social		•

Primary School			Strategic Centre / Employment Area		20 minutes			
Casan dama Calca al	00 minute			Osmtas / Essedatora	_	A.F. minutes		
Secondary School	20 minute			Centre / Foodstore	9	15 minutes	•	5
GP / Health Centre /	10 minute	S				10 minutes	public	
Walk in centre			r		1	transport		
Housing Density	Very High			gh Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	dp	h, max 100 dph)		50 dph)		
Policy (x)	100 dph)							
Any character constrain	nts on Proximity to W			est Bromwich Town (Centre	and good co	nnections t	0
density	sity p		public transport – moderate to high density residential development				nt	
		would	d be appi	opriate in this location	า.			
Connections to local cyc	cle route	Site is approximately 600m from National Cycle						
networks		Route	Route					
Public Open Space (ha's	s and	N/A						
type)								
Loss of Playing Field / S	ports	N/A						
Pitches (ha's / number a	nd type							
of pitches)								
Other Social (specify)) Site is 300 m f			m from Trinity Way metro stop				
Any character constrain	Any character constraints on A higher densi			ity flatted developmen	nt could	d be		
density (list)		possi	ble giver	en the site's proximity to town centre and				
		to excellent public transport and local se			al serv	rices.		
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

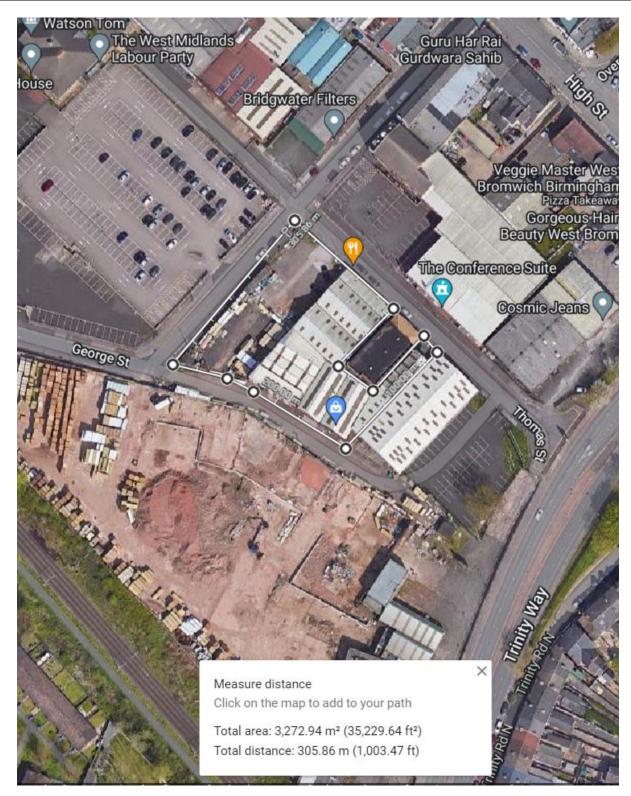
Four major positive scores – transport, housing, health and education

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	Housing	Employment	Gypsy and Traveller
constraints and infrastructure			
requirements			



Site Known as	93: FORME	R GAS S	HOW	ROOMS, LOMBARD STREET	WEST	
Site Address				Street, West Bromwich		
Ward	West Brom			Call for Site Ref	114	
Site Area (ha)	0.12 ha			Capacity proposed in Call for Sites submission		
Land Type	Brownfield former			Site Assessment Reference	e SM5	
	commercial					
Background / Context						
Current uses (list)	The site is o	currently c	leared	and vacant.		
Surrounding land				Vest Bromwich which is chara	cterised b	V
uses	commercial	/civic use	s.			•
Constraints						
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered
of submitted site)					(ha's	5)
SSSI / SAC			N/A			
Ancient Woodland / Ve	eteran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for	Nature		N/A			
Conservation						
Flood Risk Zone 3		N/A				
Registered Park & Garden		N/A				
Scheduled Ancient Monument		N/A				
HSE Consultation Zon	HSE Consultation Zone 1		N/A			
Operational Burial Ground		N/A				
	Common Land		N/A			
Existing Policy Design	ations (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 Landso	cape Sensitiv	vity Asse	ssmer	nt		
Criteria	-	Assess	ment			Rating
Green Belt Harm		The site	is not	in the Green Belt.		
(B79 (a))						
Landscape Sensitivity (BL23 / BL24)		There ar	re no S	INCs or SLINCs on the site.		
Detailed assessment a	gainst envir	onmental	l, ecor	omic and social criteria		
Criteria		Assess	ment			Rating
Environmental						
Greenfield / Previously	/	Brownfie	eld forr	ner commercial premises.		
Developed Land						
Topography		The site is relatively flat				
Agricultural Land Qual	lity using	N/A				
Magicmap Landscape	post-1988					
map						
Tree Preservation Orde		There ar	re no ti	ees on the site.		
Mature Trees of Value	on site or					
significantly affecting						
boundaries						

Biodiversity or Geodiversity on	No issues	
site or significantly affecting		
boundaries		
Heritage Assets on site or	The site is within the West Bromwich Conservation	
significantly affecting	Area and there are a number of Listed buildings in	
boundaries	close proximity including the adjoining Library and	
	the Law Courts.	
	Listed buildings	
	DSD663 - The Old Post Office, High Street, West	
	Bromwich	
	DSD664 - West Bromwich Building Society, 321 High	
	Street, West Bromwich	
	DSD665 - Barclays Bank, 313 High Street, West	
	Bromwich	
	DSD666 - Masonic Hall, Edward Street, West	
	Bromwich	
	Other HER records	
	MBL3029 - Millerchips, 315-317 High Street, West	
	Brom	
	MBL3030 - Harford Kingham, 319 High Street, West	
	Bromwichwich	
	MBL4991 - Ryland Memorial School of Art, Lodge	
	Road, West Bromwich	
	MSD5489 - Gala Baths, Lodge Road, West	
	Bromwich	
	MSD5489 - West Bromwich Institute, Lodge Road,	
	West Bromwich	
Visual Amenity and Character of	The site is within a predominantly commercial/civic	
the Area	area.	
Flood risk, drainage and ground	The site is not within Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	None known	
Ground stability	None known	
Air Quality impact of adjoining	No issues anticipated	
uses		
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral	No issues anticipated	
Resource Areas		
Mineral Infrastructure and	No issues anticipated	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site is considered suitable for commercial B1	
Opportunities	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	n from	N/A					
Delivery Study where ref	erenced)						
Viability (taken from Viak	oility	N/A	N/A				
Study where referenced)							
Availability of utilities –		It is considered	d that utilities would be av	ailable to the			
electricity, gas, water, se	wage	site though ca	pacities are not known.				
treatment							
Infrastructure constraint	s on /	None known					
under site (electric cable	s/sub-						
stations, water/sewage p	oipes,						
gas pipes, pylons, culve	rts,						
rights of way)							
Highways access and		Access would					
transportation (state nan	ne /						
quality of access points)	I						
Impact on the wider road	l	No issues anti	cipated				
network							
Other Economic (specify	')	None					
Social							
Primary School	Within 10	minutes	Strategic Centre /	Within 20 m	ninutes		
			Employment Area				

Secondary School	Within 20	minute	es		Centre / Foodstore		Within 10 m	Within 10 minutes	
GP / Health Centre /	Within 10	minute	es						
Walk in centre									
Housing Density	Very High		H	ligl	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	d	ph	, max 100 dph)	Х	50 dph)		
Policy (x)	100 dph)								
Any character constrain	ts on	The s	site is w	ith	in a high-density con	nmerc	ial area.		<u> </u>
density									
Connections to local cy	cle route	The s	The site fronts High Street West Bromwich which is						
networks		identified in the WMLCWIP.							
Public Open Space (ha's	s and	The site is not allocated Public Open Space					ice		
type)									
Loss of Playing Field / S	ports	There	e are no	p p	laying fields or sports	s pitch	ies on the		
Pitches (ha's / number a	ind type	site.							
of pitches)									
Other Social (specify)		None)						
Any character constrain	ts on	The s	site is w	ith	in a high-density com	nmerc	ial area.		
density (list)									
Opportunities									

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

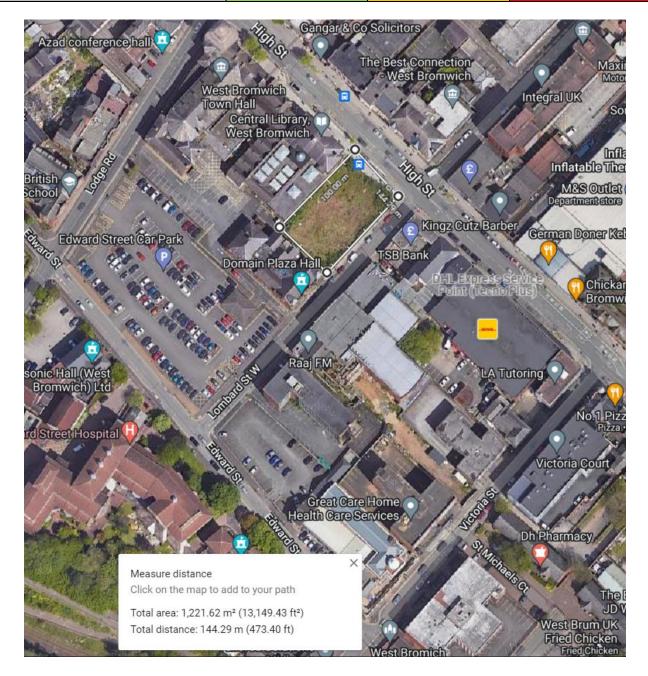
The site has Major Positive impacts for Objectives 9, 12 and 14. The site has Minor Positive impacts for Objective 5 and 10. The site has uncertain impacts for Objectives 2, 3 and 13. The site has Negligible

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.

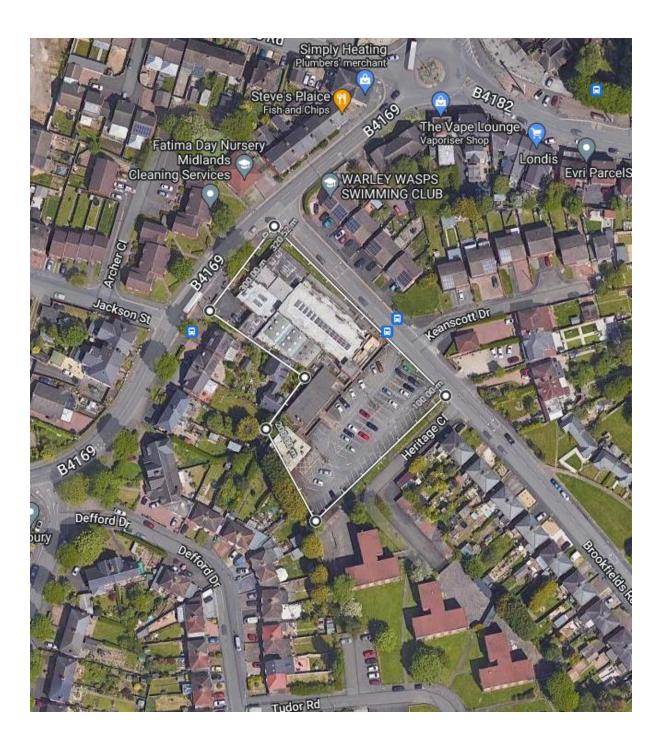
Appropriate uses given	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.12 ha		
requirements			



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 SH40				
Background / Context	•							
Current uses (list)	Swimming baths							
Surrounding land	Residential							
uses								
Constraints								
Gateway Constraints (where affecting par	t Nam	e / Details	Amo	unt covered			
of submitted site)				(ha's)			
SSSI / SAC		N/A						
Ancient Woodland / Ve	teran Trees	N/A						
Local Nature Reserve		N/A						
Site of Importance for Conservation	Nature	N/A						
Flood Risk Zone 3		N/A						
Registered Park & Garden								
Scheduled Ancient Mo	nument	N/A						
HSE Consultation Zone	e 1	Rhodia outer zone – no objections to pp.						
Operational Burial Gro	und	N/A						
Common Land		N/A						
Existing Policy Design	ations (list)	N/A		•				
Green Belt and Landso	ape Sensitivity Ass	essmer	nt					
Criteria	Asses	sment			Rating			
Green Belt Harm	N/A sit	e not in	green belt					
(B79 (a))								
Landscape Sensitivity (BL23 / BL24)	N/A							
· ·	gainst environment	al, ecor	nomic and social criteria					
Criteria	Asses	sment			Rating			
Environmental								
Greenfield / Previously	Farmla	and in la	te 19th century. Baths constructed	in				
Developed Land	1937							
Topography	The sit	te rises s	steeply from north to south					
Agricultural Land Qual	ity using N/A							
Magicmap Landscape	post-1988							
тар								
Tree Preservation Orde		es on th	e site					
Mature Trees of Value	on site or							
significantly affecting								
boundaries								
Biodiversity or Geodiv	-							
site or significantly aff	ecting							
boundaries								

Hentene Aceste en ette		The bethe eve		-1		
Heritage Assets on site	or		of local interest but not liste			
significantly affecting			al archaeological importanc	ce		
boundaries			Is within a 100m buffer			
Visual Amenity and Cha	racter of		residential with a mix of su	burban		
the Area			rey housing types			
Flood risk, drainage and	-	The site is not	within a flood risk zone			
water (refer to flood con	sultees					
where drainage issues, i	n flood					
zone 2 or over 1 ha)						
Ground Contamination		No adverse gro	ound conditions anticipated	 limited 		
		site investigation	on required			
Ground stability		No adverse sta	bility issues			
Air Quality impact of adj	oining	No adverse air	quality issues			
uses						
Noise impact of adjoinin	g uses	No adverse no	ise conditions			
Mineral Extraction and M	-	N/A				
Resource Areas						
Mineral Infrastructure an	d	N/A				
Brickworks						
Waste Infrastructure		N/A				
Other Environmental (sp	ecify)	None				
Economic	.,					
Employment Developme	nt	Not considered	appropriate in a predomin	antly		
Opportunities		residential area	,			
Employment Land		Existing leisure				
Delivery / Phasing (taker	n from	-	asing issues – Cabinet app	roval to		
Delivery Study where ref			ousing in March 2023			
Viability (taken from Vial			period			
Study where referenced	-	Viable for redevelopment within the plan period				
Availability of utilities –		Existing				
electricity, gas, water, se	ewage					
treatment						
Infrastructure constraint	s on /	Surface water	sewer within the site near to	o the		
under site (electric cable						
stations, water/sewage p		boundary with Brookfields Road				
gas pipes, pylons, culve	• •					
rights of way)	-,					
Highways access and		New site acces				
transportation (state nar	ne /	Heritage Close				
quality of access points		from Vicarage				
Impact on the wider road		-	n of new residential develo	pment (ca		
network		27 dwellings) s	• •			
		- /				
		existing use, which has on-site car parking for around 55 vehicles				
Other Economic (specify	()	None				
Social						
Primary School	10 minute	6	Stratogic Contro /	20 minutes		
Primary School	To minute	5	Strategic Centre /	20 minutes		
			Employment Area			

Secondary School	20 minutes			Centre	/ Foodstore	10 ו	minutes		
GP / Health Centre /	10 minute	10 minutes							
Walk in centre									
Housing Density	Very High				y (min 50	Mode	erate Dei	nsity (40-	Х
Location – Draft Plan	Density (n	nin	dpł	n, max 1	00 dph)	50 dp	oh)		
Policy (x)	100 dph)								
Any character constrain	ts on			•	ing area – mai	•	•	•	or
density				on corne	r of Vicarage R	load and I	Brookfiel	lds Road.	
Connections to local cyc	cle route	None							
networks									
Public Open Space (ha's	s and	N/A							
type)									
Loss of Playing Field / S	•	N/A							
Pitches (ha's / number a	ind type								
of pitches)			Neg a						
Other Social (specify)		None							
Any character constrain	ts on	Local housing scale and moderate density							
density (list)									
Opportunities									
Opportunity to redevelop t		-	-	-	-		juired sir	nce	
construction and opening			•		•	is site			
Site not suitable for Gypsy									
Employment use not appr Sustainability Appraisal		en inai	unis is a p	bredomin	anuy residentia	ai area.			
The site has Major Positiv		or Ohio	octivos 0	and 14	The site has M	inor Pociti	ivo impo	ete for	
-	•	•					•		rte
-	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.							45		
Conclusion									
Residential is considered	to be an ap	propria	te site al	location.					
Appropriate uses given	·········	Housi			Employment		Gypsy	and Trave	ller
constraints and infrastru	ucture		3						
requirements									



Site Known as		SMETU)	MICK				
Site Address	95: NORTH SMETHWICK CANALSIDE 2371 Rolfe Street / Buttress Way						
Ward	Soho and Victoria			Call for Site Ref	CFS	112	
	8.7	iciona				113	
Site Area (ha)	0.7			Capacity proposed in Call for Sites submission			
Land Type	Brownfield			Site Assessment Reference	SAH SH41		
Background / Context							
Current uses (list)		•		dominantly industrial units in gene			
				a number of car repair facilities ar	nd retai	ilers trading	
	from former						
Surrounding land				adjoining canal is residential in na	•	•	
uses	,			e south over Soho Way. Smethwi			
				ed to the west of the site with histo	oric inc	lustrial uses to	
	the east off	Rabone L	ane.				
Constraints							
Gateway Constraints (of submitted site)	where affect	ing part	Nam	e / Details	Amo (ha's	unt covered)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	teran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Gar	den		N/A				
Scheduled Ancient Mo	nument		The I	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			N/A				
Operational Burial Gro	und		N/A				
Common Land			N/A				
Existing Policy Design	ations (list)			site is allocated in the Black Count	-	-	
				s being brought forward for Housi	• •		
			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.							
	d Landscape Sensitivity Assessment						
Criteria		Assessment Rating				Rating	
Green Belt Harm (B79 (a))		Not in the Green Belt.					
Landscape Sensitivity		There are no concerns regarding harm to the					
(BL23 / BL24)	gainst spuin	landscap	be.				
Detailed assessment against environmental, economic and social criteria							

Criteria	Assessment	Rating
Environmental		_
Greenfield / Previously	Previously Developed land/Brownfield.	
Developed Land		
Topography	The land falls gradually towards the canal to the	
	north.	
Agricultural Land Quality using	N/A	
Magicmap Landscape post-1988		
map		
Tree Preservation Orders /	No protected trees on the site, there is very little	
Mature Trees of Value on site or	existing landscaping on the site.	
significantly affecting		
boundaries		
Biodiversity or Geodiversity on	The canal frontage to the north of the site would need	
site or significantly affecting	to be addressed in any redevelopment. The site is	
boundaries	not within a SINC or SLINC.	
Heritage Assets on site or	There is a scheduled ancient monument (the Engine	
significantly affecting	Arm) and an archaeological feature that would need	
boundaries	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	No issues.	
the Area		
Flood risk, drainage and ground	Not in a flood zone.	
water (refer to flood consultees where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	There may be issues with contaminated land	
Ground Containination	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	There are existing historic industrial uses to the east	
uses	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	No mineral extraction or mineral resource constraints	
Resource Areas		
Mineral Infrastructure and	No mineral infrastructure constraints	
Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	None.	
Economic		
Employment Development	Loss of well used employment land. However, it is	
Opportunities	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			cquisitio	n and clearance may	delay	/ delivery.		
Delivery Study where referenced)								
Viability (taken from Viability			nfield site	in low value area.				
Study where referenced								
Availability of utilities –				ould all be available th	nougł	n no		
electricity, gas, water, so	ewage	defini	tive infori	nation on capacities.				
treatment								
Infrastructure constraint	ts on /	Not k	nown.					
under site (electric cable	es/sub-							
stations, water/sewage	oipes,							
gas pipes, pylons, culve	rts,							
rights of way)								
Highways access and		No ar	nticipated	issues with access.				
transportation (state nai	ne /							
quality of access points)							
Impact on the wider road	b	Poter	ntial addit	ional congestion on lo	ocal A	A roads.		
network								
Other Economic (specify	/)	Loss	of local e	mployment land.				
Social								
Primary School	Within 10	minuto	.	Strategic Centre /		Within 20 m	ainutos	
Primary School	vvitriiri 10	minute	Employment Area			infutes.		
				Employment Area				
Secondary School	Within 20	minute	s.	Centre / Foodstore	;	Within 15 m	ninutes.	
GP / Health Centre /	Within 10/	/15 min	utes.					
Walk in centre								
Housing Density	Very High		Hic	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n		-	n, max 100 dph)	х	50 dph)		
Policy (x)	100 dph)		с.р.	,a.t	~			
Any character constrain	1 /	The s	ite has th	e potential for high d	ensit	v development	aiven the	
density				od public transport lir			-	
		-		igns overlooking the				
Connections to local cy	e route			P on Soho Way is 10				
networks		site.			0 1110			
Public Open Space (ha's	and		llocated	as Public Open Space	<u> </u>			
		Nota	nocateu a	as Fublic Open Space	5.			
type) Loss of Playing Field / Sports		Thore		ports pitches within the		0		
Pitches (ha's / number and type					16 21			
of pitches)	None							
Other Social (specify)		None			4 4			
Any character constrain		be neces toric valu	sary to retain and pro	otect	the reatures			
				^				
density (list)		of his	tone valu	е.				
density (list) Opportunities See conclusion		of his		θ.				

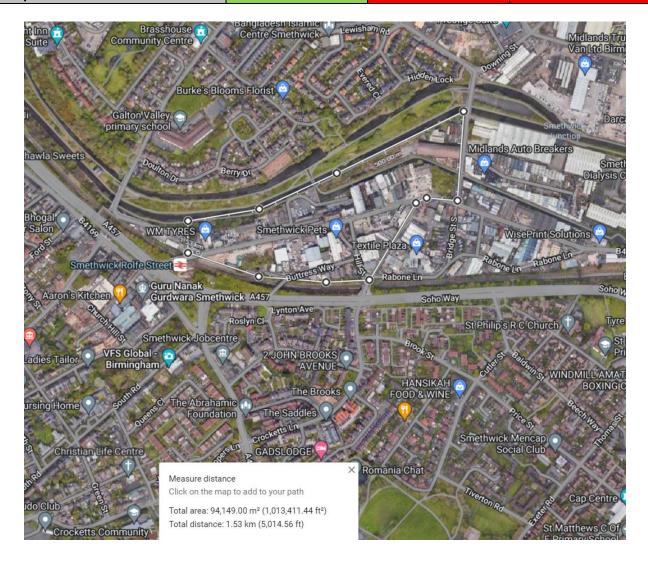
Sustainability Appraisal

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	Housing	Employment	Gypsy Traveller
constraints and infrastructure	8.7 ha		
requirements			



Site Known as				BLIC HOUSE, FRANCHISE ST	-		
O'ta A Llas a		BURY (CALLED COTTAGE SPRING ON BUILDING)					
Site Address		Franchise Street, Wednesbury Wednesbury North Call for Site Ref					
Ward	0.05 ha	North		Call for Site Ref	110		
Site Area (ha)				Capacity proposed in Call for Sites submission			
Land Type	Brownfield			Site Assessment Reference	96		
Background / Context							
Current uses (list)	The site is o	ccupied b	by a Pi	ublic House that appears neglected	ed.		
Surrounding land	The site is in	a street	of mix	ed uses with industrial uses to th	e north	and	
uses	residential to	the sout	th.				
Constraints							
Gateway Constraints (where affecti	ng part	Nam	e / Details	Amo	unt covered	
of submitted site)					(ha's	5)	
SSSI / SAC			N/A				
Ancient Woodland / Ve	eteran Trees		N/A				
Local Nature Reserve			N/A				
Site of Importance for	Nature		N/A				
Conservation							
Flood Risk Zone 3			N/A				
Registered Park & Garden		N/A					
Scheduled Ancient Monument		N/A					
HSE Consultation Zone 1		N/A					
Operational Burial Ground		N/A					
Common Land		N/A					
Historic Hedgerows			N/A				
Green Belt			N/A				
Strategic Open Space			N/A				
Existing Policy Design	ations (list)		The s	site has no primary allocations in	the SA	D.	
Green Belt and Landso	cape Sensitiv	ity Asse	ssmer	nt			
Criteria		Assess	ment			Rating	
Green Belt Harm		N/A					
(B79 (a))							
Landscape Sensitivity		N/A					
(BL23 / BL24)							
Detailed assessment a	gainst enviro	nmental	l, ecor	omic and social criteria			
Criteria		Assess	ment			Rating	
Environmental							
Greenfield / Previously	/	Brownfie	d Pub	lic House			
Developed Land							
Topography		The site is relatively flat.					
Agricultural Land Qual	lity using	N/A					
Magicmap Landscape							
map							
Tree Preservation Orde	ers /	There ar	e no ti	ees on the site.			
Mature Trees of Value							
significantly affecting							
boundaries							

Piediversity or Conditionsity or		
Biodiversity or Geodiversity on	No issues.	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage issues.	
significantly affecting		
boundaries		
Visual Amenity and Character of	The character of the area is mixed though	
the Area	predominantly residential to the south.	
Flood risk, drainage and ground	The site is not in Flood Zone Risk 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	The site is in an area of historic heavy industrial 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	The industrial uses opposite the site may require any	
uses	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	The site is in an area of historic heavy industrial uses	
Resource Areas	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	The site is in an area of historic heavy industrial uses	
Brickworks	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		
	The surrounding uses on this side of the street are	
Employment Development Opportunities	residential in nature so employment uses would not	
opportunities		
	be appropriate.	

beelivery / Phasing (taken from elivery Study where referenced)iability (taken from ViabilityThe		
elivery / Phasing (taken from elivery Study where referenced)N/Aiability (taken from ViabilityThe	A	
elivery Study where referenced)iability (taken from ViabilityThe		
iability (taken from Viability The		
tudy where referenced)	e viability of individual sites will be identified as	
tudy where referenced) par	rt of ongoing work on the SLP	
vailability of utilities – It is	s considered that utilities would be available to the	
ectricity, gas, water, sewage site	e though capacities are not known.	
eatment		
frastructure constraints on / No	ne known	
nder site (electric cables/sub-		
ations, water/sewage pipes,		
as pipes, pylons, culverts,		
ghts of way)		
ighways access and The	ere is a current access from Franchise Street.	
ansportation (state name /		
uality of access points)		
npact on the wider road No	issues anticipated.	
etwork		
ther Economic (specify) No	ne	
ocial		

Primary School				Strategic Centre / Employment Area		Within 20 minutes			
Secondary School	Within 20	minute	es		Centre / Foodstore	•	Within 15 m	inutes	
GP / Health Centre /	Within 15	minute	es						
Walk in centre									
Housing Density	Very High		ŀ	High	h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	C	dph	, max 100 dph)		50 dph)		Х
Policy (x)	100 dph)								
Any character constrain	ts on	The s	site is ir	n ar	n area of low-density	housi	ng.		
density									
Connections to local cyc	cle route	•	High Bullen one and a half kilometres to the south is						
networks		identified in the WMCWIP and the SCWIP.							
Public Open Space (ha's	s and	The site is not allocated Public Open Space.							
type)									
Loss of Playing Field / S	-	There	There are no playing fields or sports pitches on the						
Pitches (ha's / number a	nd type	site.							
of pitches)									
Other Social (specify)		None							
Any character constrain density (list)	ts on The site is in an a				n area of low-density	housii	ng.		
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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.05 ha		
requirements			



Site Known as	7: FORGE T		RN. FI	RANCHISE STREET, WEDNES	SBURY 6474			
	Franchise Street, Wednesbury							
	Vednesbury I	,	. Juno	Call for Site Ref	109			
).14 ha	torar		Capacity proposed in Call	100			
				for Sites submission				
Land Type E	Brownfield			Site Assessment Reference	SH42			
Background / Context								
				occupied by a Public House now				
Surrounding land	The site is in a	an are	ea of n	nixed uses with industrial uses	to the west ar	nd residential		
	o the east.							
Constraints								
Gateway Constraints (where affect	ing	Nam	ne / Details	Amount co	vered (ha's)		
part of submitted site)								
SSSI / SAC			N/A					
Ancient Woodland / Ve	teran Trees		N/A					
Local Nature Reserve			N/A					
Site of Importance for	Nature		N/A					
Conservation								
Flood Risk Zone 3			N/A					
Registered Park & Gar	den		N/A					
Scheduled Ancient Mo	cheduled Ancient Monument			N/A N/A				
HSE Consultation Zone	SE Consultation Zone 1							
Operational Burial Gro	erational Burial Ground							
Common Land	and							
Historic Hedgerows			N/A					
Green Belt			N/A					
Strategic Open Space			N/A					
Existing Policy Design	ations (list)		The	site has no primary allocations	in the SAD.			
Green Belt and Landso	ape Sensitiv	vity A	ssess	ment				
Criteria		Asse	essm	ent		Rating		
Green Belt Harm		N/A						
(B79 (a))								
Landscape Sensitivity		N/A						
(BL23 / BL24)								
	gainst enviro			economic and social criteria				
Criteria		Asse	essm	ent		Rating		
Environmental								
Greenfield / Previously		Brow	vnfield	former Public House				
Developed Land								
Topography		The	site is	relatively flat.				
Agricultural Land Qual	ity using	N/A						
Magicmap Landscape	post-1988							
map								
Tree Preservation Orde	ers /	Ther	e are	no trees on the site though mat	ure street			
Mature Trees of Value	on site or	trees	s in the	e adjoining pavement.				
significantly affecting								

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

Highways access and	Access would be available from Franchise Street or	
transportation (state name /	Beebee Road.	
quality of access points)		
Impact on the wider road	No issues anticipated.	
network		
Other Economic (specify)	None	
Social		

Primary School			Strategic Centre / Employment Area	-		ninutes		
Secondary School	Within 20	minute	es	Centre / Foodstore	;	Within 15 m	ninutes	
GP / Health Centre /	Within 15	minute	es					
Walk in centre								
Housing Density	Very High			h Density (min 50		Moderate De	nsity (40-	
Location – Draft Plan	Density (n	nin	dpł	n, max 100 dph)	:	50 dph)		Х
Policy (x)	100 dph)	1						
Any character constrain	ts on	The s	site is in a	n area of low-density	housi	ng.		
density								
Connections to local cyc	cle route	-		e and a half kilometre				
networks				e WMCWIP and the S				
Public Open Space (ha's	sand	Thes	site is not	allocated Public Oper	n Spac	ce.		
type)		Thor		louine fielde er enerte				
Loss of Playing Field / S Pitches (ha's / number a	-	site.	here are no playing fields or sports pitches on the					
of pitches)	na type	Sile.						
Other Social (specify)		None	2					
Any character constrain	ts on			n area of low-density	housir	าต		
density (list)		1110 0			nouon	.9.		
Opportunities							L	
There is a car-dealers adj	oining the s	ite tha	t appears	to be a short-term us	e. It w	ould be appre	opriate to	
include this site with the fo	ormer Forge	e site to	o enable a	a comprehensive rede	evelop	ment.		
Sustainability Appraisal								
Five negligible scores – cu		-		nge mitigation, waste	, equa	lity]
Two uncertain scores – la	•		•					
Three minor negative score			•		anspor	rt		
Three minor positive score			-	sing and health				
One major positive score	 education 	and e	conomy					
Conclusion	a that 's	lan i	a ha ha a 🗸					
The site is a brownfield sit						har na chia a Ca		
Residential use would be								
ideally in combination with	-	-		The ground conditions	s may	require inves	sugation	
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	Housing	Employment	Gypsy/Traveller
constraints and infrastructure	0.14 ha		
requirements			



Site Known as	98: BIRCHI	EY SPO	RTS G	ROUND 2033		
Site Address	Wolverham					
Ward	Langley		., 0100	Call for Site Ref		
Site Area (ha)	2.67 ha			Capacity proposed in Call for Sites submission		
Land Type	Greenfield (eenfield Open Spa		Site Assessment Reference	е	
Background / Context						
Current uses (list)	The site is o	currently u	ised fo	r leisure purposes with a form	al sports p	vitch.
Surrounding land	There are li	ght indust	rial /of	fice uses to the north and east	t. To the se	outh and west
uses	are Lion Fa	rm Playing	g fields	with residential uses beyond.		
Constraints	I		-			
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered
of submitted site)					(ha's	5)
SSSI / SAC			N/A			
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for	Nature		N/A			
Conservation						
Flood Risk Zone 3			N/A			
Registered Park & Gar	den		N/A			
Scheduled Ancient Mo	Scheduled Ancient Monument		N/A			
HSE Consultation Zone	e 1		N/A			
Operational Burial Ground		N/A				
Common Land		N/A				
Historic Hedgerows		N/A				
Green Belt			N/A			
Strategic Open Space			N/A			
Existing Policy Design	ations (list)			site is allocated in the SAD (20	,	ommunity
			•	Space and is a gateway site	(gate2).	
Green Belt and Landso	ape Sensitiv	-		it		
Criteria		Assessi	ment			Rating
Green Belt Harm		N/A				
(B79 (a))		N1/A				
Landscape Sensitivity		N/A				
(BL23 / BL24)	gainst onvir	onmontol	0000	omic and social criteria		
Criteria	gamst envir	Assessi				Rating
Environmental		A33633	ment			Raing
Greenfield / Previously	1	Greenfie	ld cur	rently open space.		
Developed Land						
Topography		The site is reasonably flat.				
Agricultural Land Qual	ity usina	N/A				
Magicmap Landscape						
map						
Tree Preservation Orde	ers /	There ar	e a nu	mber of mature trees and hed	gerows	
Mature Trees of Value				imeter of the site.	-	
significantly affecting			•			
boundaries						
soundanes						

Diadiversity or Coodimensity or	None	
Biodiversity or Geodiversity on	None	
site or significantly affecting		
boundaries		
Heritage Assets on site or	There are no heritage assets	
significantly affecting		
boundaries		
Visual Amenity and Character of	The site adjoins large industrial/office buildings to the	
the Area	east with open spaces to the west.	
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.	
water (refer to flood consultees		
where drainage issues, in flood		
zone 2 or over 1 ha)		
Ground Contamination	It is 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	It is considered that the neighbouring industrial/office	
uses	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	Not known	
Resource Areas		
Mineral Infrastructure and	Not known	
Brickworks		
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development	The site adjoins high quality light industrial and office	
Opportunities	uses and there is the potential for these uses to be	
opportunities	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	There are issues to overcome including access and	
Delivery Study where referenced)	the loss of the sport pitch which may delay delivery.	
Viability (taken from Viability	The viability of individual sites will be identified as	
	-	
Study where referenced)	part of ongoing work on the SLP It is considered that utilities would be available in the	
Availability of utilities –		
electricity, gas, water, sewage	vicinity though capacities and access would need to	
treatment	be determined.	
Infrastructure constraints on /	There is an electricity pylon on the south western	
under site (electric cables/sub-	boundary.	
stations, water/sewage pipes,		
gas pipes, pylons, culverts,		
rights of way)		
Highways access and	Access would need to be obtained from either	
transportation (state name /	Wolverhampton Road or Birchley island though there	
quality of access points)		

		are no o	obvious	location	s, and both	may re	equire		
		access over third party land.							
Impact on the wider road	d	The impact on the adjoining major road network to							
network	the east would need to be assessed.								
Other Economic (specify	y)	None							
Social									
Primary School	Not knowi	n?			gic Centre / yment Area			Within 20 minutes	
		· .						• •	
Secondary School	Within 20			Centre	/ Foodstor	е	Within 15	minutes	
GP / Health Centre /	Within 15	minutes							
Walk in centre		I	L L P -		(г	MalantaD		
Housing Density	Very High		-		y (min 50	X	Moderate D	ensity (40-	
Location – Draft Plan	Density (n	nın	dph	i, max 1(JU dph)	X	50 dph)		
Policy (x)	100 dph)								
Any character constrain	is on	None							
density		T I 14							
Connections to local cyc	cie route					chtield	Lane which		
networks		is identified on the SCWIP.							
Public Open Space (ha's	s and	The site is allocated Community Open Space,							
type)		Neighbourhood Outdoor Sports Facility, 2.67 ha There is an existing sports pitch on the site.							
Loss of Playing Field / S	-								
Pitches (ha's / number a of pitches)	ind type								
Other Social (specify)		None							
Any character constrain	<u>to on</u>	None							
density (list)	15 011	None							
Opportunities									
See conclusion									
Sustainability Appraisal									
Not assessed.									
Conclusion							A H H		
The site is allocated Com		•			•		•	w-Value in t	ihe
2019 audit. It is therefore						•			
Residential redevelopmen		•	-		•			•	
redevelopment of Lion Fa	•							· ·	е
addressed, and ground co industrial uses would not l					e. The proxil		the heighbo	uning light	
An extension to the light in					ld annear to	he the	most annra	nriate ontior	n
and would enable the prov								• •	
overcome, including the re			-						
anticipated ground conditi	-		aying p			POLIS	Juce, access		
The potential redevelopme		lex and t	he viahi	ility of us	e for a gype	v /trav	eller facility i	s questional	ble
Appropriate uses given		Housing			Employmer	-		y/Traveller	
constraints and infrastru	ucture	2.67 ha			2.67 ha		Cyps	, navener	
requirements		2.07 Ha			2.07 114				
requirements									



Site Known as	100: TRINI	TY WAY (OPEN	SPACE 3107		
Site Address	Trinity Way					
Ward	West Brom			Call for Site Ref		
Site Area (ha)	0.53 ha	3 ha		Capacity proposed in C for Sites submission	all	
Land Type	Open Space	е		Site Assessment Refere	ence	
Background / Context						
Current uses (list)				of amenity space alongsi		· /
Surrounding land		•		ly residential area to the e	ast with West	Bromwich
uses	Town Centr	e to the w	/est.			
Constraints						
Gateway Constraints (where affect	ing part	Nam	e / Details	Amo	unt covered
of submitted site)					(ha's	s)
SSSI / SAC			N/A			
Ancient Woodland / Ve	teran Trees		N/A			
Local Nature Reserve			N/A			
Site of Importance for	Nature		N/A			
Conservation						
Flood Risk Zone 3			N/A			
Registered Park & Gar	den		N/A			
Scheduled Ancient Mo	nument		N/A			
HSE Consultation Zone	e 1		N/A			
Operational Burial Gro	Operational Burial Ground					
Common Land						
Historic Hedgerows	listoric Hedgerows					
Green Belt			N/A			
Strategic Open Space			N/A			
Existing Policy Design	ations (list)		The s	site is allocated in the SAD	as Communi	ty Open Space
			and is	s within a gateway area (g	ate 2).	
Green Belt and Landso	ape Sensitiv	vity Asse	ssmer	t		
Criteria		Assess	ment			Rating
Green Belt Harm		N/A				
(B79 (a))						
Landscape Sensitivity		N/A	-			
(BL23 / BL24)						
	gainst envir	onmenta	l, econ	omic and social criteria		
Criteria		Assess	ment			Rating
Environmental						
Greenfield / Previously	1	Adopted	open	space		
Developed Land						
Topography			slopes	s steadily down towards the	e south.	
Agricultural Land Qual		N/A				
Magicmap Landscape	post-1988					
тар						
Tree Preservation Orde		There ar	re a nu	mber of mature trees on th	ne site in a	
Mature Trees of Value	on site or	natural v	voodla	nd.		
significantly affecting						
boundaries						

	Trans and constation on site					
Biodiversity or Geodiversity on	Trees and vegetation on site					
site or significantly affecting						
boundaries						
Heritage Assets on site or	There are no heritage assets on the site.					
significantly affecting						
boundaries						
Visual Amenity and Character of	The area is generally residential with commercial					
the Area	uses to the south.					
Flood risk, drainage and ground	The site is not in Flood Risk Zone 3.					
water (refer to flood consultees						
where drainage issues, in flood						
zone 2 or over 1 ha)						
Ground Contamination	No issues anticipated.					
Ground stability	No issues anticipated					
Air Quality impact of adjoining	The adjoining A4031 may require development to					
uses	incorporate air quality amelioration measures					
Noise impact of adjoining uses	The adjoining A4031 may require development to					
Noise impact of aujoining uses	incorporate noise amelioration measures.					
Mineral Extraction and Mineral	No issues anticipated					
Resource Areas	No issues activitated					
Mineral Infrastructure and	No issues anticipated					
Brickworks						
Waste Infrastructure	None					
Other Environmental (specify)	None					
Economic						
Employment Development	The site is in a predominantly residential area					
Opportunities	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	N/A					
Delivery Study where referenced)						
Viability (taken from Viability	N/A					
Study where referenced)						
Availability of utilities –	It is considered that utilities would be available to the					
electricity, gas, water, sewage	site though capacities are not known.					
treatment						
Infrastructure constraints on /	None known					
under site (electric cables/sub-						
stations, water/sewage pipes,						
gas pipes, pylons, culverts,						
rights of way)						
Highways access and	There is no suitable access currently available.					
transportation (state name /						
quality of access points)						
Impact on the wider road	No issues anticipated.					
network						
Other Economic (specify)	None					
Social	ouciai					
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 /	Within 10 minutes								
Walk in centre									
Housing Density	Very High	ו High D		Higl	h Density (min 50		Moderate Density (40-		
Location – Draft Plan	Density (m	nin	in dph, max 100 dph) 50		50 dph)		Х		
Policy (x)	100 dph)								
Any character constrain density	ts on	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		The site is allocated Public Open Space (0.53 ha							
type) Loc			Local Amenity Greenspace).						
Loss of Playing Field / Sports		There are no playing fields or sports pitches on the							
Pitches (ha's / number and type of pitches)		site.							
Other Social (specify)	Other Social (specify) None								
Any character constraints on The site is in a		n ar	an area of moderate density housing.						
density (list)									
Opportunities									
See conclusion									
Sustainability Appraisal									
Not a reasonable alternative – not assessed									
Conclusion									

The site is allocated in the SAD as Community Open Space. However, 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.

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

It is therefore considered that given its amenity value and the lack of appropriate redevelopment options the site be retained as Community Open Space.

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

