

Site Assessments Additional Housing Sites in Walsall

Preferred Housing Site Proformas (Walsall)

The following sites were considered suitable for housing development and have been identified as being available, viable and deliverable.

Site Known as	WAH275 – Land at Chester Road, Streetly, Walsall - Land at Chester Road, Streetly, Walsall							
Site Address	Land West of Chester Road North of Little Hardwick Road, Streetly							
Ward	Aldridge Central and South	Call for Site Ref	10172					
Site Area (ha)	25.98	Approx. Capacity (60% Dev. Area at 45 dph)	655					
Site Reference	SA-0037-WAL							
Background/Context								
Current uses (list)	The site is predominantly used for agriculture.							
Surrounding land uses	There is housing to the South, East and West, to the To the North is the former Water Works farm which has been redeveloped to provide 7 large detached houses. Since the last site assessment these have now been completed. Predominantly along the north boundary are more fields used for agriculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)	Name / Details					Amount covered (ha's)		
SSSI	N/A					0		
Ancient Woodland / Veteran Trees	N/A					0		
Local Nature Reserve	N/A					0		
Flood Risk Zone 3	N/A					0		
Registered Park & Garden	N/A					0		
Scheduled Ancient Monument	N/A					0		
Operational Burial Ground	N/A					0		
Common Land	N/A					0		
Existing Policy Designations (list)	SAD Green Belt ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m

	conurbation, maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the countryside. Land to the east of the well-treed Bourne Vale, contained by inset development to the south and by washed-over but urbanising development to the north, could be released with less impact on Green Belt integrity, in particular, in terms of the separation of Aldridge and Streetly (adjoining Sutton Coldfield).		X				
Landscape Sensitivity	The landscape is considered to have an overall moderate sensitivity to residential development, based on the absence of pronounced landform features, some degree of rural character with regular field patterns, the combination of open and enclosed areas and the presence of prominent pylon routes. The landscape is considered to have an overall moderate sensitivity to employment development. The area has a degree of rural character, with some natural features of value and a historic field pattern west of the A452 which would be disrupted by large scale development. There are some existing small scale industrial/employment areas and large agricultural buildings, which are set back from the roads and low in height. There is the potential for small scale expansion these areas without impacting existing landscape features of value.	High	Mod High	Mod	Low Mod	Low	
				X			

Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Rating		
Environmental				
Greenfield/Previously Developed Land	The site is greenfield land.	Green	Yellow	Red X
Topography	There is a slope from South East at the highest point and North West at the lowest, however this is shallow and not considered to be a constraint to developing the site.	Green X	Yellow	Red

Agricultural Land Quality using Magicmap Landscape post-1988 map	Pre1988 - Grade 3, no new assessment available.		X	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries (refer to tree officer where issues)	There are at least 19 TPO trees in the site, there are 6 to the South East which would be a constraint to development if not removed. The retention of these trees would not result in a significant reduction in housing units.		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries (refer to consultee where issues)	<p>To the North West adjoining the site is Corporation Wood and Towers Covert SLINC. The developer has provided an indicative scheme which provides an area of greenspace adjoining this site which could be mitigation. Any loss of trees would require an Ecology survey in the interests of protected species.</p> <p>The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value.</p> <p>Predominant Ecological Valuation of the Black Country Green Belt Score = 3</p> <p>The site falls within Nature Recovery Network Zone Core Expansion Zone 1</p>		X	
Heritage Assets on site or significantly affecting boundaries (refer to HLC Study)	There are no recorded heritage assets.	X		
Impact on visual amenity of adjacent land users, including existing residents	The wider impact would be most prominent when travelling along Chester Road from North to South due to the topography of the site, however since Waterworks Farm was completed this development signals the start of the transition of the rural to urban parts of Streetly and the for this reason the impact is less than significant. Careful consideration of layout could compliment this transition.		X	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS. To the North 600m away is a flood zone 3 area. Although outside of the site due to the topography this site	X		

	would contribute to the flooding issue and mitigation is required.			
Ground Contamination	The Southern edge of the site falls within an area identified on the SAD plan Potentially Contaminated Land and Landfill Constraints, as being land where contamination may need to be assessed during development. Survey work would be required as part of a planning application. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		X	
Ground stability	Not in Limestone or High Risk coal area.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015	X		
Noise impact of adjoining uses	Little Hardwick Road is a District Distributer and Chester Road part of the Strategic Highway Network which would have potential for unacceptable noise impacts for future residents. Mitigation can be secured through acoustic glazing. An employment use here would require restrictions due to the proximity to residential properties, the care home and hotel. Employment uses likely to have an impact on neighbouring houses which could restrict potential employment uses.		X-Residential	X-Employment
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. In this instance the access is already off a strategic highway and is opposite the site having a less than significant impact on development. The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.		X	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Branton Hill Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		X	
Waste Infrastructure	No waste infrastructure constraints	X		
Other Environmental (specify)	Nearby pitches with flood lighting could present light pollution issues which are difficult to mitigate and which has the potential to impact on the existing neighbouring uses.		X	
Economic				
Employment Development Opportunities	The site is adjacent to residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.			X
Employment Land	Not employment land near to residential uses and out of character.			X
Delivery / Phasing	No known significant issues regarding delivery or phasing	X		

Viability	There are no known significant risks to viability and likely to be developed within the plan period.	X		
Availability of utilities – electricity, gas, water, sewage treatment	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constraints preventing expansion. Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are Pylons across the Western part of the site and near to the North part which the developer has identified and recognised that an easement would be required to mitigate. There is no other evidence of infrastructure constraints here.		X	
Highways access and transportation	Access from either Little Hardwick Road or Chester Road would be acceptable.	X		
Impact on the wider road network	No significant wider issues.	X		
Other Economic (specify)	No other issues identified.	X		
Social				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				
Primary School	The whole site is more than 15 minutes walking distance of a Primary School			X
Secondary School	The site is predominantly within 25 minutes public transport distance of a Secondary School		X	
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area			X
Strategic Centre/Employment Area	The site is predominantly within 30 minutes public transport distance of an Employment Area	X		
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area			X
Any character constraints on density (list)	Mix of detached and semi-detached two storey family housing exists adjoining and adjacent the site.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.			X
Public Open Space	Not public open space.	X		
Loss of Playing Field / Sports Pitches	Would not result in the loss of a Playing Field or Sports Pitch.	X		
Other Social	No other issues identified.	X		

Opportunities			
No specific opportunities identified.			X
Sustainability Appraisal			
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 10, 13		
Sustainability Appraisal Employment Conclusion	Assessment requested		
Conclusion			
The site is part of a larger area which in part is characterised by its openness and helps to define Streetly's semi-rural character. It is recognised that wider visual amenity impacts are limited due to the development to the South and East. This land forms part of the transition between the urban and the rural, this transition is considered to be urban in character from Waterworks Farm, a visit since its completion confirms that there would not be a significant visual amenity impact on the areas character from development South of here, subject to layout. Employment uses would have more significant character impacts, which would be unacceptable.			

Site Known as	WAH276 – Land East of Skip Lane and North of Woodfield Close		
Site Address	Land Rear of 105 Skip Lane		
Ward	Paddock	Call for Site Ref	n/a
Site Area (ha)	3.44	Approx. Capacity (60% Dev. Area at 45 dph)	135
Site Reference	SA-0322-WAL		
Background/Context			
Current uses (list)	No use recorded, character that of private amenity		
Surrounding land uses	East: Golf course, South – Northwest: housing		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha’s)
SSSI		n/a	0
Ancient Woodland / Veteran Trees		n/a	0
Local Nature Reserve		n/a	0
Flood Risk Zone 3		n/a	0
Registered Park & Garden		n/a	0
Scheduled Ancient Monument		n/a	0
Operational Burial Ground		n/a	0
Common Land		n/a	0
Existing Policy	SAD Policy GB1 Green Belt, EN5 Conservation Areas		

Designations (list)								
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	B93aS5 The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Birmingham, Streetly (adjoining Sutton Coldfield), and Aldridge and preventing encroachment on the countryside. This part of the sub-parcel is tightly contained by the adjacent inset settlement and contains some urbanising development. Release of this part of the sub-parcel would not weaken adjacent Green Belt land, and would create a boundary at the golf course edge consistent with the inset settlement edge to the north and south.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
					X			
Landscape Sensitivity	BL28a Landscape here is considered to have an overall moderate-high sensitivity to residential development, based on its combination of prominence in views from the Barr Beacon viewpoint, intact historic field patterns, strongly rural character and sensitive historic landscape features.	High	Mod High	Mod		Low Mod		Low
			X					

Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Rating		
Environmental				
Greenfield/Previously Developed Land	Greenfield			X
Topography	The ground is undulating but not significant a constraint to development. Heights in relation to neighbouring development may require mitigation		X	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land	X		

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries (refer to tree officer where issues)	Sections of site that are within the Conservation Area will also be TPO, however the site predominantly has no trees.	X		
Biodiversity or Geodiversity on site or significantly affecting boundaries (refer to consultee where issues)	Known maternity bat roost on Woodlands Avenue to south		X	
Heritage Assets on site or significantly affecting boundaries (refer to HLC Study)	East half of site is in Great Barr Conservation Area. This section of the CA has been recommended for removal from the CA in the Draft CAAMP but this is not yet adopted		X	
Impact on visual amenity of adjacent land users, including existing residents	There would be a local impact in relation to the neighbouring residential properties as the site is on slightly higher ground; otherwise the site is largely screened from the surrounding landscape by the trees associated with the golf course	X		
Flood risk, drainage and ground water	No flood risk issues within site area but Surface Water Flooding present adjacent to access point to site from 105-107 Skip Lane. Further areas of surface water flooding on Skip lane at junction with Woodside Road, need to assess the impact that developing this site would have on this as it is higher up and could lead to additional runoff	X		
Ground Contamination	no known land contamination	X		
Ground stability	No evidence of ground stability issues.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.	X		
Noise impact of adjoining uses	The site is adjacent a golf course which raises potential noise and disturbance issues which require mitigation.		X	
Mineral Extraction and Mineral Resource Areas	In SAD minerals safeguarding area - Brick Clay, Coal Development Low Risk area		X	
Mineral Infrastructure and Brickworks	no	X		

Waste Infrastructure	n/a	X		
Other Environmental (specify)	No other issues identified.	X		
Economic				
Employment Development Opportunities	None. Site is between leisure and residential uses an employment use would be incompatible with surrounding uses.			X
Employment Land	Not employment land near to residential uses and out of character			X
Delivery / Phasing	No known constraints to delivery.		X	
Viability	No known viability constraints		X	
Availability of utilities – electricity, gas, water, sewage treatment	Utilities available on Skip Lane and surrounding roads	X		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints	X		
Highways access and transportation	Access requires demolition of house(s), only 1 point of access into site – subject to further consultation		X	
Impact on the wider road network	Subject to transportation modelling.		X	
Other Economic (specify)	No other issues identified.	X		
Social				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				
Primary School	Predominantly not within 15 mins pedestrian access			X
Secondary School	25mins Public Transport		X	
GP/Health Centre/Walk in	no access to GP by public transport or pedestrian methods			X
Strategic Centre/Employment Area	West side of site is within 30 mins pedestrian access to employment / strategic centre. Whole site within 20-30mins public transport access		X	
Centre/Foodstore	Whole site within 10mins public transport access of fresh food retail/ centre. Northern half is within 15mins	X		

	pedestrian access of fresh food / strategic centre. Closest local centre Park Hall to Northwest.			
Any character constraints on density (list)	Existing character of surrounding area is predominantly large houses in large plots with low density dph. Skip Lane & Woodlands Avenue: large early C20th detached or occasionally semi-detached 2-3 storeys set back from road behind front gardens (many now turned into drives) and large back gardens, some with paddocks; Woodfield Close mid C20th 'alpine style' dwellings 1 1/2 to 2 storeys (occasionally 3) with large gardens. 135 Skip Lane adjacent at North end of site is art deco 'cruise liner' style house non-designated heritage asset and candidate for local listing via Great Barr CAAMP. East of site is golf course with fairways and wooded areas			
Connections to local cycle route networks	No connection to a local cycle route network.			X
Public Open Space	no public open space on the site currently	X		
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch	X		
Other Social	No other issues identified.	X		
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 4, 6, 7, 9, 12, 13, 14 and positive impacts for SA Objectives 5, 10			
Sustainability Appraisal Employment Conclusion	Not a reasonable alternative			
Conclusion				
Site appears to be suitable for development but there are issues around accessibility to health care and primary schools that need to be resolved. Character of the surrounding area is lower density than we are looking to use in BC Plan. Conservation Area issue needs to be resolved.				

Site Known as	WAH277 – Pacific Nurseries (North), East of Chester Road							
Site Address	Pacific Nurseries, Chester Road, Streetly							
Ward	Streetly	Call for Site Ref	n/a					
Site Area (ha)	1.15	Approx. Capacity (60% Dev. Area at 45 dph)	30					
Site Reference	SA-0321-WAL							
Background/Context								
Current uses (list)	garden centre with polytunnels and carpark							
Surrounding land uses	N bungalow and fields, E woodland, S garden centre outdoor area and polytunnels, fields and woodland; W: road, small cul de sac of housing on site of former farm and fields							
Constraints								
Gateway Constraints (where affecting part of submitted site)	Name / Details					Amount covered (ha's)		
SSSI	N/A					0		
Ancient Woodland / Veteran Trees	N/A					0		
Local Nature Reserve	N/A					0		
Flood Risk Zone 3	N/A					0		
Registered Park & Garden	N/A					0		
Scheduled Ancient Monument	N/A					0		
Operational Burial Ground	N/A					0		
Common Land	N/A					0		
Existing Policy Designations (list)	SAD Policy GB1 Green Belt							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	Previously developed land in the form of a garden centre with associated carpark	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
				X				
		High	Mod High	Mod	Low Mod	Low		

Landscape Sensitivity	<p>The landscape is considered to have an overall moderate sensitivity to residential development, based on the absence of pronounced landform features, some degree of rural character with regular field patterns, the combination of open and enclosed areas and the presence of prominent pylon routes.</p> <p>The landscape is considered to have an overall moderate sensitivity to employment development. The area has a degree of rural character, with some natural features of value and a historic field pattern west of the A452 which would be disrupted by large scale development. There are some existing small scale industrial/employment areas and large agricultural buildings, which are set back from the roads and low in height. There is the potential for small scale expansion these areas without impacting existing landscape features of value.</p>			X		
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Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Rating		
Environmental				
Greenfield/Previously ly Developed Land	Previously developed land in the form of a garden centre with associated carpark	X		
Topography	the site slopes up from East to West, the rate is shallow and not considered to be a significant constraint to developing the site	X		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land	X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries (refer to tree officer where issues)	There is a record of a TPO present on the eastern end of the site, but the area it is in had been turned into part of the garden centre complex by 2017 and no trees remain.	X		

Biodiversity or Geodiversity on site or significantly affecting boundaries (refer to consultee where issues)	This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Urban Matrix Recovery Zone 1	X		
Heritage Assets on site or significantly affecting boundaries (refer to HLC Study)	There are no recorded heritage assets here	X		
Impact on visual amenity of adjacent land users, including existing residents	Amenity of adjacent bungalows outside the site area will need to be taken into account and may impact on density. Site is isolated from closest housing estate by strip of field and part of the garden centre. Houses on Chester Road are set back from the roadside; nearest adjacent houses are 1 to 1 1/2 storeys, but existing garden centre buildings are taller.		X	
Flood risk, drainage and ground water	Not in a flood zone 2 or 3, there is a watercourse to the East of the site and surface water runoff should be managed within the site. Surface Water flooding 30yr and 100yr: Adjacent to site entrance on Chester Road. Source Protection Zone: Bourne Vale Pumping Station (2), Stonnall Aquifer (3)		X	
Ground Contamination	Current garden centre use has potential to have contamination through the use of for herbicides, pesticides etc. Small area at the E end of site may be impacted on by historic contamination from early to mid C20th sewage works situated on adjacent land. Mitigation possible through condition.		X	
Ground stability	No evidence of ground stability issues.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.	X		
Noise impact of adjoining uses	Chester Road part of the Strategic Highway Network and a railway adjoins the site which would have potential for unacceptable noise impacts for future residents. There is no control over the use of the railway which could increase capacity in the future. Noise assessment required BS8233 and PROPG would be required. An employment use here may require mitigation due to the proximity to residential properties. A noise assessment should also take account of the nearby Quarry.		X	
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. In this instance the access is already off a strategic highway and is opposite the site having a less than significant		X	

	impact on development. In SAD minerals safeguarding area - sand and gravel			
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Branton Hill Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residents.		X	
Waste Infrastructure	No waste infrastructure constraints	X		
Other Environmental (specify)	in Groundwater Source Protection Zone for Bourne Vale Pumping Station		X	
Economic				
Employment Development Opportunities	site currently in use as a garden centre		X	
Employment Land	site currently in use as a garden centre		X	
Delivery / Phasing	site is occupied by a trading garden centre		X	
Viability	No known viability issues	X		
Availability of utilities – electricity, gas, water, sewage treatment	Assumed that all utilities are present or accessible as the site is currently in use as a garden centre with café. Access to utilities is likely due to proximity to existing development. Capacity unknown. Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constraints preventing expansion. Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth	X		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes,	No recorded infrastructure constraints	X		

pylons, culverts, rights of way)				
Highways access and transportation	Existing garden centre car park has two access points onto Chester Road creating a one way system for entrance and exit to the car park. Northern Entrance is also adjacent to the driveway of the bungalow that sits off the northern boundary of the site. To either side of the site there is a central reservation / crossing point that slightly blocks the view up or down Chester road but otherwise the road is straight and clear		X	
Impact on the wider road network	No wider concerns raised.	X		
Other Economic (specify)	No other issues identified.	X		
Social				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School			X
Secondary School	25mins Public Transport		X	
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area.			X
Strategic Centre/Employment Area	30mins pedestrian access to employment or 30 mins public transport access to employment		X	
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area. The nearest local centre is blackwood, about 1.5km S			X
Any character constraints on density (list)	Opposite on the Chester Road are some traditional terraced houses, however the character of the area is defined by development which is low in density. For this reason an appropriate net density for this site is considered to be 35dph			
Connections to local cycle route networks	No connection to a local cycle route network.			X
Public Open Space	Not public open space	X		
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch	X		
Other Social	No other issues identified.	X		
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 6, 7, 8, 9, 12, 13, 14 and positive impacts for SA Objectives 5, 10			

Sustainability Appraisal Employment Conclusion	Not a reasonable alternative
Conclusion	
This is a previously developed site and suitable for allocation. site would be best developed in conjunction with the adjacent sites and the amenity of the adjacent bungalows need to be taken into account	

Sites Assessed for Housing and Employment and Not Selected (Walsall)

Site Address	Site A, Poultry Farm to The Rear of 187 - 231 Pelsall Lane, Walsall									
Ward	Rushall-Shelfield			Call for Site Ref		n/a				
Gross Site Area (ha)				1.03						
Site Reference				SA-0318-WAL						
Background/Context										
Current uses (list)	Open Space (former allotment)									
Surrounding land uses	To the North and East is housing to the South horsiculture and to the West is a railway walk with open space and housing beyond.									
Constraints										
Gateway Constraints (where affecting part of submitted site)			Name / Details					Amount covered (ha's)		
SSSI			N/A					0		
Ancient Woodland / Veteran Trees			N/A					0		
Local Nature Reserve			N/A					0		
Flood Risk Zone 3			N/A					0		
Registered Park & Garden			N/A					0		
Scheduled Ancient Monument			N/A					0		
Operational Burial Ground			N/A					0		
Common Land			N/A					0		
Existing Policy Designations (list)	SAD ENV1									
Green Belt and Landscape Sensitivity Assessment										
Criteria	Assessment			Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the separation of Walsall, Aldridge, and			Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m

	Bloxwich and a moderate contribution to preventing the sprawl of the West Midlands conurbation, and preventing encroachment on the countryside. The sub-parcel is contained to the northeast by the settlement of Pelsall, and to the west and southeast by the settlement edges of Bloxwich, Walsall, and Aldridge, which form part of the West Midlands conurbation. Any strategic release of land would reduce the fragile separation between the towns of Walsall, Aldridge, and Bloxwich, and between the intervening settlements of Pelsall, Shelfield, and Rushall. It would also harm connectivity between surrounding Green Belt areas.							
			X					
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a moderate-high overall sensitivity to residential development. Although the rural character of the area is impacted by its close proximity to the surrounding conurbation and existing development within it, sensitivity is increased due to its ecological and recreational value and by its role in providing a gap between settlements which override other criteria.	High	Mod High	Mod	Low Mod	Low		
			X					

Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Rating		
Environmental				
Greenfield/Previously Developed Land	Although the site is predominantly greenfield there is some evidence on historic mapping of a "works" which was located in the centre of the parcel.		X	
Topography	<p>Raised ridgeline running along North Eastern boundary from North to East, dropping away to South gently.</p> <p>Generally highest in the North, lower to Western boundary and lowest at the Southern. Overall slope of the site from North East to South gently and to West, more steeply but not adversely.</p> <p>Apparent drain or ditch forms a consistently low depression to Western boundary, running North to South.</p>		X	

	<p>Slopes are not adverse in any area, though development buffer or open land strip to Western boundary advisable where boundary depression exists.</p> <p>Ranging ~453-427ft above sea level.</p>			
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land, no post 1988 classification assessment.		X	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries (refer to tree officer where issues)	There are established trees within the parcel which may also be worthy of retention and would reduce the developable area but would not be a barrier to development.		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries (refer to consultee where issues)	<p>Any loss of trees would require an ecology assessment.</p> <p>The site falls within Nature Recovery Network Zone Core Expansion Zone 1</p>		X	
Heritage Assets on site or significantly affecting boundaries (refer to HLC Study)	HBL6177 - This field system may have been enclosed in the late Medieval/early Post Medieval period, having possibly formed one of Rushall's open fields.			X
Impact on visual amenity of adjacent land users, including existing residents	There would be some local impact from windows of houses but no significant amenity issues, the parcel is already seen from the public realm against the backdrop of residential development so there would not be significant wider harm.	X		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			X
Ground Contamination	<p>Former allotment gardens and nursery, pesticides, herbicides, possible soil improvement using sewage sludge from nearby sewage works so heavy metals etc.</p> <p>Land drain across site</p>		X	
Ground stability	No record of ground stability issues here.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.		X	
Noise impact of adjoining uses	An employment use would require mitigation in relation to the houses along Pelsall Lane which could reduce the developable area. There are no significant		X - Em plo	X - Re sid

	surrounding noise impacts for potential residential development.		ym ent	ent ial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.	X		
Waste Infrastructure	No waste infrastructure constraints	X		
Other Environmental (specify)	No other issues identified.	X		
Economic				
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.			X
Employment Land	Not employment land near to residential uses and out of character.			X
Delivery / Phasing	No known significant issues regarding delivery or phasing.	X		
Viability	There are no known significant risks to viability and likely to be developed within the plan period.	X		
Availability of utilities – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constraints regarding provision of additional treatment capacity.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints here.	X		
Highways access and transportation	The site could be combined with the site to the south to provide a more comprehensive scheme Links to the adjacent National Cycle Route 5 should be provided. Residential development would be the most appropriate.	X		
Impact on the wider road network	No wider concerns raised.	X		
Other Economic (specify)	No other issues identified.	X		
Social				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				

Primary School	The site is predominantly within 15 minutes walking distance of a Primary School		X	
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School	X		
GP/Health Centre/Walk in	The whole site is within 15 minutes walking distance of a Health Centre Area		X	
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area	X		
Centre/Foodstore	The whole site is within 15 minutes walking distance of a Fresh Food and Centre Area		X	
Any character constraints on density (list)	The character of nearby housing is predominantly traditional semi-detached housing			
Connections to local cycle route networks	Cycle route network CR001 runs alongside the parcel allowing access to Pelsall and Walsall.	X		
Public Open Space	The site is open space OS6055 described as informal open space but was not accessible at the time of the site visit. The site falls within area one of the open space study which is an area which does not lack open space provision.		X	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.	X		
Other Social	No other issues identified.	X		
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The significant reasons for rejecting this site, as listed in the assessment, demonstrate that this site would not be a reasonable alternative.			
Sustainability Appraisal Employment Conclusion	The significant reasons for rejecting this site, as listed in the assessment, demonstrate that this site would not be a reasonable alternative.			
Conclusion				
The site is scored as high Green Belt and landscape harm. The existing access is not wide enough, land ownerships are not single and there are no willing landowners submitting their sites for assessment. In addition the site is open space, which provides some visual amenity value but which is in an area which has sufficient open space provision, however justification and or mitigation would also represent significant issues.				

Site Address	Land West and South of Oakwood Close							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	n/a					
Gross Site Area (ha)	0.65							
Site Reference	SA-0319-WAL							
Background/Context								
Current uses (list)	unused land with scrub, some encroachment of gardens to the rear of the houses on Oakwood Close							
Surrounding land uses	N and E: housing; S: farm appears to be being used as a hauliers yard?; SW and W: fields.							
Constraints								
Gateway Constraints (where affecting part of submitted site)	Name / Details						Amount covered (ha's)	
SSSI	N/A						0	
Ancient Woodland / Veteran Trees	N/A						0	
Local Nature Reserve	N/A						0	
Flood Risk Zone 3	N/A						0	
Registered Park & Garden	N/A						0	
Scheduled Ancient Monument	N/A						0	
Operational Burial Ground	N/A						0	
Common Land	N/A						0	
Existing Policy Designations (list)	SAD Policy GB1 Green Belt							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation, to maintaining the separation of the neighbouring towns, and to preventing encroachment on the countryside. The sub-parcel plays a key role in forming the gaps between Brownhills and Bloxwich/Walsall and has strong spatial openness, despite being surrounded by a number of settlement edges. A former railway line to the west, canal to the east, and SSSI to the north form strong boundaries, and any development would weaken settlement	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
		X						

	separation and the integrity of remaining open land.							
Landscape Sensitivity	The landscape is considered to have overall moderate-high sensitivity to both residential and employment development. The majority of the criteria score is moderate, with the natural character and scale criteria scoring high sensitivity, based on the predominance of small-scale pasture fields with mature hedgerow boundaries and the presence of the Jockey's Fields SSSI.	High	Mod High	Mod	Low Mod	Low		
			X					

Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Rating		
Environmental				
Greenfield/Previously Developed Land	greenfield			X
Topography	No significant topographic constraints	X		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land	X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries (refer to tree officer where issues)	Trees can be retained and managed without significant restriction to the developable area		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries (refer to consultee where issues)	Jockey Fields SLINC directly adjacent and Jockey Fields SSSI within 200m - will impact on how drainage of site is set up		X	
Heritage Assets on site or significantly	Dairy Farm non-designated Heritage Asset directly adjacent to SE		X	

affecting boundaries (refer to HLC Study)				
Impact on visual amenity of adjacent land users, including existing residents	no public open space on the site currently	X		
Flood risk, drainage and ground water	Need to ensure that there is no drainage from site into Jockey Fields SSSI - including through run off		X	
Ground Contamination	Subject to further consultation		X	
Ground stability	no known land contamination	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015	X		
Noise impact of adjoining uses	No known significant issues	X		
Mineral Extraction and Mineral Resource Areas	In SAD minerals safeguarding area; S, 0.5km - Highfields North; Coal Development Low Risk area		X	
Mineral Infrastructure and Brickworks	no	X		
Waste Infrastructure	c.700m NW - Walsall Wood Sewage Treatment Works designated as strategic waste site in SAD	X		
Other Environmental (specify)	Closest Greenway - 100m E - Daw End Branch Canal Towpath. Site would require extensive archaeological surveys to be completed in advance of any planning permission		X	
Economic				
Employment Development Opportunities	not suitable for employment as small site located at end of residential street			X
Employment Land	Not employment land near to residential uses and out of character		X	
Delivery / Phasing	No known significant issues regarding delivery or phasing.	X		
Viability	No known viability issues	X		
Availability of utilities – electricity, gas, water, sewage treatment	assumed all utilities are present and available as the site is at the end of an existing residential street	X		
Infrastructure constraints on /	No known infrastructure constraints here.	X		

under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	Subject to consultation		X	
Impact on the wider road network	Subject to transport modelling. There may be significant issues in the area.			X
Other Economic (specify)	No other issues identified.	X		
Social				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				
Primary School	The whole site is more than 15 minutes walking distance of a Primary School			X
Secondary School	25mins Pedestrian access to secondary school; no public transport access		X	
GP/Health Centre/Walk in	majority of site in 15 min pedestrian access of health care; SE of site within 15min Public Transport distance of health care (makes no sense as the junction of the road is not in the zone)		X	
Strategic Centre/Employment Area	20 mins pedestrian access to employment; 20mins public transport access to employment	X		
Centre/Foodstore	most of site in 15min pedestrian access of fresh food; 15 mins public transport access to fresh food retail; nearest local centres are SE: 0.5km Walsall Wood; E: 0.5km Streets Corner		X	
Any character constraints on density (list)	Modern 1960s houses medium density.			
Connections to local cycle route networks	No connection to a local cycle route network.			X
Public Open Space	no public open space on the site currently	X		
Loss of Playing Field / Sports Pitches	n/a	X		
Other Social	No other issues identified.	X		
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12, 14 and positive impacts for SA Objectives 5, 10, 13			

Sustainability Appraisal Employment Conclusion	The significant reasons for rejecting this site, as listed in the assessment, demonstrate that this site would not be a reasonable alternative.
Conclusion	
The site is in the highest green belt and landscape harm categories and therefore the site is not suitable for development.	

Site Address	Land at Rushall Hall, Leigh Road							
Ward	St Matthews	Call for Site Ref	n/a					
Site Area (ha)	1.05							
Site Reference	SA-0320-WAL							
Background/Context								
Current uses (list)	Grounds and paddocks associated with Rushall Hall							
Surrounding land uses	Agriculture to the West, North and East, residential to the South.							
Constraints								
Gateway Constraints (where affecting part of submitted site)	Name / Details						Amount covered (ha's)	
SSSI	N/A						0	
Ancient Woodland / Veteran Trees	N/A						0	
Local Nature Reserve	N/A						0	
Flood Risk Zone 3	N/A						0	
Registered Park & Garden	N/A						0	
Scheduled Ancient Monument	Hlaew 12m north west of Rushall Hall Fortified Manor House of Rushall Hall						0.6	
Operational Burial Ground	N/A						0	
Common Land	N/A						0	
Existing Policy Designations (list)	SAD Policy EN5 Conservation Areas, SAD Policy GB1, UDP Policies ENV25, ENV27							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall and Aldridge/Rushall and preventing encroachment on the countryside. The sub-parcel is contained to the north, northeast and southwest by the settlement edges of Rushall, Aldridge and Walsall, all forming part of the West Midlands conurbation. Bosty Lane bounding the northeast of the sub-parcel creates a strong distinction between the sub-parcel and the	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
		X						

	inset settlement to the northeast. There are no strong boundary features present between the remainder of the sub-parcel and adjacent inset settlements of Aldridge and Walsall to the northwest and southwest. The railway line, although a clear physical feature, is in this sub-area centrally located between settlements, such that expansion up to it from either north or south would weaken the fragile settlement gap. Development to the east of the Rushall Canal would also potentially increase containment of land between Rushall and Aldridge (B97A).							
Landscape Sensitivity	<p>The landscape is considered to have moderate-high overall sensitivity to residential development as the majority of criteria are assessed as having either moderate or greater/high sensitivity, and no criteria override that judgement.</p> <p>The landscape is considered to have moderate-high sensitivity to employment development. Large scale development would disrupt the small scale field pattern which contributes to the settlement setting of Walsall, Aldridge and Rushall. The area north of the B4154 Bosty Lane, lies adjacent to an existing industrial estate which has the potential to reduce sensitivity to further development, however, a strong woodland boundary, reduces connectivity between the areas and the area is designated for its natural and heritage qualities. The LSA recognises the following anomaly - The Old Rushall Conservation Area, which contains a concentration of designated heritage assets and valued landscape features, is of high sensitivity to residential or employment development.</p>	High	Mod High	Mod	Low Mod	Low		
			X					

Detailed assessment against environmental, social and economic criteria		
Criteria	Assessment	Rating

Environmental				
Greenfield/Previously Developed Land	Predominantly greenfield.			X
Topography	No significant land level differences.	X		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land	X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries (refer to tree officer where issues)	All trees are protected and it is likely that trees or shading from trees affects the whole of the site. It is unlikely that the Council could support the loss of these trees which would preclude development of this site.			X
Biodiversity or Geodiversity on site or significantly affecting boundaries (refer to consultee where issues)	The loss of tree is likely to have a significant detrimental impact.			X
Heritage Assets on site or significantly affecting boundaries (refer to HLC Study)	<p>Scheduled Monuments:</p> <ul style="list-style-type: none"> • Hlaew 12m north west of Rushall Hall, • Medieval fortified house at Rushall Hall; <p>Listed Buildings (Grade):</p> <ul style="list-style-type: none"> • GATEHOUSE AND CURTAIN WALLS AT RUSHALL HALL (II*), • RUSHALL NEW HALL (II), • CHURCH OF ST MICHAEL (II), • BARN APPROXIMATELY 30 METRES SOUTH WEST OF GATEHOUSE AT RUSHALL HALL (II), • Rushall War Memorial (II), • CROSS BASE APPROXIMATELY 3 METRES SOUTH OF CHURCH OF ST MICHAEL (II) <p>Conservation area: Old Rushall.</p> <p>HLC Study:</p> <p>Other:</p> <ul style="list-style-type: none"> • Moated site north of Rushall Hall - known monument within this site area, • potential for further burials associated with the Scheduled Hlaew 			X
Impact on visual amenity of adjacent land users, including existing residents	Very High impact on visual amenity of the setting of heritage assets at Rushall Hall, Hlaew, Church of St Michael and the conservation area.			X

Flood risk, drainage and ground water	Not in a high flood risk zone 3 area.	X		
Ground Contamination	Known belowground archaeological sites			X
Ground stability	No significant ground stability issues here.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015. However Electric Charging Points would be required in accordance with Air Quality SPD	X		
Noise impact of adjoining uses	No known significant issues	X		
Mineral Extraction and Mineral Resource Areas	In SAD Minerals safeguarding areas - Limestone; Sand and Gravels. Known historic limestone extraction in the area of Park Lime Pits to East of this site		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.	X		
Waste Infrastructure	No waste infrastructure constraints	X		
Other Environmental (specify)	No other issues identified.	X		
Economic				
Employment Development Opportunities	not suitable for employment use due to potential for Harm to Scheduled Monuments, Listed Buildings and other heritage assets			X
Employment Land	Not employment land near to residential uses and out of character		X	
Delivery / Phasing	No known issues to delivery or phasing.	X		
Viability	Not tested for viability but conservation and heritage constraints would be significant here.			X
Availability of utilities – electricity, gas, water, sewage treatment	Utilities likely to be present nearby, however getting them into the site may require Scheduled Monument Consent and Archaeological intervention			X
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No significant constraints.	X		

Highways access and transportation	Subject to further consultation but unlikely to be significant issues	X		
Impact on the wider road network	Subject to transport modelling.		X	
Other Economic (specify)	No other issues identified.	X		
Social				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School			X
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School	X		
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area	X		
Centre/Foodstore	The site is predominantly within 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Heritage assets including Scheduled Monuments, Grade II* and Grade II Listed Buildings, Conservation Area, and known below ground archaeological sites (unscheduled moat)			
Connections to local cycle route networks	No connection to Local Cycle Route Network.			X
Public Open Space	not public open space, grounds to residential property	X		
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.	X		
Other Social	No other issues identified.	X		
Opportunities				
Site would require extensive archaeological surveys to be completed in advance of any planning permission				X
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12, 14 and positive impacts for SA Objectives 5, 10, 13			
Sustainability Appraisal Employment Conclusion	Not a reasonable alternative			
Conclusion				
Site is unsuitable for allocation for development as it contains two scheduled monuments which are a Gateway Constraint. In addition impact on the heritage assets as a result of the loss of tree and a significant likely loss of ecology.				

Site Address	Site B, Poultry Farm to The Rear of 187 - 231 Pelsall Lane, Walsall							
Ward	Rushall-Shelfield	Call for Site Ref	n/a					
Site Area (ha)	0.4							
Site Reference	SA-0323-WAL							
Background/Context								
Current uses (list)	Site is split between farm/ cattery buildings and stables in North and paddocks in South. Access from Pelsall Lane via a driveway between 63 and 67, which is on a bend meaning there is restricted visibility in either direction. Site access is adjacent to the Ford							
Surrounding land uses	North and west: paddocks and fields; S and E: residential							
Constraints								
Gateway Constraints (where affecting part of submitted site)	Name / Details					Amount covered (ha's)		
SSSI	N/A					0		
Ancient Woodland / Veteran Trees	N/A					0		
Local Nature Reserve	N/A					0		
Flood Risk Zone 3	South section and site entrance					0.0741		
Registered Park & Garden	N/A					0		
Scheduled Ancient Monument	N/A					0		
Operational Burial Ground	N/A					0		
Common Land	N/A					0		
Existing Policy Designations (list)	Walsall SAD GB1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the separation of Walsall, Aldridge, and Bloxwich and a moderate contribution to preventing the sprawl of the West Midlands conurbation, and preventing encroachment on the countryside. The sub-parcel is contained to the northeast by the settlement of Pelsall, and to the west and southeast by the settlement edges of Bloxwich, Walsall, and Aldridge, which form part of the West Midlands conurbation. Any	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
			X					

	strategic release of land would reduce the fragile separation between the towns of Walsall, Aldridge, and Bloxwich, and between the intervening settlements of Pelsall, Shelfield, and Rushall. It would also harm connectivity between surrounding Green Belt areas.							
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a moderate-high overall sensitivity to residential development. Although the rural character of the area is impacted by its close proximity to the surrounding conurbation and existing development within it, sensitivity is increased due to its ecological and recreational value and by its role in providing a gap between settlements which override other criteria.	High	Mod High	Mod	Low Mod	Low		
			X					

Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Rating		
Environmental				
Greenfield/Previously Developed Land	Part of site greenfield paddocks, while the other part is previously developed farm buildings.		X	
Topography	ditch / cutting to ford brook on the south side of the site, may also be a drainage ditch on the western boundary		X	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land	X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries (refer to tree officer where issues)	No significant tree planting here.	X		
Biodiversity or Geodiversity on site or significantly affecting boundaries (refer to consultee where issues)	No significant issues	X		

Heritage Assets on site or significantly affecting boundaries (refer to HLC Study)	No known heritage assets here.	X		
Impact on visual amenity of adjacent land users, including existing residents	No significant local or wider issues in the context of existing structures.	X		
Flood risk, drainage and ground water	flood zones 2 and 3 cover much of the site from the south including the only access point to the site			X
Ground Contamination	site of sewage treatment works to west of site may indicate that there is ground contamination issues within site.		X	
Ground stability	No known ground stability issues.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015. However Electric Charging Points would be required in accordance with Air Quality SPD	X		
Noise impact of adjoining uses	No known significant issues	X		
Mineral Extraction and Mineral Resource Areas	No mineral infrastructure constraints.	X		
Mineral Infrastructure and Brickworks	No waste infrastructure constraints	X		
Waste Infrastructure	No other issues identified.	X		
Other Environmental (specify)	No known issues.	X		
Economic				
Employment Development Opportunities	site in use as a cattery	X		
Employment Land	Not employment land near to residential uses and out of character		X	
Delivery / Phasing	No known significant issues regarding delivery or phasing.	X		
Viability	There are no known significant risks to viability and likely to be developed within the plan period.	X		
Availability of utilities – electricity, gas,	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality		X	

water, sewage treatment	performance however there are no physical constraints regarding provision of additional treatment capacity.			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints here.			
Highways access and transportation	road access to site is on the inside of a bend which causes issues with visibility that cannot be mitigated due to the presence of the bridge over the stream to the SW and residential property to the north east			X
Impact on the wider road network	Subject to transport modelling.			
Other Economic (specify)	No other issues identified.	X		
Social				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				
Primary School	within 15 mins pedestrian access		X	
Secondary School	within 20 mins public transport access	X		
GP/Health Centre/Walk in	within 10 mins pedestrian access; within 10 mins public transport access	X		
Strategic Centre/Employment Area	within 30 mins pedestrian access; within 20 mins public transport access	X		
Centre/Foodstore	within 10 min pedestrian or public transport access	X		
Any character constraints on density (list)	Traditional semi-detached houses, edge of urban area.			
Connections to local cycle route networks	Site is within 500m of a section of the disused railway line between Walsall and Brownhills which has been turned into a Greenway with a metalled surface	X		
Public Open Space	designated as open space			X
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch	X		
Other Social	No other issues identified.	X		
Opportunities				
No specific opportunities identified.				
Sustainability Appraisal				

Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12, 13, 14 and positive impacts for SA Objective 10
Sustainability Appraisal Employment Conclusion	Not a reasonable alternative.
Conclusion	
Site is unsuitable for development due to the gateway constraint of Flood Zone 3 in the area that forms the highway access point to the site, no other potential highways access points exist outside this zone. Site may have scope as 'off site' biodiversity Net Gain site for Site A or Site B if they were allocated.	

Site Address	Site C, Poultry Farm to The Rear of 187 - 231 Pelsall Lane, Walsall							
Ward	Rushall-Shelfield	Call for Site Ref	n/a					
Site Area (ha)	1.71							
Site Reference	SA-0324-WAL							
Background/Context								
Current uses (list)	agricultural sheds / stables							
Surrounding land uses	Horsiculture to the North and West, residential and retail to the South and East							
Constraints								
Gateway Constraints (where affecting part of submitted site)	Name / Details						Amount covered (ha's)	
SSSI	N/A						0	
Ancient Woodland / Veteran Trees	N/A						0	
Local Nature Reserve	N/A						0	
Flood Risk Zone 3	Ford Brook						1	
Registered Park & Garden	N/A						0	
Scheduled Ancient Monument	N/A						0	
Operational Burial Ground	N/A						0	
Common Land	N/A						0	
Existing Policy Designations (list)	Walsall SAD GB1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the separation of Walsall, Aldridge, and Bloxwich and a moderate contribution to preventing the sprawl of the West Midlands conurbation, and preventing encroachment on the countryside. The sub-parcel is contained to the northeast by the settlement of Pelsall, and to the west and southeast by the settlement edges of Bloxwich, Walsall, and Aldridge, which form part of the West Midlands conurbation. Any strategic release of land would reduce the fragile separation between the towns of Walsall, Aldridge, and Bloxwich, and	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X					

	between the intervening settlements of Pelsall, Shelfield, and Rushall. It would also harm connectivity between surrounding Green Belt areas.							
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a moderate-high overall sensitivity to residential development. Although the rural character of the area is impacted by its close proximity to the surrounding conurbation and existing development within it, sensitivity is increased due to its ecological and recreational value and by its role in providing a gap between settlements which override other criteria.	High	Mod High	Mod	Low Mod	Low		
			X					

Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Rating		
Environmental				
Greenfield/Previously Developed Land	site is mostly agricultural sheds	X		
Topography	Land on an incline would be a development constraint, could be significant taking account of flood risk here.			X
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land.	X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries (refer to tree officer where issues)	Established trees worthy of retention exist and should be retained without significant impact on developable area.	X		
Biodiversity or Geodiversity on site or significantly affecting boundaries (refer to consultee where issues)	Ecology survey required for area near to brook but unlikely to be significant overall.		X	
Heritage Assets on site or	No known heritage assets here.	X		

significantly affecting boundaries (refer to HLC Study)				
Impact on visual amenity of adjacent land users, including existing residents	There would be some local impact from windows of houses but no significant amenity issues, the parcel is seen against the backdrop of residential development so there would not be significant wider harm.	X		
Flood risk, drainage and ground water	Flood risk zones 2 and 3 almost all of the site.			X
Ground Contamination	no known land contamination	X		
Ground stability	No known issues.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015	X		
Noise impact of adjoining uses	sports ground adjacent to north may result in amenity impacts on residents of any development here		X	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.	X		
Waste Infrastructure	No waste infrastructure constraints	X		
Other Environmental (specify)	No other issues identified.	X		
Economic				
Employment Development Opportunities	site possibly in use as kennels and grooming parlour? Mixed uses in the area but no employment which is unlikely to be suitable next to the residential uses.			X
Employment Land	Not employment land near to residential uses and out of character		X	
Delivery / Phasing	No known significant issues regarding delivery or phasing.			
Viability	There are no known significant risks to viability and likely to be developed within the plan period.	X		
Availability of utilities – electricity, gas, water, sewage treatment	Goscote WWTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constraints regarding provision of additional treatment capacity.		X	
Infrastructure constraints on /	No known infrastructure constraints here.	X		

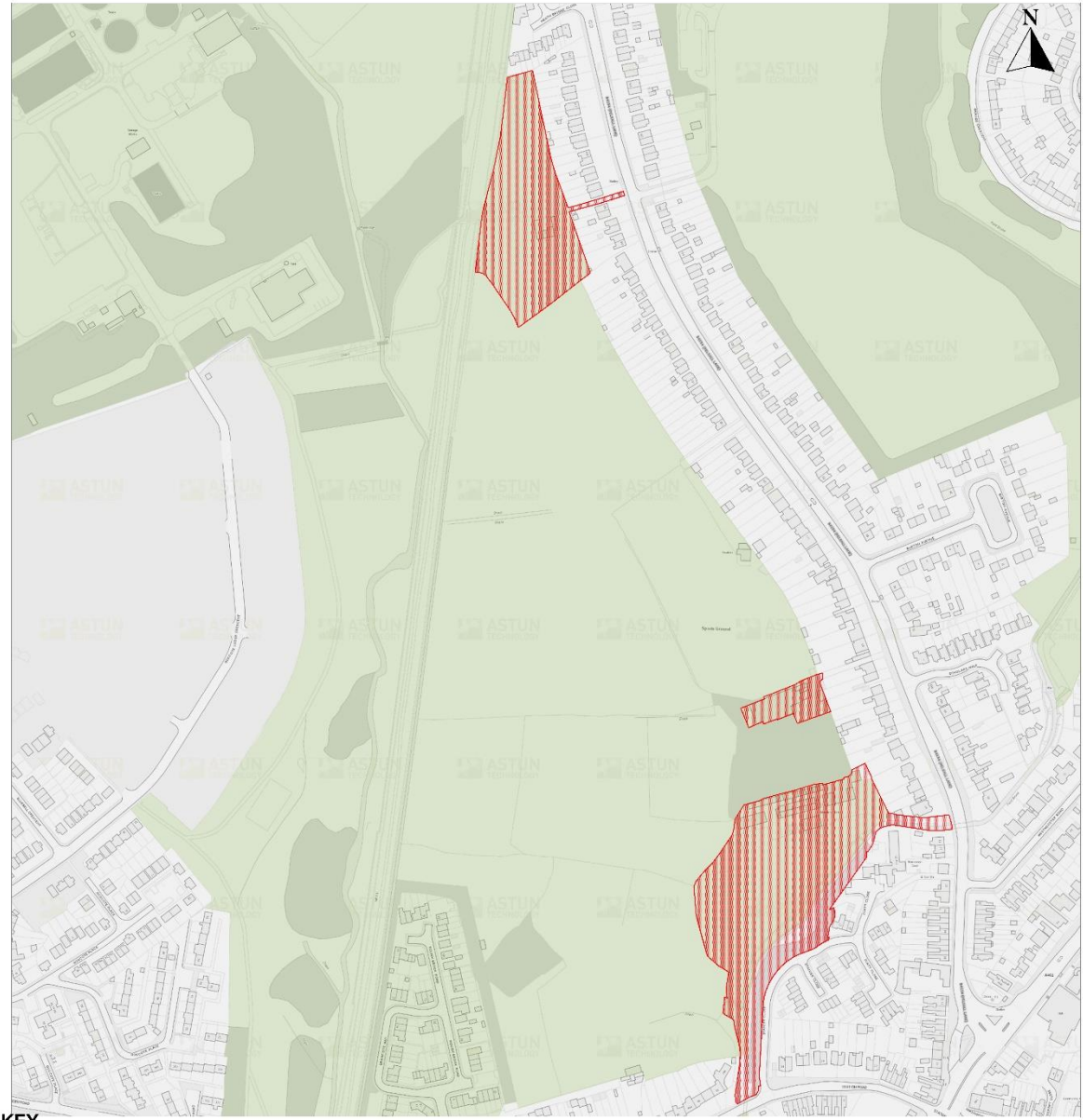
under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	access point is located between two houses so there is limited options for creating visibility splay for new road			X
Impact on the wider road network	Subject to transport modelling.		X	
Other Economic (specify)	No other issues identified.	X		
Social				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2				
Primary School	within 15 mins pedestrian access		X	
Secondary School	within 20 mins public transport access	X		
GP/Health Centre/Walk in	within 10 mins pedestrian access; within 10 mins public transport access	X		
Strategic Centre/Employment Area	within 30 mins pedestrian access; within 20 mins public transport access	X		
Centre/Foodstore	within 10 min pedestrian or public transport access	X		
Any character constraints on density (list)	Cricket pitch directly to the north of site is on a N-S alignment due to the existing constraints of the housing on Pelsall Lane, plus the shape of the site. Mitigation would be required to ensure that the risk from stray balls is limited			
Connections to local cycle route networks	Cycle route network CR001 runs alongside the parcel allowing access to Pelsall and Walsall.	X		
Public Open Space	shown as open space but may be an error as site is partially developed.			X
Loss of Playing Field / Sports Pitches	Not a playing field or sports pitch, but redevelopment could have negative impact on adjacent sports pitch		X	
Other Social	No other issues identified.	X		
Opportunities				
No specific opportunities identified.				
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 7, 9, 12, 13, 14 and positive impacts for SA Objectives 5, 6, 10			

Sustainability Appraisal Employment Conclusion	Not a reasonable alternative.
Conclusion	
The site is predominantly in flood zone three with flood zone 2 and the likely impact any development would have to contribute to flooding. There are also significant concerns about access to the site.	

Maps of Sites

Black Country | **Plan**
Planning for the future of the Black Country

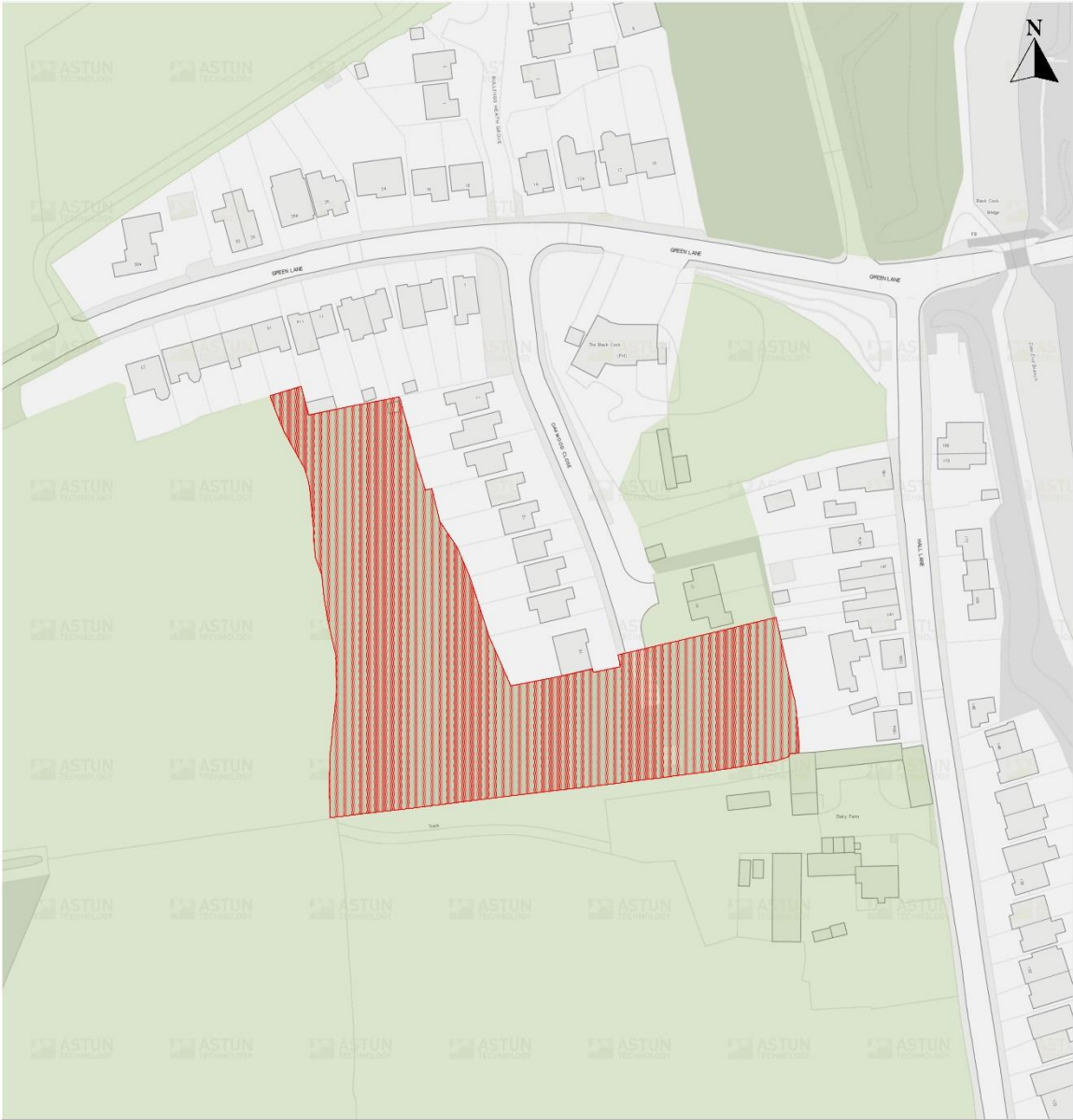
SA-0318-WAL, SA-0323-WAL AND SA-0324-WAL
POULTRY FARM TO THE REAR OF 187 -
231 PELSALL LANE, WALSALL



KEY

- Rejected Site
- Green Belt
- Walsall Boundary

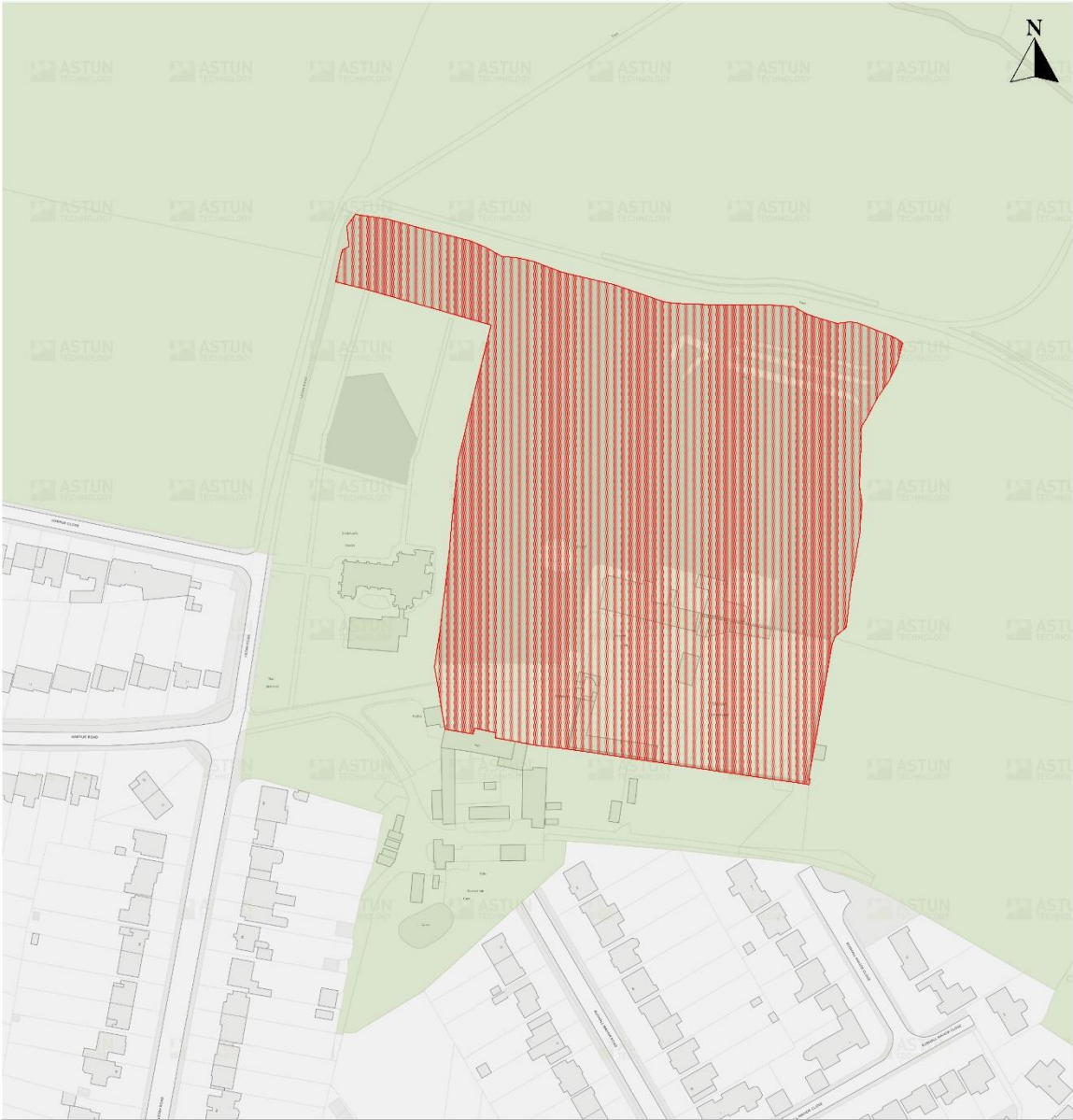
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