

Appendix B - Sandwell

Appendix B-1: Summary of Sites Assessed (Sandwell)

Site Assessment Reference	Ward	Address	Link to interactive map
Housing Sites			
Selected			
SA-0006-SAN	Charlemont with Grove Vale	Charlemont Community Centre	Click Here
SA-0020-SAN	Great Barr with Yew Tree	Land to North of Painswick Close Sub Station	Click Here
SA-0033-SAN	Oldbury	Dudley Road East	Click Here
SA-0048-SAN	Oldbury	Brades Road, Oldbury	Click Here
SA-0001-SAN	Newton	Land at Tanhouse Avenue, Great Barr	Click Here
Employment Sites			
Selected			
SA-0025-SAN	Cradley Heath and Old Hill	Land off Overend Road, Cradley Heath Business Park, Cradley Heath	Click Here

B-1 Summary of Sites Assessed (Sandwell)

SA-0045-SAN	Great Bridge	Legacy 43, Ryder Street, West Bromwich	Click Here
SA-0030-SAN	Great Bridge	Whitehall Road, Tipton	Click Here
SA-0042-SAN	Langley	Land adjacent to Asda, Wolverhampton Road, Oldbury	Click Here
SA-0027-SAN	Langley	Land at Birchley Island, Junction 2 of M5, Oldbury	Click Here
SA-0044-SAN	Oldbury	British Gas, Land off Dudley Road, Oldbury	Click Here
SA-0043-SAN	Oldbury	Rounds Green Road / Shidas Lane, Oldbury	Click Here
SA-0028-SAN	Oldbury	Roway Lane, Oldbury, B69 3AY	Click Here
SA-0026-SAN	Tipton Green	Land at Coneygre, Newcomen Drive, Sandwell	Click Here
Not Selected			
SA-0009-SAN	Charlemont with Grove Vale	Water Lane	Click Here
SA-0010-SAN	Charlemont with Grove Vale	Newton Rd – Wigmore Lane – M5	Click Here
SA-0015-SAN	Charlemont with Grove Vale	Ray Hall Water Works (parcel)	Click Here
SA-0016-SAN	Charlemont with Grove Vale	Tamebridge Parkway Station North of Train Station (a)	Click Here
SA-0018-SAN	Charlemont with Grove Vale	Tamebridge Parkway Station – South of Train Station (c)	Click Here
SA-0049-SAN	Cradley Heath and Old Hill	Units 1a, 1b, 1c, 1d, 1e, Woods Lane and yard off Cradley Road, Cradley Heath	Click Here
SA-0020-SAN	Great Barr with Yew Tree	Painswick Close Sub Station (b)	Click Here

B-1 Summary of Sites Assessed (Sandwell)

SA-0004-SAN	Great Barr with Yew Tree	Wilderness Lane - Land surrounding Q3	Click Here
SA-0022-SAN	Great Barr with Yew Tree	M6 Junction 7	Click Here
SA-0045-SAN	Great Barr with Yew Tree	Land at north site of Queslett Road	Click Here
SA-0003-SAN	Great Barr with Yew Tree	Land off Birmingham Road, Great Barr	Click Here
SA-0046-SAN	Great Bridge	Tipton Central Clinic, Horseley Road, Tipton	Click Here
SA-0042-SAN	Langley	Land Adj To Asda Wolverhampton Road Oldbury	Click Here
SA-0033-SAN	Oldbury	Dudley Road East	Click Here
SA-0011-SAN	West Bromwich Central	Forge Farm – Forge Lane (b)	Click Here
SA-0012-SAN	West Bromwich Central	Sandwell Park Farm	Click Here
SA-0013-SAN	West Bromwich Central	Sandwell Park Golf Club (a)	Click Here
SA-0014-SAN	West Bromwich Central	Sandwell Park Golf Club (b)	Click Here
SA-0047-SAN	West Bromwich Central	Site of former 'Star & Garter' public house, 252 Duchess Parade, High St, West Bromwich, B70 7QG.	Click Here

Appendix B-2: Call for Sites Not Assessed and Reasons Why (Sandwell)

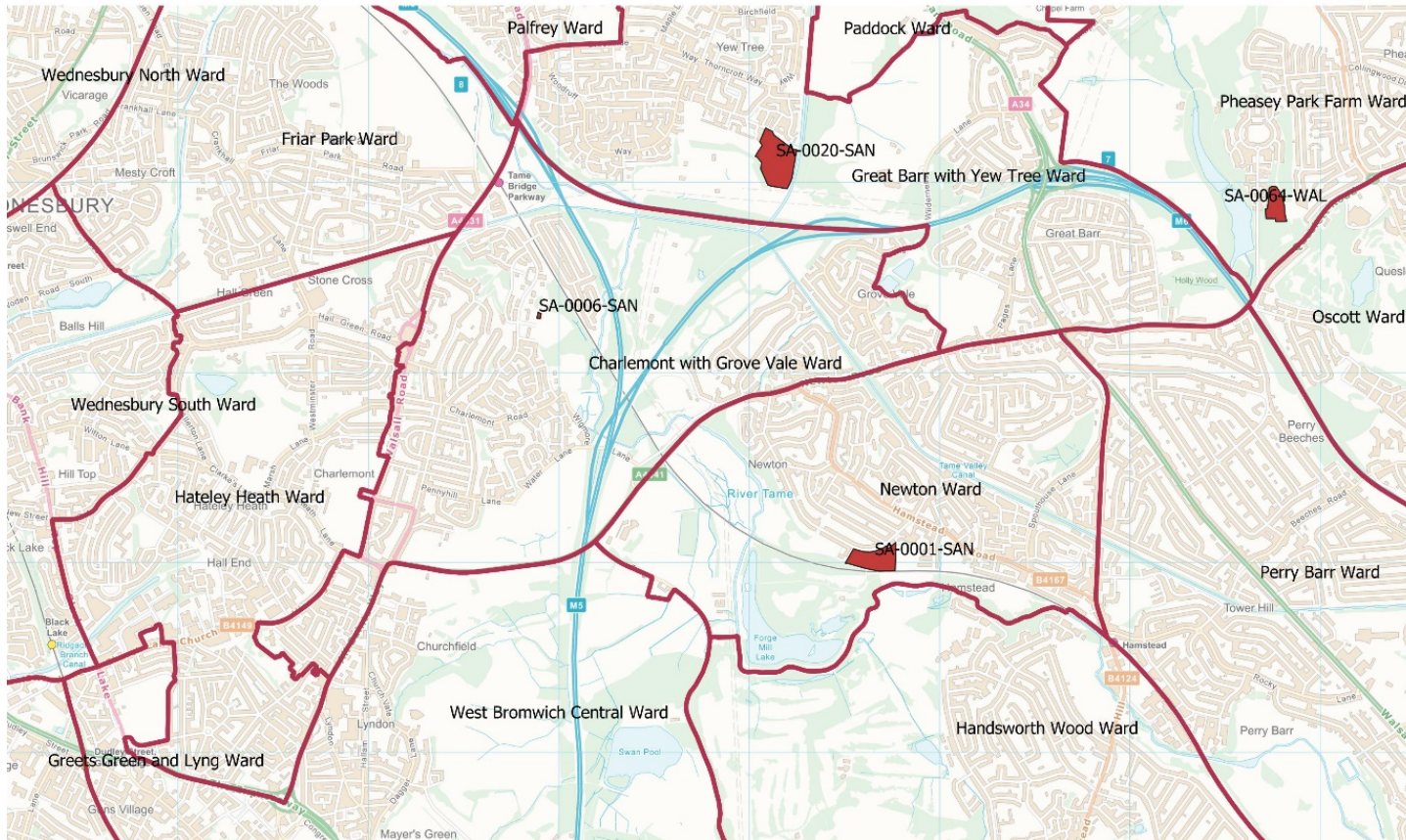
Site Assessment Reference	Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed	Link to interactive map
SA-0031-SAN	154	Friar Park	Friar Park Road, Bescot, WS10 OEG	9.2	The site is already allocated in the SAD. The submitter has withdrawn the site from the process.	Click Here
SA-0032-SAN	157	Charlemont with Grove Vale	Ray Hall Lane	33.8	The submitter has withdrawn the site from the process.	Click Here
SA-0029-SAN	334	Rowley Regis	Edwin Richards Quarry		The site already has planning permission for housing	Click Here
SA-0050-SAN	520	Great Barr with Yew Tree	Peak House Farm	27.12	Duplication of submission CfS 115	Click Here
Not a call for sites		Old Warley	Brandhall Golf Course	36.9	Cabinet approval to investigate development options – masterplanning exercise under way	Click Here
SA-0005-SAN		Great Barr with Yew Tree	Q3 Academy	5.81	Operational site - so not considered	Click Here
SA-0007-SAN		Charlemont with Grove Vale	Charlemont	7.89	Operational site - so not considered	Click Here
SA-0017-SAN		Charlemont with Grove Vale	Tambridge Parkway Station -Station Car Park	1.21	Operational site - so not considered	Click Here
SA-0019-SAN		Great Barr with Yew Tree	Painswick Close Sub Station	14.6	Operational site - so not considered	Click Here

Table B-2 Call for Sites Not Assessed and Reasons Why (Sandwell)

Site Assessment Reference	Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed	Link to interactive map
SA-0023-SAN		Great Barr with Yew Tree	Holiday Inn Site	4.99	Operational site - so not considered	Click Here
SA-0024-SAN		Great Barr with Yew Tree	Whitecrest Primary School	14.69	Operational site - so not considered	Click Here
SA-0034-SAN		Great Barr with Yew Tree	Queslett Rd, Motorway	2.2	Operational site - so not considered	Click Here
SA-0035-SAN		Great Barr with Yew Tree	Rushall Canal	2.8	Operational site - so not considered	Click Here
SA-0036-SAN		Charlemont with Grove Vale	Newton Rd - M5	7.54	Operational site - so not considered	Click Here
SA-0037-SAN		West Bromwich Central	Europa Way - M5	2.59	Operational site - so not considered	Click Here
SA-0038-SAN		West Bromwich Central	Devonshire Drive	0.56	Operational site - so not considered	Click Here
SA-0039-SAN		Newton	Community Open Space	0.58	Operational site - so not considered	Click Here
SA-0040-SAN		Newton	Forge Farm Car Pak	1.25	Operational site - so not considered	Click Here
SA-0041-SAN		West Bromwich Central	Swan Pool Car Park	0.99	Operational site - so not considered	Click Here

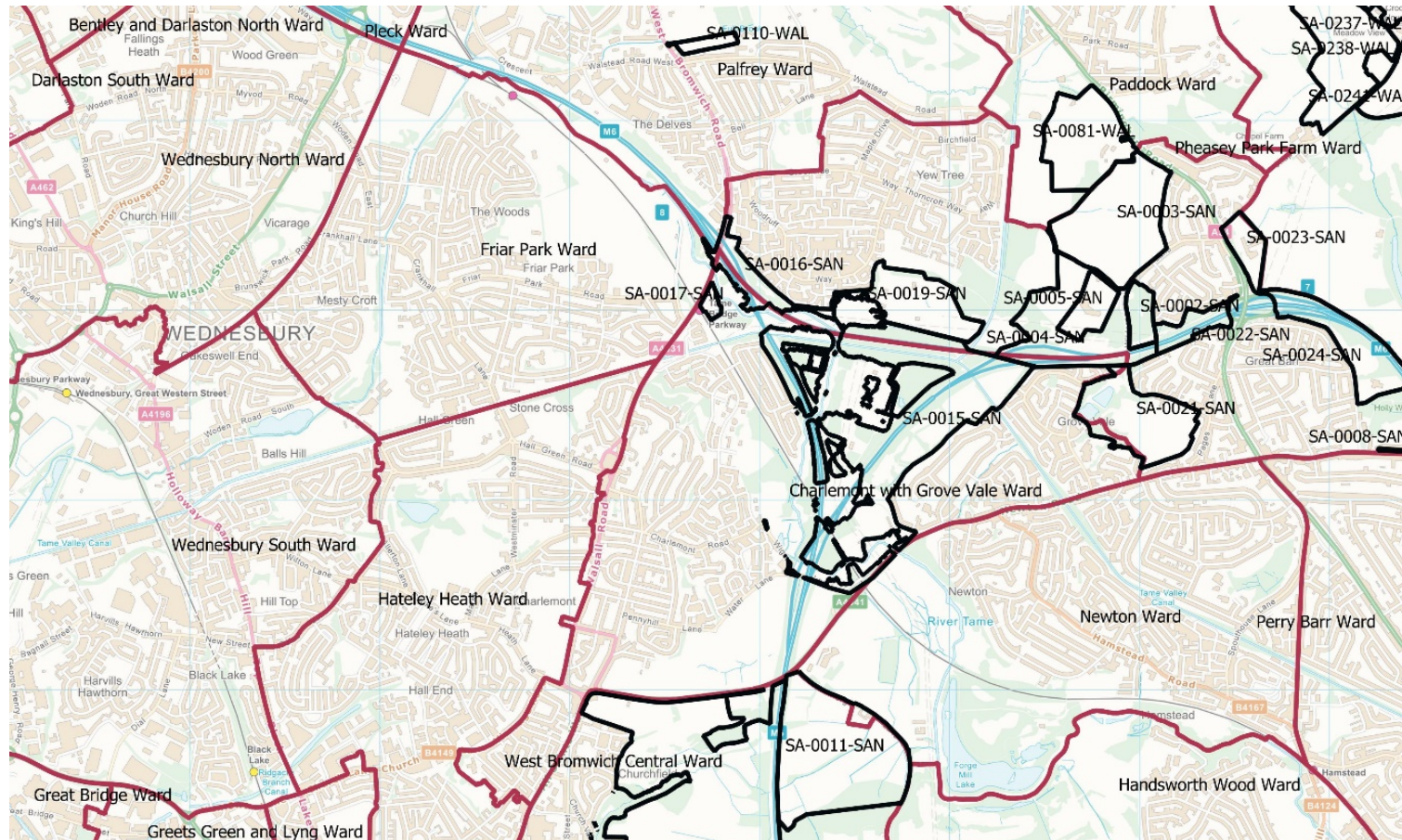
Appendix B-3: Sandwell Ward Maps

Charlemont with Grove Vale – Selected Sites



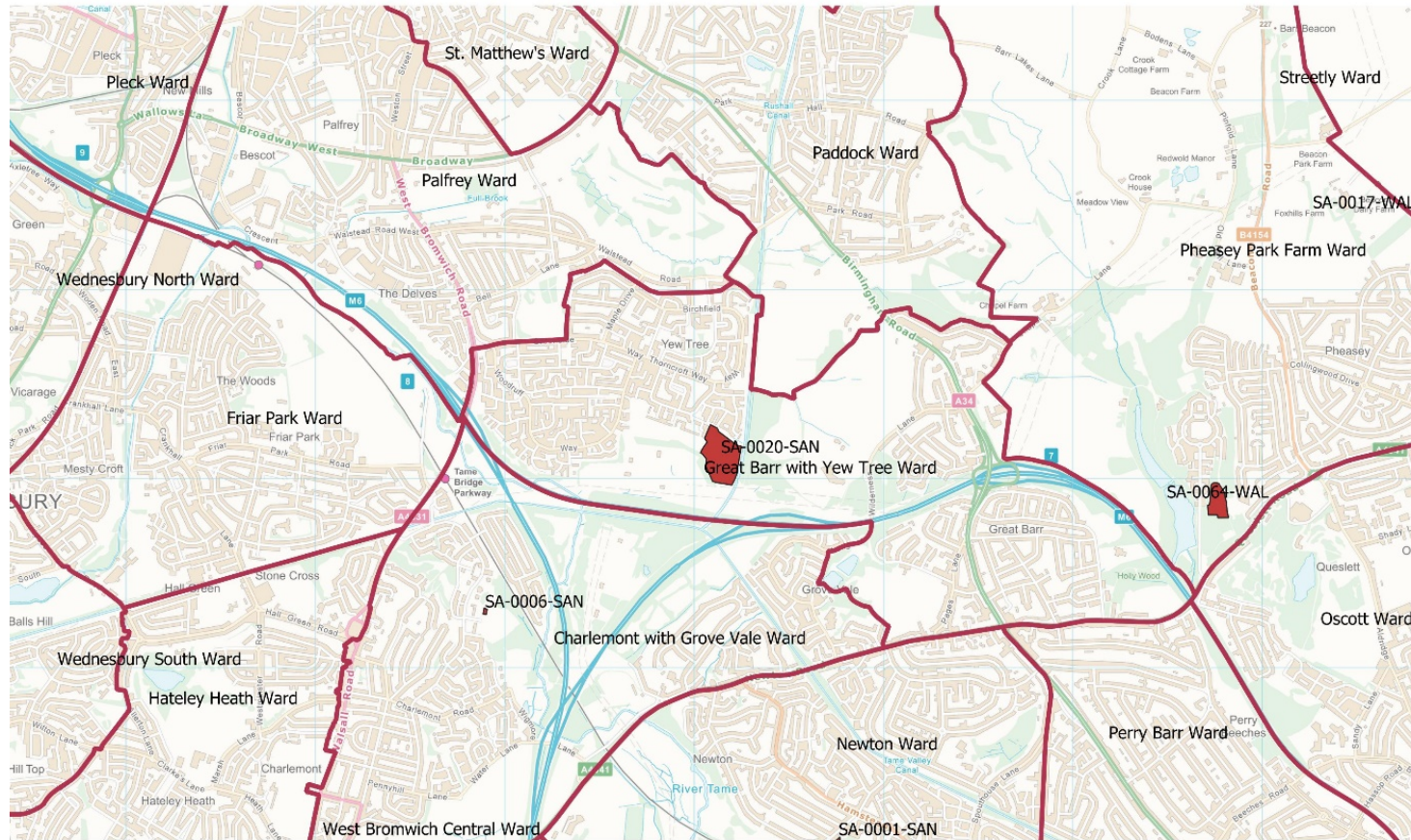
B-3 Sandwell Ward Maps

Charlemont with Grove Vale – Rejected Sites



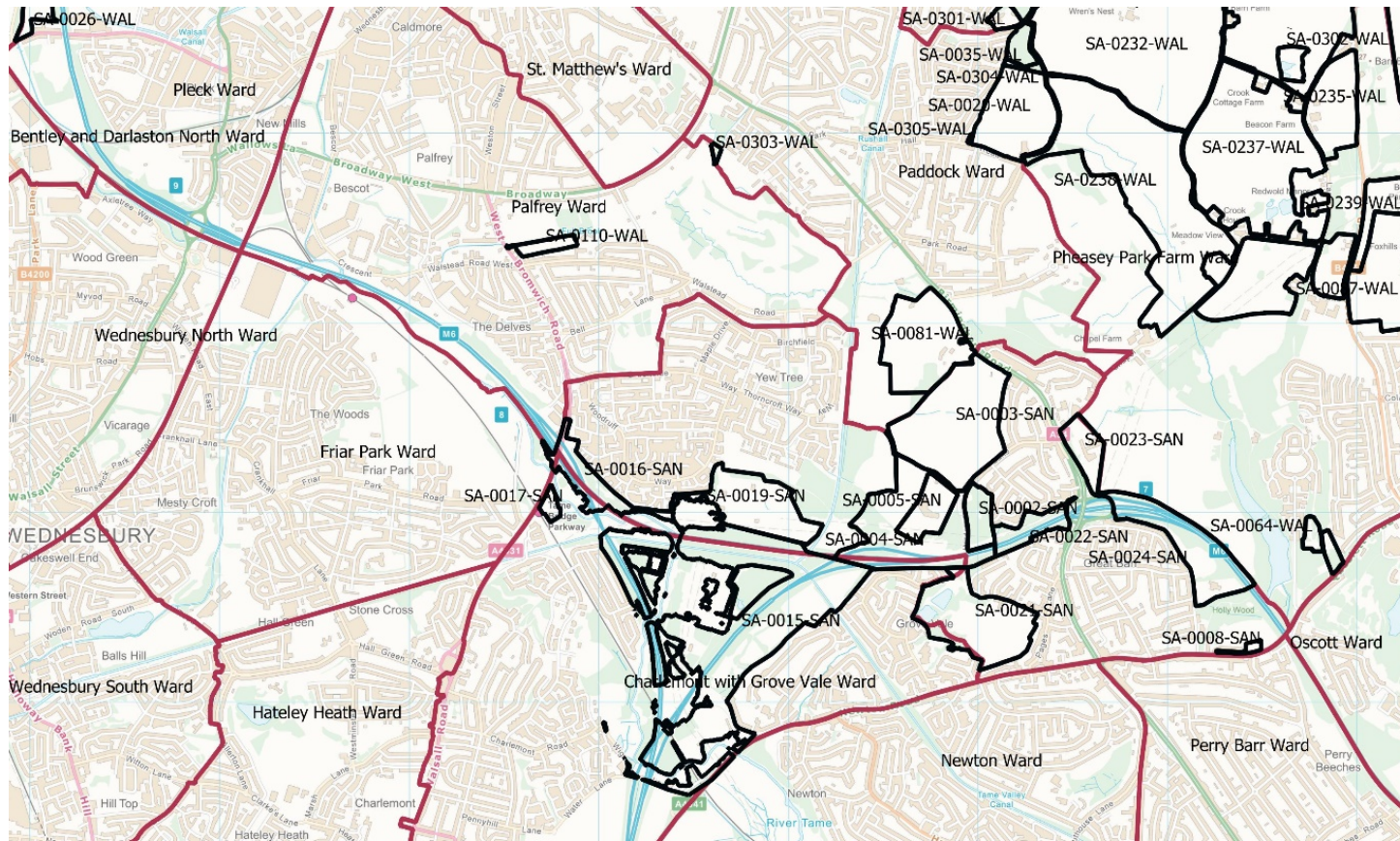
B-3 Sandwell Ward Maps

Great Barr with Yew Tree Ward – Selected Sites



B-3 Sandwell Ward Maps

Great Barr with Yew Tree – Rejected Sites

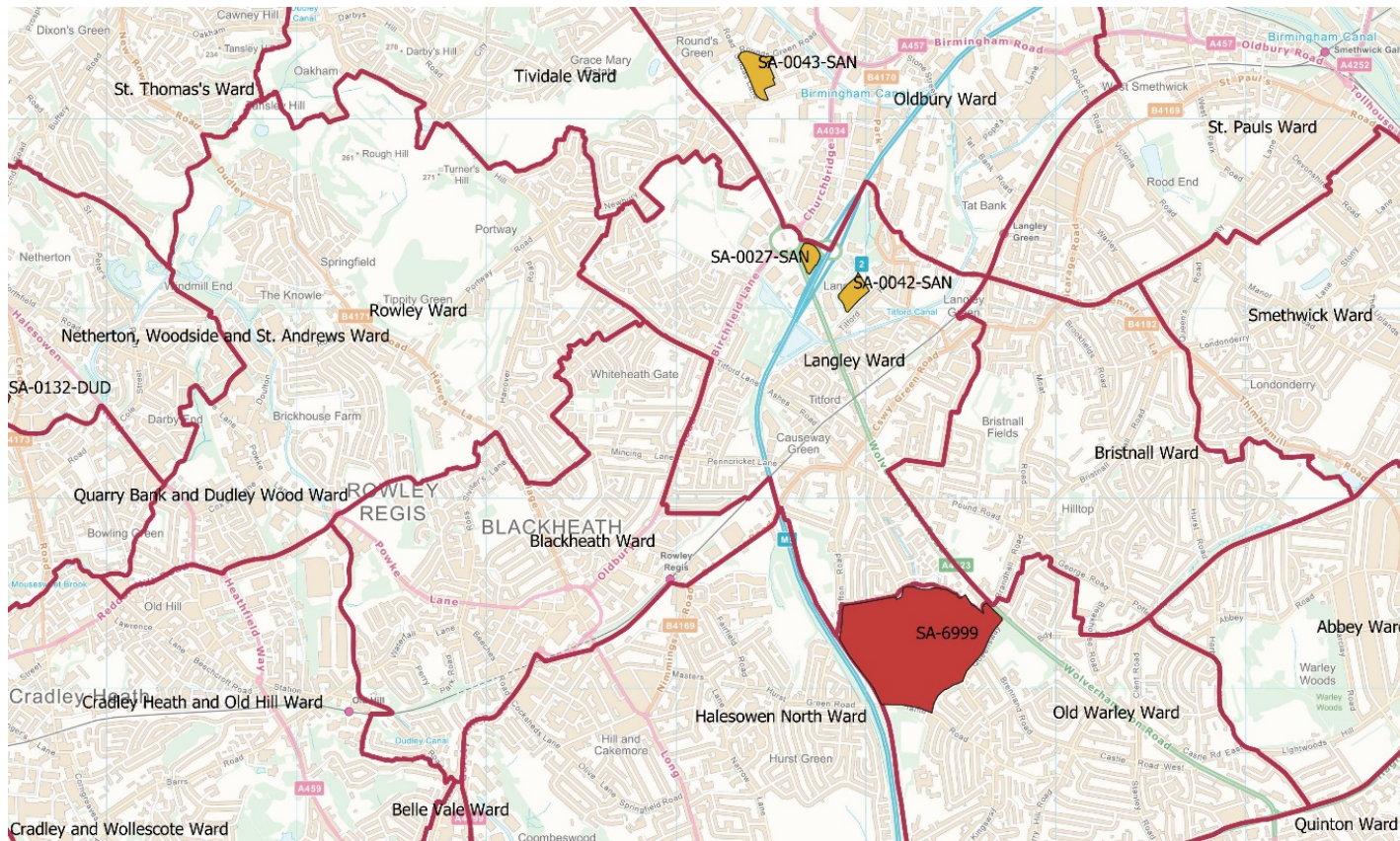


Great Barr with Yew Tree Ward

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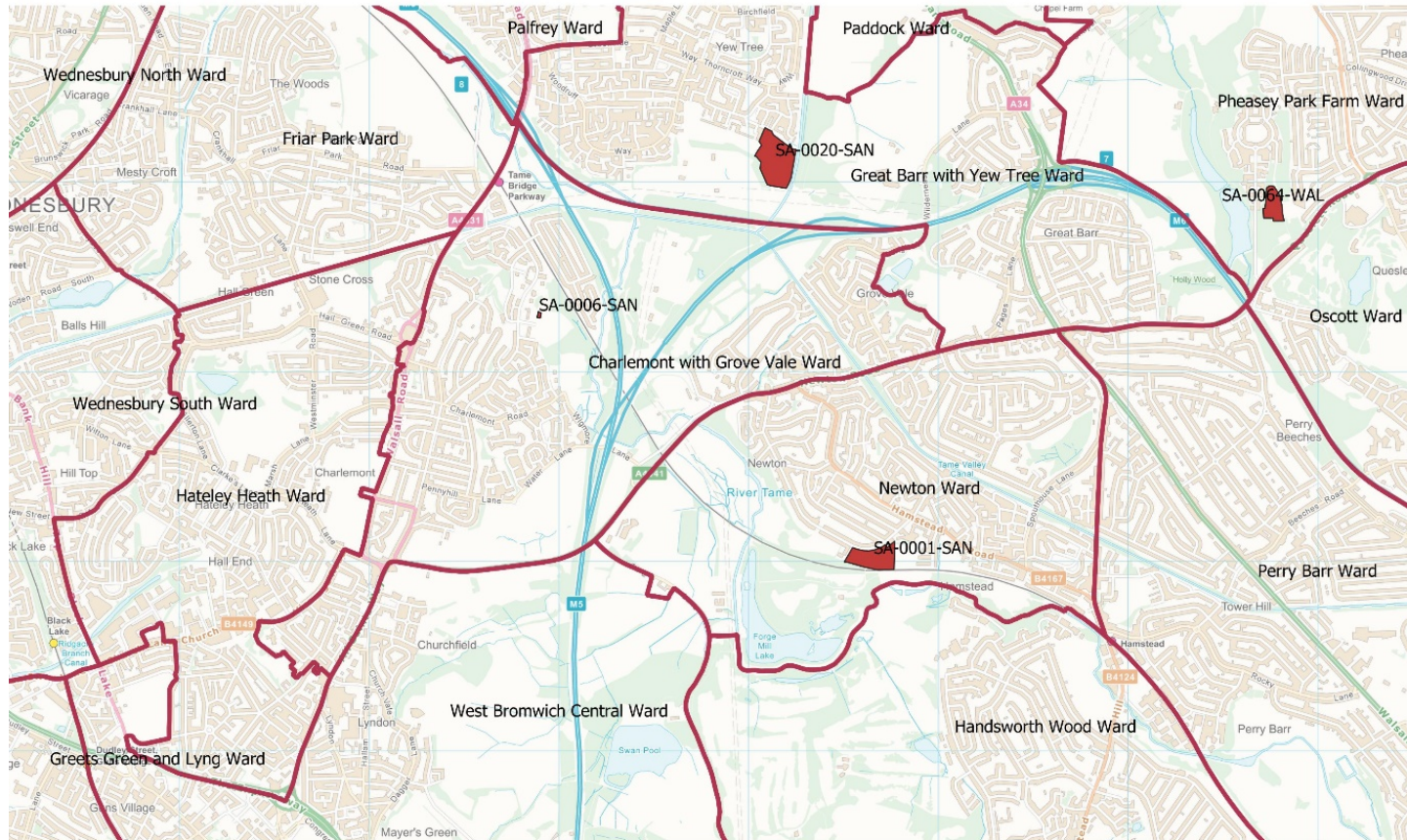
B-3 Sandwell Ward Maps

Langley – Selected Sites



B-3 Sandwell Ward Maps

Newton – Selected Sites



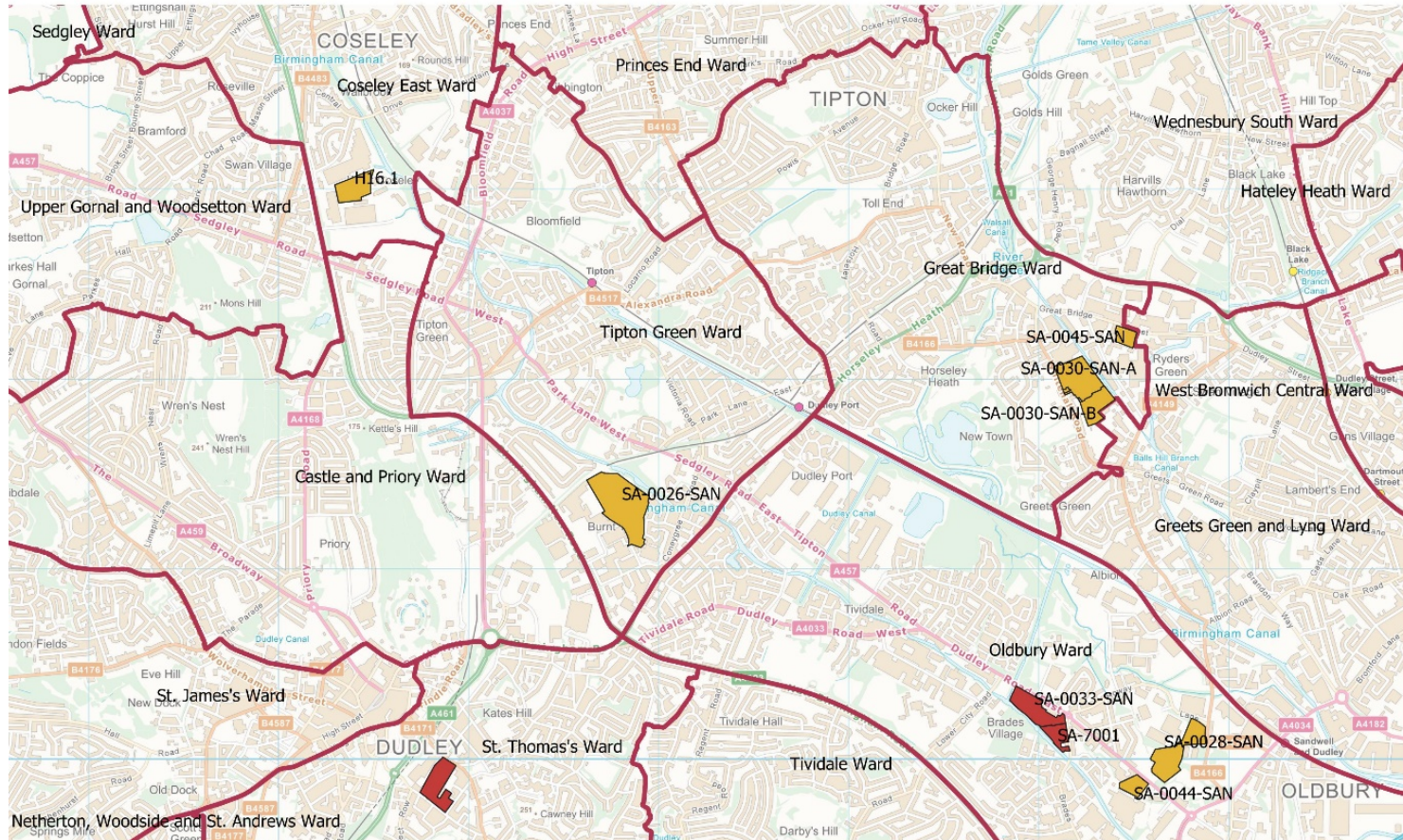
Oldbury – Selected Sites



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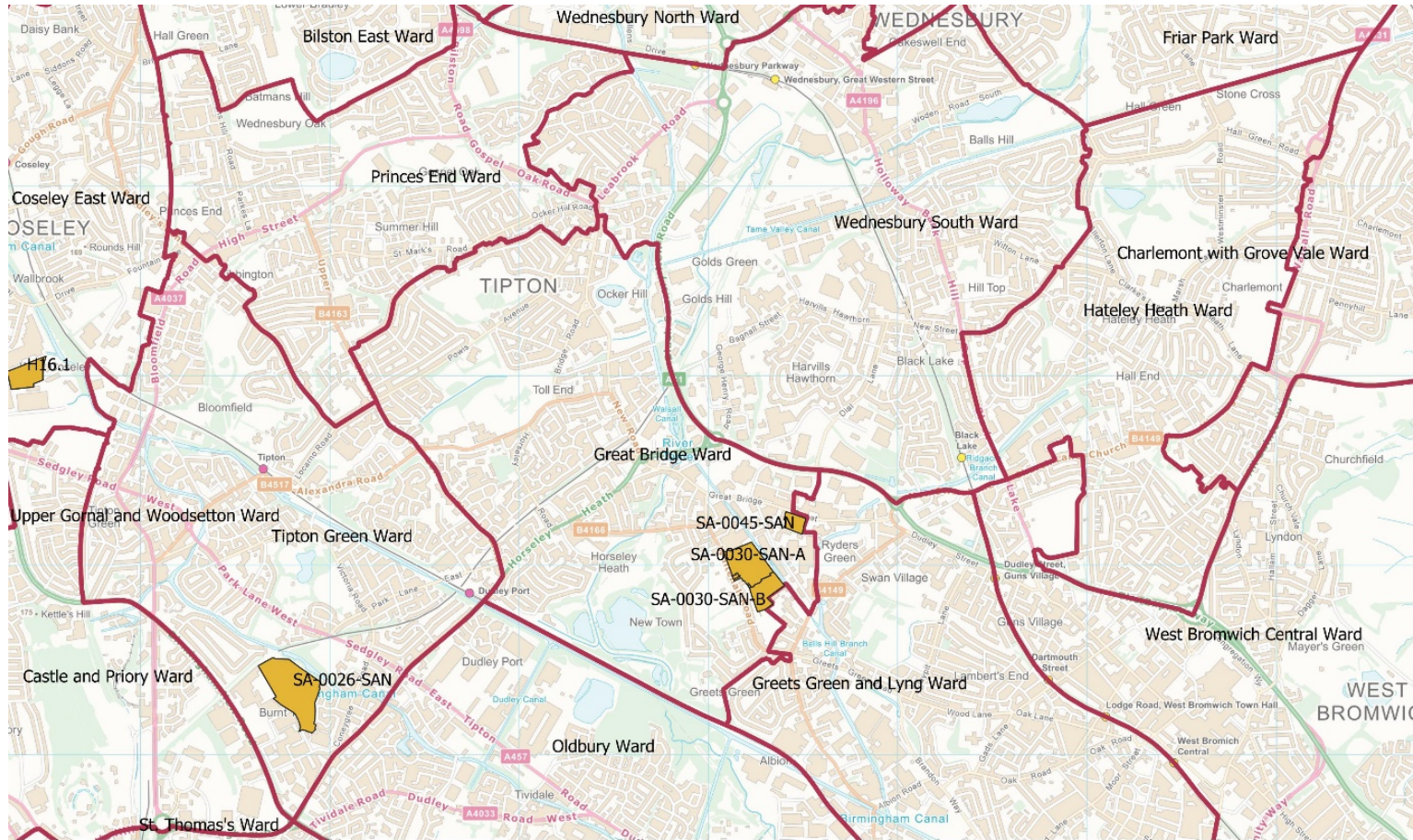
B-3 Sandwell Ward Maps

Tipton Green Ward – Selected Sites



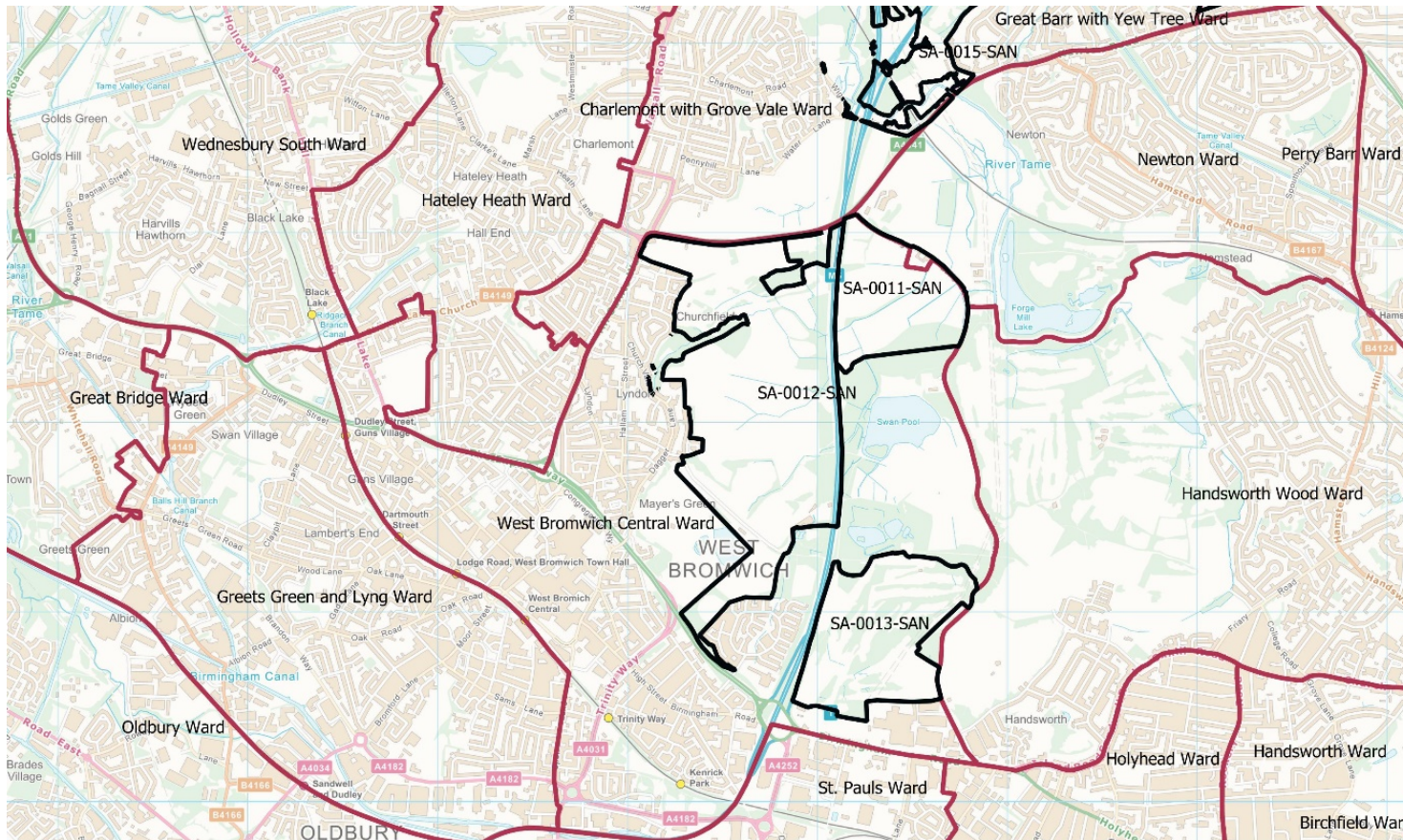
B-3 Sandwell Ward Maps

Great Bridge Ward – Selected Sites



B-3 Sandwell Ward Maps

West Bromwich Central – Rejected Sites



Appendix B-4: Sites Assessed for Housing and Selected (Sandwell)

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

All sites in the following order:

1. Ward
2. Site Assessment Reference

Contents

Ward	Site Known As	Site Reference	Page
Charlemont with Grove Vale	Charlemont Community Centre	SA-0006-SAN	17
Great Barr with Yew Tree	Land to the North of Painswick Close (Bustleholme) sub-station	SA-0019-SAN & SA-0020-SAN	20
Oldbury	Land at Dudley Road East / Brades Road	SA-0033-SAN	24
	Brades Road, Oldbury	SA-0048-SAN	27
Newton	Tanhouse Avenue, Great Barr	SA-0001-SAN	30

B-4: Sites Assessed for Housing and Selected (Sandwell)

Site Known as		Charlemont Community Centre		
Site Address		Charlemont Community Centre, Beaconview Road, West Bromwich		
Ward		Charlemont with Grove Vale	Call for Site Ref	263
Site Area (ha)	0.05	Capacity proposed in Call for Sites submission		None provided
Land Type	Brownfield	Site Assessment Reference		SA-0006-SAN
Background/Context				
Current uses	Community Centre – single storey building on the site			
Surrounding land uses	Residential to the east comprising of multi-storey tower blocks. Open space and play area to the west.			
Constraints				
Gateway Constraints (where affecting part of submitted site)		Name / Details		Amount covered (ha's)
SSSI/SAC/SINC		N/A		
Ancient Woodland / Veteran Trees		N/A		
Local Nature Reserve		N/A		
Flood Risk Zone 3		N/A		
Registered Park & Garden		N/A		
Scheduled Ancient Monument		N/A		
Operational Burial Ground		N/A		
Common Land		N/A		
Existing Policy Designations		Green Belt (whole site) Wildlife Corridors (over half of top of site) (0.04ha) Flood Zone 1 Community open space allocation surrounds the site (but does not include the proposed site)		
Green Belt and Landscape Sensitivity Assessment				
Criteria	Assessment			Rating
Green Belt Harm (B77A part of)	Low	The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. The sub-parcel is tightly contained to the north and west by the settlement edge of West Bromwich, which forms part of the West Midlands conurbation. Also, a Site of Importance for Nature Conservation and an area of Flood Zone 3 occupy the north and east of the sub-parcel and are deemed inappropriate for development. Expansion of West Bromwich south eastwards within sub-parcel B77A would not result in development extending eastwards beyond the existing urban edge of West Bromwich. In addition, sub-parcel B77A is well contained by the inset settlement of West Bromwich, as well as a river, road, Flood Zone 3 and a Site of Importance for Nature Conservation to the southeast, which would simplify the existing Green Belt boundary.		
Landscape Sensitivity (BL22)	Low to Moderate	The landscape area has a low-moderate sensitivity to residential development, with no key sensitive landscape features, aside from the aforementioned valued natural features.		
Detailed assessment against environmental, economic and social criteria				

B-4: Sites Assessed for Housing and Selected (Sandwell)

Criteria	Assessment	Rating
Environmental		
Greenfield/Previously Developed Land	The whole site contains a community centre building. It is developed land.	
Topography	The site is flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO protected trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Not within SINC or SLINC.	
Heritage Assets on site or significantly affecting boundaries	None	
Visual amenity and Character of the Area	No issues	
Flood risk, drainage and ground water	Not in a Flood Zone	
Ground Contamination	No known issues	
Ground stability	Coal Mining Low Risk Area	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	DP Mineral Safeguarding Area (BCCS) whole site.	
Economic		
Employment Development Opportunities	Not suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Brownfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	No known constraints	

B-4: Sites Assessed for Housing and Selected (Sandwell)

Highways access and transportation	Access at present via an un-adopted narrow drive on the south side of Briarley House (block of flats) into a car park that does not form part of the site. Access may be problematic.					
Impact on the wider road network	No known issues					
Other Economic	None					
Social						
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Within 15 mins following any viable mitigation	
Primary School	Within 15 mins following any viable mitigation		Strategic Centre/Employment Area		Within 20 mins following any viable mitigation	
Secondary School	Within 25 mins following any viable mitigation		Centre/Foodstore		Within 10 mins following any viable mitigation	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)			High Density (45-100 dph)		Moderate Density (40-45 dph) X
Any character constraints on density	Given the local character a density of more than 40dph could be appropriate					
Connections to local cycle route networks	Newton Road – Closest cycle network at 1.6km Offsite works required to create connection					
Public Open Space	No loss, surrounded by Community Open Space which is of high quality and value.					
Loss of Playing Field / Sports Pitches	No loss					
Other Social	Loss of community centre but no information as to how this facility is already used at present.					
Opportunities						
Opportunities	To improve aesthetic appearance of the current site					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 8, 12, 13; minor positive impact for Objectives 5, 6, 9, 10, 12, 13, 14 (flood zones; undeveloped land; transport; housing; health; economic opportunities; access to schools) and minor negative impacts for Objectives 2, 7, 11, 12, 14 (landscape sensitivity, air quality, equality, access to secondary schools).					
Conclusion						
There are no red ratings for this site. The only amber ratings relate to possible issues with access arrangements and capacity of gas. The site is suitable for release from the green belt at a density of 40dph or potentially higher given the proximity of high rise residential blocks immediately adjacent to the site.						
Site suitable for allocation for 1 home with breakdown of uses as set out below:						
Appropriate uses given constraints and infrastructure requirements	Housing 0.05ha	Employment 0 ha		Other (specify): 0 ha		

B-4: Sites Assessed for Housing and Selected (Sandwell)

Site Known as		Land to the North of Painswick Close (Bustleholme) sub-station		
Site Address		Land to the north of Painswick Close (Bustleholme) sub-station, Off Woodruff Way, Tamebridge, Walsall.		
Ward		Great Barr with Yew Tree	Call for Site Ref	N/A
Site Area (ha)	14.6	Capacity proposed in Call for Sites submission		N/A
Land Type	Greenfield	Site Assessment Reference		SA-0019-SAN & SA-0020-SAN
Background/Context				
Current uses	Large electricity generating sub-station site with open land.			
Surrounding land uses	To the north and west by the Tamebridge housing estate, to the east by the Rushall canal and to the south elevated M5/M6 motorway interchange.			
Constraints				
Gateway Constraints (where affecting part of submitted site)		Name / Details		Amount covered (ha's)
SSSI/SAC/SINC		N/A		
Ancient Woodland / Veteran Trees		Yes		10% approx
Local Nature Reserve		N/A		
Flood Risk Zone 3		Yes		South-west corner
Registered Park & Garden		N/A		
Scheduled Ancient Monument		N/A		
Operational Burial Ground		N/A		
Common Land		N/A		
Existing Policy Designations		Green Belt; Public Open Space (SAD) adjacent to north and east section of the site; Part SLINC (Ancient Woodland); Flood Risk Zone 3 (part); Public footpath dissects the site; Canal Polices; Wildlife Corridor (canal)		
Green Belt and Landscape Sensitivity Assessment				
Criteria	Assessment			Rating
Green Belt Harm (B79A)	Moderate	The sub-parcel makes a strong contribution to maintaining the separation of Walsall and Birmingham and a moderate contribution to preventing encroachment on the countryside. The sub-parcel is contained to the north and west by the settlement edge of Walsall, which forms part of the West Midlands conurbation. The M6 and the Tame Valley Canal are strong boundaries but expansion of Walsall south eastwards would significantly weaken the gap between Walsall and Great Barr (adjoining Birmingham), reducing the perceived and physical separation of these towns.		
Landscape Sensitivity (BL23/BL24)	Low	The landscape is considered to have an overall low sensitivity to residential development, as the majority of the criteria score low. The landscape is considered to have a low sensitivity to employment development, as large scale modern development including the M6, trunk roads and an electricity substation have eroded the existing scale and pattern of the landscape. In addition, the flat landform and screening vegetation enclose the landscape.		
Detailed assessment against environmental, economic and social criteria				

B-4: Sites Assessed for Housing and Selected (Sandwell)

Criteria	Assessment	Rating
Environmental		
Greenfield/Previously Developed Land	Half of the site is developed land with an electricity generating station, the other half is greenfield	
Topography	Site relatively flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Grade not known, however area is less than 20 ha in extent therefore assessment not required	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO protected trees on the site. Mature ancient woodland covers part of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Part SLINC (woodland) Ecology/habitat survey required.	
Heritage Assets on site or significantly affecting boundaries	None on the site but Hill Farm Listed Canal Bridge outside the application site on the canal in the north-west corner. Setting needs to be considered.	
Visual amenity and Character of the Area	No impact on visual amenity of adjacent land users. Opportunity arises by canal side setting.	
Flood risk, drainage and ground water	Part of the site in flood zones 2 (western side)	
Ground Contamination	Site investigations necessary.	
Ground stability	Coal Mining Low Risk Area	
Air Quality impact of adjoining uses	Site close to M5/M6 interchange. Air Quality impact requires addressing.	
Noise impact of adjoining uses	Site close to M5/M6 interchange. Noise impact requires addressing.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not suitable for employment use	
Employment Land	Part of site is an existing electricity station – this area was subsequently removed and not included in the reduced allocated site (SA-0020-SAN) so rating would be green for new site areas created SA-0019-SAN – electricity sub station	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Greenfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	

B-4: Sites Assessed for Housing and Selected (Sandwell)

Infrastructure constraints on / under site	Electricity pylons Public Rights Of Way					
Highways access and transportation	Existing narrow access off Woodruff Way but could be widened.					
Impact on the wider road network	Could put pressure on existing estate road and at junction with Walsall Road. Needs to be addressed in Transport Statement.					
Other Economic	Not known					
Social						
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Within 15 mins following any viable mitigation	
Primary School	Part of site over 15 mins following any viable mitigation		Strategic Centre/Employment Area		Within 20 mins following any viable mitigation	
	Most of site within 15 mins following any viable mitigation					
Secondary School	Within 20 mins following any viable mitigation		Centre/Foodstore		Within 15 mins following any viable mitigation	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)			High Density (45-100 dph)		Moderate Density (40-45 dph) X
Any character constraints on density	Flood zone 2 and 3 area in the south-west corner of the site. Identified strip of land dissecting the site as Ancient Woodland (SLINC). Public footpath dissecting the site. Pylons across the site. Given local character a density of more than 40 dph is not appropriate.					
Connections to local cycle route networks	Opportunity from canal National Cycle Network adjacent to site.					
Public Open Space	Loss of Community Open Space within the parcel to the north. This area was subsequently removed from the larger parcel as not surplus and therefore a hard constraint and is not included in the smaller allocated site. There is sufficient quantity of open space in the local area to meet the needs of new residents. An off-site contribution will be required to address local quality deficiencies, which could also form mitigation for loss of green belt.					
Loss of Playing Field / Sports Pitches	No known sports pitches on the site.					
Other Social	Flood zone 2 and 3 area in the south-west corner of the site. Identified strip of land dissecting the site as Ancient Woodland (SLINC). Public footpath dissecting the site. Pylons across the site.					
Opportunities						
Opportunities	Contribute to housing targets and opportunity to improve existing open space and connection to canal network.					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	The site (SA-0020-SAN) has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13; minor positive impact for Objectives 5, 6, 9, 12, 13, 14 (flood zones; agricultural land classification; access to transport; health; access to employment; education.					

B-4: Sites Assessed for Housing and Selected (Sandwell)

	skills and training); major positive impacts on Objective 10 (housing); minor negative impacts for Objectives 1, 2, 3, 5, 6, 7, 9, 12 (Grade II listed building; impact on views and GB harm; ancient woodlands, SLINCs and priority habitats; surface water flood risk; previously undeveloped land; air quality, watercourse; access to bus stop) and major negative impact for Objective 7 (potential increase in air pollution)			
Conclusion				
<p>The site assessment covered a large area that included community open space, ancient woodland and an existing electricity sub-station. Through the assessment these elements were discounted as not being developable due to being occupied land and not surplus to requirements. The reduced parcel covers 4.30ha and is in the north east of the original parcel. Subsequently two site references were created SA-0019-SAN which was found not suitable for residential or employment as occupied land and an existing electricity station. SA-0020-SAN (excludes the Community Open Space as this is not surplus and a hard constraint), was found suitable for residential development.</p> <p>The reduced parcel (SA-0020-SAN) is considered suitable for residential development with appropriate mitigation from noise/air quality issues arising from proximity to M5/M6 interchange and flood alleviation.</p> <p>Employment land not considered appropriate due to access issues and proximity to existing housing.</p> <p>Suitable site for allocation of 120 homes, with breakdown of uses as set out below:</p>				
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Other	
		0 ha		

B-4: Sites Assessed for Housing and Selected (Sandwell)

Site Known as		Land at Dudley Road East / Brades Road	
Site Address		Land at Dudley Road East / Brades Road, Oldbury	
Ward		Oldbury	Call for Site Ref N/A
Site Area (ha)	2.65	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0033-SAN
Background/Context			
Current uses	General industry, Tile trade centre, Offices, Hire businesses including plant, vehicle and crane.		
Surrounding land uses	Residential, open space, school, canal to the southern boundary,		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		N/A	
Ancient Woodland / Veteran Trees		N/A	
Local Nature Reserve		N/A	
Flood Risk Zone 3		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	North west boundary adjacent to a SLINC; Site adjacent to a wildlife corridor; Whole site within canal and river trust consultation major zone. North west 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 Allocation.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield/Previously Developed Land	Previously developed land		
Topography	Slight levels rise across the site leading towards the canal.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No protected trees on the site. Some mature trees present. Tree survey needed.		

B-4: Sites Assessed for Housing and Selected (Sandwell)

Biodiversity or Geodiversity on site or significantly affecting boundaries	The canal frontage on two boundaries would need to be addressed when a scheme is designed.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets present on the site. Although, the site is adjacent to a canal on two boundaries.	
Visual amenity and Character of the Area	Likely to improve amenity for existing residents.	
Flood risk, drainage and ground water	The site is not within a flood zone.	
Ground Contamination	No know issues, although the site is currently commercial in nature.	
Ground stability	Coal Mining Low Risk Area	
Air Quality impact of adjoining uses	Dudley Road East suffers from high levels of traffic congestion.	
Noise impact of adjoining uses	Potential traffic noise.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Loss of allocated local employment land. The site appears to be well used within only an office block fronting onto Dudley Road East being empty. However, market evidence suggests that it is a low value employment site	
Employment Land	Loss of allocated local employment land. The site appears to be well used within only an office block fronting onto Dudley Road East being empty. However, market evidence suggests that it is a low value employment site	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Brownfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	The site falls within a gas pipeline major HSE consultation zone. The HSE would need to be consulted for comments.	
Highways access and transportation	Dudley Road East suffers from high levels of congestion, potentially two accesses to the site required.	
Impact on the wider road network	Potential to see increased congestion from the proposed development	
Other Economic	Impact on shortfall of employment land.	
Social		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.		GP/Health Centre/Walk in Within 15 mins following any viable mitigation
Primary School	Within 15 mins following any viable mitigation	Strategic Centre/Employment Area Within 20 mins following any viable mitigation

B-4: Sites Assessed for Housing and Selected (Sandwell)

Secondary School	Within 20 mins following any viable mitigation		Centre/Foodstore	Over 15 mins following any viable mitigation		
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Given local character a density of more than 40 dph is not appropriate. The site falls within the major consultation zone for a gas pipeline which may impact upon density. The canal frontage would need to be addressed. Mature landscaping buffer should be retained.					
Connections to local cycle route networks	No connection to the LCRN, Offsite works required to create connection					
Public Open Space	Not allocated as public open space. Site is next to Brades Green Open Space which is of high quality and value.					
Loss of Playing Field / Sports Pitches	No allocated as public open space,					
Other Social	None					
Opportunities						
Opportunities	The site could provide additional homes, but subject to HSE responses, the numbers may be reduced.					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 11, 12; minor positive impact for Objectives 5, 6, 9, 10, 12, 13, 14 (flood zone adaptation; previously undeveloped land; transport accessibility; housing; healthcare and recreation; access to employment; education, skills and training); minor negative impacts for Objectives1, 3, 7, 9, 12 (archaeology; SLINCs; pollution; bus stop; air quality, access to GP on foot);major negative impact for Objective 13 (employment provision)					
Conclusion						
The site was identified through the BEAR process, however further investigation found it to be a low value employment site.						
The site is next to a site allocated for local employment land 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.						
Although the site is allocated for local employment land, subject to a new site being found for the relocation of businesses, the site is suitable for a residential development subject to a consultation with the Health and Safety Executive. This may result in the number of proposed units being significantly reduced to include a blast buffer zone. The canal frontage and wildlife corridor could be addressed during the scheme design. Amber issues can be addressed again during the application process.						
Suitable sites for allocation for 106 homes, with breakdown of uses as set out below:						
Appropriate uses given constraints and infrastructure requirements	Housing	Employment		Other (specify):		
	2.65ha	0 ha		0 ha		

B-4: Sites Assessed for Housing and Selected (Sandwell)

Site Known as	Brades Road, Oldbury		
Site Address	Brades Road, Oldbury		
Ward	Oldbury	Call for Site Ref	N/A
Site Area (ha)	1.14	Capacity proposed in Call for Sites submission	None provided
Land Type	Brownfield	Site Assessment Reference	SA-0048-SAN
Background/Context			
Current uses	Vehicle hire business, car parking and scrub land		
Surrounding land uses	Birmingham canal to the south, residential to the north and east of Brades Road and industrial unit/residential property to the north west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Local employment Land in SADD		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Previously developed land - primarily used as a vehicle hire business		
Topography	The as a gentle gradient south to north along Brades Road		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs, however there is an established tree belt along the canal corridor and a tree line provides a buffer between the industry adjacent the depot (Brades Road/Dudley Road East.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Much of the site is hardstanding, the scrub land may have some value, but the main ecological value would be along the canal corridor to the south of the site		

B-4: Sites Assessed for Housing and Selected (Sandwell)

Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual amenity and Character of the Area	Given the mixed-use nature of the area with established residential, there are unlikely to be any significant negative effects.	
Flood risk, drainage and ground water	SFRA required because the site is 1 ha, but no known drainage or flood risk issues.	
Ground Contamination	Potential for contamination due to previous uses but unlikely to affect capacity	
Ground stability	Coal Mining Low Risk Area	
Air Quality impact of adjoining uses	Air quality management area, likely to be some air quality issues due to surrounding uses but mitigation could address this	
Noise impact of adjoining uses	Potential noise from surrounding commercial uses, but mitigation could address this.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Loss of allocated local employment land. Market evidence suggests that it is a low value employment site	
Employment Land	Loss of existing employment land. However, market evidence suggests that it is a low value employment site.	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Brownfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	Site falls with at middle zone for gas pipeline which could potentially reduce the density.	
Highways access and transportation	Established access off Brades Rise and several points	
Impact on the wider road network	No significant impact	
Other Economic	None	
Social		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.		GP/Health Centre/Walk in
Over 15 mins following any viable mitigation		Over 15 mins following any viable mitigation
Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area
Secondary School	Over 25 mins following any viable mitigation	Centre/Foodstore
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45-100 dph)
		Moderate Density (40-45 dph)
		X

B-4: Sites Assessed for Housing and Selected (Sandwell)

Any character constraints on density	Middle zone for gas pipeline may affect density; will need to discuss with Health and Safety Executive					
Connections to local cycle route networks	The canal towpath provides opportunities for cycling, the canal towpath provides opportunities for cycling. The closest LCRN is the A4123					
Public Open Space	Site is next to Brades Green Open Space, which is of high quality and value.					
Loss of Playing Field / Sports Pitches	N/A					
Other Social	None					
Opportunities						
Opportunities	To address the canal frontage and improve access to the canal.					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 11, 12; minor positive impact for Objectives 5, 6, 9, 10, 12, 13, 14 (flood zones; previously undeveloped land; transport accessibility; housing; access to hospital, bus access to GPs, recreation; access to employment; access to education) minor negative impacts for Objectives 1, 5, 7, 9, 12, 13 (archaeology and historic landscape characterisation; surface water flood risk; pollution; pedestrian access to local services; pedestrian access to GPs, air quality, main road; employment provision)					
Conclusion						
The site is currently interspersed with residential property and commercial and poor quality vacant land, a comprehensive residential scheme could provide opportunity to address the canal frontage and improve access to the canal. The industrial to the west is severed by the canal and there is an existing robust boundary with established trees adjacent the works on Brades Road which would address amenity issues. The site whilst partially constrained by the presence of a gas pipeline, which may impact on the density, but this is unlikely to be overly restrictive given that the site falls within a middle zone.						
Mitigation will be required to improve accessibility to all services.						
Suitable site for allocation for 51 homes, with breakdown of uses as set out below:						
Appropriate uses given constraints and infrastructure requirements	Housing	Employment		Other (specify):		
	1.14ha	0 ha		0 ha		

B-4: Sites Assessed for Housing and Selected (Sandwell)

Site Known as		Tanhouse Avenue, Great Barr	
Site Address		Tanhouse Avenue, Great Barr	
Ward		Newton	Call for Site Ref 40
Site Area (ha)	2.49	Capacity proposed in Call for Sites submission	None provided
Land Type	Greenfield	Site Assessment Reference	SA-0001-SAN
Background/Context			
Current uses	Greenfield site predominantly. Access drive and car park in association with the RSPB dissects the site. No other identifiable use.		
Surrounding land uses	Residential to the north and west. Q3 Academy School and associated playing fields lie to the East. Sandwell Valley Country Park lies to the south separated from the site by the railway line.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		N/A	
Ancient Woodland / Veteran Trees		N/A	
Local Nature Reserve		Yes LNR99 (RSPB Drive)	0.27
Flood Risk Zone 3		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Part Green Belt (half of the site); Part Community Open Space (half of the site); Flood Zone 1 (whole site); Part SINC; Area of potential of archaeological importance; RSPB access drive is Black Country Millennium Forest Designation.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B76E)	Moderate	The sub-parcel forms part of the wider Sandwell Valley area that makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. However, this small area, although undeveloped, is isolated from the wider valley by constrained land (a Local Nature Reserve) and is contained by inset areas on three sides, so there would be no impact on the wider Green Belt as a result of its release.	
Landscape Sensitivity	Not assessed as too small		
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield/Previously Developed Land	0.1ha area of hard surfaced access drive and car park for the RSPB.		
Topography	Sloping south towards railway line, although largely uniform in land levels. Greenfield with hedgerows and tree planting. Minority not developable / viable to remodel site		
Agricultural Land Quality using Magicmap	Not agricultural		

B-4: Sites Assessed for Housing and Selected (Sandwell)

Landscape post-1988 map		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO protected trees on the site. Significant number of mature trees on the site particularly to the southern boundaries and south-west boundaries. Millennium Forestry planting dissects the site. Tree survey required.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Part SINC Access drive RSPB land. Ecology/habitat survey would be required. New survey carried out which recommended whole site as a SLINC (retaining small SINC element) endorsed by LSP and approved by Cabinet. Limited development possible without harm to habitat of SINC / SLINC value or subject to sufficient mitigation	
Heritage Assets on site or significantly affecting boundaries	Area of archaeological importance. Desk Top survey required.	
Visual amenity and Character of the Area	Remove view over Sandwell Valley and onto greenspace.	
Flood risk, drainage and ground water	Not in Flood Risk Zone	
Ground Contamination	No known issues	
Ground stability	Coal Mining Low Risk Area	
Air Quality impact of adjoining uses	No known issues	
Noise impact of adjoining uses	Proximity to railway line. Potential noise and vibration issues.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not suitable for employment Not a BEAR site / Not a EDNA site	
Employment Land	Not employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Greenfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	Foul water sewer dissects the site. Site investigation report SI/1642 relating to central area of the site Some capacity limitation / no significant limits on development viability	
Highways access and transportation	One existing access from Tanhouse Avenue	
Impact on the wider road network	No significant impact	

B-4: Sites Assessed for Housing and Selected (Sandwell)

Other Economic	None					
Social						
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Half within 10 mins and half within 15 mins	
Primary School	Within 10 mins following any viable mitigation		Strategic Centre/Employment Area		Within 30 mins following any viable mitigation	
Secondary School	Within 20 mins of public transport access and 25 mins of pedestrian		Centre/Foodstore		Over 15 mins following any viable mitigation	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)			High Density (45-100 dph)	Moderate Density (40-45 dph)	X
Any character constraints on density	Access drive to RSPB. Character of the existing landscape is a consideration and potential constraint. The site falls steeply in parts towards the Sandwell Valley Park.					
Connections to local cycle route networks	Closest cycle route connection Newton Road – Proposed cycle network (SAD) and National Cycle Network Ref 81 and 5.					
Public Open Space	There is sufficient quantity of open space in the local area to meet the needs of new residents. An off-site contribution will be required to address local quality deficiencies, which could also form mitigation for loss of green belt					
Loss of Playing Field / Sports Pitches	No loss					
Other Social	Loss of greenspace and green belt, currently accessible to all.					
Opportunities						
Opportunities	To help meet the housing need.					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	The site has Neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13; Minor positive impacts for Objectives 5, 6, 9, 10, 12, 13, 14 (flood zones; ALC grade; transport accessibility; housing; healthcare access, green space, cycleway and main road; public transport access to employment; education); Minor negative impacts for Objectives 2, 3, 5, 6, 7, 9, 12, 13 (landscape sensitivity; views for residents; LNRs and SLINCs; surface water flood risk; previously undeveloped land; air quality and potential increase in air pollution; pedestrian accessibility to services; air quality; pedestrian access); Major negative impacts for Objectives 2, 3 (green belt harm; SINCs)					
Conclusion						
<p>Site submitted through the Call for Sites process for residential use. The site assessment considered the site for residential use and found there are three red ratings for this site relating to views, loss of accessible greenspace and greenfield. This loss could be outweighed by the public benefits of development. Amber ratings relating to loss of public open space and habitat can be overcome through appropriate mitigation measures and planning conditions.</p> <p>The site is suitable for release from the green belt for 50 homes.</p>						
Appropriate uses given constraints and infrastructure requirements	Housing 1.25ha	Employment 0 ha	Other (specify): 1.25 ha SLINC			

Appendix B-5: Sites Assessed for Employment and Selected (Sandwell)

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

All sites in the following order:

1. Ward
2. Site Assessment Reference

Contents

Ward	Site Known As	Site Reference	Page
Cradley Heath and Old Hill	Land off Overend Road, Cradley Heath Business Park, Cradley Heath	SA-0025-SAN	34
Great Bridge	Whitehall Road, Tipton	SA-0030-SAN	37
	Legacy 43, Ryder Street, West Bromwich	SA-0045-SAN	40
Langley	Land at Birchley Island, Junction 2 of M5, Oldbury	SA-0027-SAN	43
	Land adjacent to ASDA, Wolverhampton Road, Oldbury	SA-0042-SAN	46
Oldbury	Roway Lane, Oldbury	SA-0028-SAN	49
	Rounds Green Road/Shidas Lane, Oldbury	SA-0043-SAN	52
	British Gas, Land off Dudley Road, Oldbury	SA-0044-SAN	55
Tipton Green	Land at Coneygre, Newcomen Drive, Sandwell	SA-0026-SAN	58

B-5: Sites Assessed for Employment and Selected (Sandwell)

Site Known as		Land off Overend Road, Cradley Heath Business Park, Cradley Heath	
Site Address		Land off Overend Road, Cradley Heath Business Park, Cradley Heath	
Ward		Cradley Heath and Old Hill	Call for Site Ref 93
Site Area (ha)	3.01	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0025-SAN
Background/Context			
Current uses	Industrial uses recent occupiers shopfitters/steel fabrications, timber merchants, fasteners, processing plant and equipment		
Surrounding land uses	Industrial to north Small residential estate (Red Brick Close) to east River Stour to south and west Residential (Dudley MBC) to south of Overend Road		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		N/A	
Ancient Woodland / Veteran Trees		N/A	
Local Nature Reserve		N/A	
Flood Risk Zone 3		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	ENV1 – Nature Conservation; ENV2 – Historic Character of Local Distinctiveness; SAD HE5 – Archaeology & Development Proposals EMP3 – Local Quality Employment Areas; SAD EMP1 – Employment Land Development Sites		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Previously Developed Land - but surrounding the site is River Stour and wildlife corridors no requirement for reducing capacity		
Topography	No / negligible constraint on capacity		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on	No relevant trees / negligible impact on site capacity Tree Survey needed		

B-5: Sites Assessed for Employment and Selected (Sandwell)

site or significantly affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No habitat / negligible impact on site capacity	
Heritage Assets on site or significantly affecting boundaries	No assets but north section is area of potential archaeology/ negligible impact on site capacity	
Visual amenity and Character of the Area	Likely to improve amenity for existing residents	
Flood risk, drainage and ground water	Whilst River Stour is located to the south and west the site falls outside Flood zone 2/3 and therefore there are no drainage / flood risk issues / negligible impact on site capacity	
Ground Contamination	Site has been substantially remediated following new industrial development therefore negligible constraint on capacity	
Ground stability	Mineshaft identified to western boundary but no negligible constraint on capacity	
Air Quality impact of adjoining uses	Likely to be air quality issues from remaining industrial uses to the north	
Noise impact of adjoining uses	Likely to be noise impact from remaining industrial uses to the north	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	Site is within 250m of another Permitted Mineral Infrastructure Site or Brickworks	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Scored high in the BEAR – suitable for employment use	
Employment Land	Retain for employment	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	No obvious constraints which could affect delivery. All capacity deliverable during Plan period	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	No limitations / negligible impact on development viability	
Highways access and transportation	Access constraints as only access is to the existing industrial units beyond the site	
Impact on the wider road network	No / negligible impact	
Other Economic	Impact on shortfall of employment land	
Social		
Any character constraints on density	Landscape buffer would be required adjacent to remaining industrial	

B-5: Sites Assessed for Employment and Selected (Sandwell)

Connections to local cycle route networks	Closest LCN Old Hill, Blackheath to Oldbury and Halesowen; Offsite works required to create connection	
Public Open Space	Not open space / surplus to local needs	
Loss of Playing Field / Sports Pitches	No loss	
Other Social	None	
Opportunities		
Opportunities	Further employment would complement the recently completed new industrial development	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 8, 10, 11, 12, 13, 14; minor positive impact for Objectives 5, 6, 9, 12 (flood zones; previously undeveloped land; transport accessibility; health); minor negative impacts for Objectives 1, 3, 5, 7, 12 (historic landscape characterisation; SLINCs; surface water flood risk; air quality, watercourse, potential increase in air pollution; hospital accessibility, air quality)	
Conclusion		
The site has permission for industrial uses the most recent in 2017 which is now complete. 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 should be safeguarded for employment. Suitable site for allocation for 3.04 ha employment land, with breakdown of uses as set out below:		
Appropriate uses given constraints and infrastructure requirements	Housing 0 ha	Employment 3.04 ha
		Other (specify): 0 ha

B-5: Sites Assessed for Employment and Selected (Sandwell)

Site Known as		Land at Whitehall Road, Great Bridge		
Site Address		Land at Whitehall Road, Great Bridge		
Ward		Great Bridge	Call for Site Ref	N/A
Site Area (ha)	4.77	Capacity proposed in Call for Sites submission		N/A
Land Type	Brownfield	Site Assessment Reference		SA-0030-SAN
Background/Context				
Current uses	Open air storage, vehicle hire, unused.			
Surrounding land uses	Mixed industrial/warehousing to the north, east and south-east. Residential to south-west and west. Church to west. Development site c.0.4ha to immediate west. Walsall canal along eastern boundary.			
Constraints				
Gateway Constraints (where affecting part of submitted site)		Name / Details		Amount covered (ha's)
SSSI/SAC/SINC		N/A		
Ancient Woodland / Veteran Trees		N/A		
Local Nature Reserve		N/A		
Flood Risk Zone 3		N/A		
Registered Park & Garden		N/A		
Scheduled Ancient Monument		N/A		
HSE Consultation Zone 1		Yes		4.77
Operational Burial Ground		N/A		
Common Land		N/A		
Existing Policy Designations		ENV2 – Historic character and local distinctiveness ENV3 – Design quality ENV4 – Canals ENV5 – Flood risk, sustainably drainage systems and urban heat island HOU1 – Delivering sustainable housing growth		
Green Belt and Landscape Sensitivity Assessment				
Criteria	Assessment			Rating
Green Belt Harm	Not in the Green Belt			
Landscape Sensitivity				
Detailed assessment against environmental, economic and social criteria				
Criteria	Assessment			Rating
Environmental				
Greenfield/Previously Developed Land	This is previously developed land. No greenfield.			
Topography	Ground rises to the south of the site. Unlikely to constrain capacity.			
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land.			
Tree Preservation Orders / Mature Trees of Value on	None			

B-5: Sites Assessed for Employment and Selected (Sandwell)

site or significantly affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No significant impact.	
Heritage Assets on site or significantly affecting boundaries	No assets on site. Adjacent to the site are 3 Grade 2 listed canal locks. Locks 3,4 and 5.	
Visual amenity and Character of the Area	Redevelopment of the site would provide opportunities to improve amenity for adjacent residents on Whitehall Road.	
Flood risk, drainage and ground water	None	
Ground Contamination	Historic land fill site. Some contamination present, remediation may be required.	
Ground stability	Small parts of the site are within high risk coal mining areas. Unlikely to significantly impact on capacity.	
Air Quality impact of adjoining uses	Site is currently occupied by only piecemeal employment (containers, vehicle parking etc. likely to be betterment with new build and mitigation measures imposed by conditions	
Noise impact of adjoining uses	Site is currently occupied by only piecemeal employment (containers, vehicle parking etc. likely to be betterment with new build and mitigation to protect any nearby residents from noise	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Site put forward from EDNA for employment use	
Employment Land	Existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery. All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	Right of way adjacent to the site. The site lies almost entirely within the Tennants Distribution inner zone for hazardous processes and just beyond the Robinsons Outer zone for hazardous processes. An employment use would not result in an objection from the HSE.	
Highways access and transportation	Access off Whitehall Road. Direct pedestrian and cycle access to canal.	
Impact on the wider road network	There is an established vehicular access to the site, a comprehensive scheme could improve access but unlikely to increase impact on highway network. Other measures such as a travel plan could assist	
Other Economic	None	
Social		

B-5: Sites Assessed for Employment and Selected (Sandwell)

Any character constraints on density	No constraints		
Connections to local cycle route networks	The canal towpath adjacent to the site is a designated bridleway and part of the Sandwell cycle network. (Tipton to West Bromwich)		
Public Open Space	N/A		
Loss of Playing Field / Sports Pitches	N/A		
Other Social	None		
Opportunities			
Opportunities	The site is currently under-utilised and generally unoccupied with only small-scale employment use. The site could be visually improved by comprehensive development for employment		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site (SA-0030-SAN-A and SA-0030-SAN-B) has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 10, 12, 13, 14; minor positive impact for Objectives 5, 6, 9, 12 (flood zones; previously undeveloped land for site A and agricultural land classification for site B; transport accessibility; health provision) ; major positive impacts on Objective 13 (employment provision); minor negative impacts for Objective 1, 2, 3, 5, 6, 7, 11, 12 (Grade II listed building; views from PRow and impact on views for local residents for site B; LNRs; surface water flood risk for site B; previously undeveloped land for site B; air quality, watercourse and potential increase in pollution; equality; air quality) and major negative impacts for Objective 5 (surface water flood risk for site A)		
Conclusion			
The site was identified through the EDNA process and was assessed for employment use only. The EDNA found the site was potentially suitable for development in the light of market interest.			
Residential is separated by the Whitehall Road, this side of the road currently operates as an employment site with the surrounding uses being complementary employment uses.			
Suitable site for allocation for 4.77 ha employment land, with breakdown of uses as set out below:			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment 4.77 ha	Other

B-5: Sites Assessed for Employment and Selected (Sandwell)

Site Known as	Legacy 43, Ryder Street, West Bromwich		
Site Address	Legacy 43, Ryder Street, West Bromwich		
Ward	Great Bridge	Call for Site Ref	N/A
Site Area (ha)	0.7	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0045-SAN
Background/Context			
Current uses	Waste land		
Surrounding land uses	Industry with 9 residential dwellings to the north west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	HOU 1 Delivering Sustainable Housing Growth		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Brownfield – former offices		
Topography	Mainly flat		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Grade not known, however area is less than 20 ha in extent therefore assessment not required.		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No relevant trees / negligible impact on site capacity Tree Survey needed.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No habitat / negligible impact on site capacity		

B-5: Sites Assessed for Employment and Selected (Sandwell)

Heritage Assets on site or significantly affecting boundaries	No assets	
Visual amenity and Character of the Area	Only 9 properties across the road, Great Bridge Street	
Flood risk, drainage and ground water	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Ground Contamination	Potential given the area	
Ground stability	Coal Mining Low Risk Area	
Air Quality impact of adjoining uses	Likely to be air quality issues from remaining industrial uses adjacent	
Noise impact of adjoining uses	Likely to be noise impact from remaining industrial uses adjacent	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Suitable – the site was assessed as suitable as part of the EDNA	
Employment Land	Retain for employment	
Delivery / Phasing	No obvious constraints which could affect delivery. All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	No limitations / negligible impact on development viability	
Infrastructure constraints on / under site	None	
Highways access and transportation	Open on three sides. Good access	
Impact on the wider road network	No / negligible impact	
Other Economic	None	
Social		
Any character constraints on density	Suitable for employment land – no constraints	
Connections to local cycle route networks	Cycle route on Great Bridge Road	
Public Open Space	N/A	
Loss of Playing Field / Sports Pitches	N/A	
Other Social	None	
Opportunities		
Opportunities	Assist with the meeting employment site targets and would complement the surrounding uses	

B-5: Sites Assessed for Employment and Selected (Sandwell)

Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14; minor positive impact for Objectives 5, 6, 9, 12 (flood zones; agricultural land classification; transport accessibility; healthcare and recreation); major positive impacts on Objective 13 (employment provision); minor negative impacts for Objective 6, 7, 12 (previously undeveloped land; air quality)		
Conclusion			
Site was identified as having potential for employment land through the EDNA review. It concluded that the site would be suitable for employment uses.			
The area is mainly industrial and the introduction of further employment land into the area would be acceptable. Given the existing industrial uses in the area, residential use of this land is not appropriate, and the area should be safeguarded for employment.			
Suitable site for allocation for 0.7 ha employment land, with breakdown of uses as set out below:			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment 0.7 ha	Other

B-5: Sites Assessed for Employment and Selected (Sandwell)

Site Known as	Land at Birchley Island, Junction 2 of M5, Oldbury, Sandwell		
Site Address	Land at Birchley Island, Junction 2 of M5, Oldbury, Sandwell		
Ward	Langley	Call for Site Ref	197
Site Area (ha)	1.0	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0027-SAN
Background/Context			
Current uses	None		
Surrounding land uses	Industrial/retail/leisure		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	EMP2- Actual and Potential Strategic High-Quality employment Employment site allocation SAD		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Area is PDL but could be affected by Birchley Island proposals		
Topography	Land is mounded at present would assume high density office/industrial block but as above.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No habitat / negligible impact on site capacity		

B-5: Sites Assessed for Employment and Selected (Sandwell)

Heritage Assets on site or significantly affecting boundaries	No assets	
Visual amenity and Character of the Area	Minimal impact due to stand alone nature	
Flood risk, drainage and ground water	No flood risk	
Ground Contamination	Site will require remediation but not a constraint	
Ground stability	Park Hall Colliery to northern tip but minimal impact on capacity	
Air Quality impact of adjoining uses	Dudley Road East suffers from high levels of traffic congestion.	
Noise impact of adjoining uses	Likely to be noise impact from remaining industrial uses to the north	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	The site was assessed as suitable for employment uses in the EDNA	
Employment Land	No loss of employment land	
Delivery / Phasing	No obvious constraints which could affect delivery. All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	No limitations / negligible impact on development viability	
Highways access and transportation	Access constraints as only access is to the existing industrial units beyond the site	
Impact on the wider road network	No / negligible impact	
Other Economic	Shortfall of employment land	
Social		
Any character constraints on density	N/A	
Connections to local cycle route networks	New cycle routes proposed as part of Birchley Island scheme	
Public Open Space	Not open space / surplus to local needs	
Loss of Playing Field / Sports Pitches	No allocated as public open space	
Other Social	None	
Opportunities		
Opportunities	Could contribute towards supply of additional employment land as benefits from good transport links.	
Sustainability Appraisal		

B-5: Sites Assessed for Employment and Selected (Sandwell)

Sustainability Appraisal Conclusion	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 10, 12, 13, 14; minor positive impact for Objectives 5, 6, 9, 12 (flood zones; agricultural land classification; transport accessibility; healthcare and recreation); major positive impacts for Objective 13 (employment provision); minor negative impacts for Objective 5, 6, 7, 11, 12 (surface water flood risk; previously undeveloped land; air quality, main road and increase in air pollution; equality; air quality and main road)		
Conclusion			
The site was submitted through the Call for Sites process for employment use and assessed through the EDNA. This found that it is potentially suitable for high quality employment space and is a site that should be prioritised for development due to its location, size and potential massing opportunity.			
The site is allocated for high quality employment and has historically benefited from permission for office uses/casino/hotel uses the most recent in 2015 for a restaurant/public house use expired in October 2018. The proximity of the M5 junction 2 which is known to be a high air quality area, pollution and noise are key environmental considerations. It should be safeguarded for employment use.			
Suitable site for allocation for 1.0 ha employment land, with breakdown of uses as set out below:			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Other (specify):
	0 ha	1.0 ha	0 ha

B-5: Sites Assessed for Employment and Selected (Sandwell)

Site Known as	Land adj. ASDA, Wolverhampton Road, Oldbury		
Site Address	Land adj. ASDA, Wolverhampton Road, Oldbury		
Ward	Langley	Call for Site Ref	548
Site Area (ha)	2.1	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0042-SAN
Background/Context			
Current uses	Vacant land, partially self-settled with trees and shrubs		
Surrounding land uses	ASDA store and M5 junction 2 to north/north west, primary school to east and residential properties to south		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	Not designated see comments below in summary		
Flood Risk Zone 3	Primary Flood Zone 1 with small areas being in Flood zone 2 around the watercourse.	Watercourse runs through the site to the north/north west which the EA identifies as a main river.	
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Local quality employment site (EMP3) Wildlife corridor		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	The site was historically used as allotment gardens and so is PDL.		
Topography	The site is generally quite flat accepting to the boundaries with the river course which are steeply banked and there are changes in levels to the between the residential properties on Titford Road, the site being higher)		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural		
Tree Preservation Orders / Mature Trees of Value on	No TPO, the site benefits from tree cover which adds to the visual amenity of the area and assist with pollution given the elevated M5		

B-5: Sites Assessed for Employment and Selected (Sandwell)

site or significantly affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is not designated as a SLINC, however comments received from the Wildlife Trust during the determination of the last planning application suggested that as it formed part of the Tame Valley PSI it merited being designated as SLINC. Therefore, an ecological survey would be required.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual amenity and Character of the Area	The levels to the south for existing residents could cause harm in terms of loss of privacy/outlook depending on layout and heights. The existing space is also valued by residents which was demonstrated at the time of the previous planning application	
Flood risk, drainage and ground water	Part of the site to the north/north west which follows the water course is designated as flood zone 2. Therefore, some constraints but not insurmountable	
Ground Contamination	Site formerly used as allotments, potential risk of herbicides and pesticides so negligible concerns	
Ground stability	Historic colliery adjacent the site to north and west of the site but no probable recordings of shallow workings within the site	
Air Quality impact of adjoining uses	Proximity to elevated M5 Motorway so potential air quality issues and mitigation may reduce site area along the water course adjacent to M5 corridor	
Noise impact of adjoining uses	Potential noise from M5 corridor but likely to be negligible	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Suitable for employment – this site was assessed as suitable for employment use in the EDNA	
Employment Land	Not employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	No limitations	
Highways access and transportation	Access for employment would be gained from Junction 2 M5 roundabout, there are concerns that significant additional traffic at peak times would cause severe congestion on both Sandwell and the highway agency network for certain B2 and B1 uses.	
Impact on the wider road network	As above potential impact on M5 junction2	

B-5: Sites Assessed for Employment and Selected (Sandwell)

Other Economic	None	
Social		
Any character constraints on density	The location of the watercourse and proximity to residential property (levels) along with concerns regarding access and wider impact on the existing road network (Birchley island/J2 M5) for future employment use – 30% reduction in developable land estimated for the above reasons	
Connections to local cycle route networks	No designated cycle routes from M5 junction 2 connections would be from Titford Road to the south of the site. Closest LCN is the A4123	
Public Open Space	Not open space	
Loss of Playing Field / Sports Pitches	N/A	
Other Social	None	
Opportunities		
Opportunities	Low density employment given surrounding uses and access to M5 junction 2	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 10, 12, 13, 14; minor positive impact for Objectives 6, 9, 12 (agricultural land classification; transport; health care and recreation); major positive impacts on Objective 13 (employment provision); minor negative impacts for Objective 2, 5, 6, 7, 9, 11, 12 (alter views for residents; surface water flood risk; previously undeveloped land; pollution; pedestrian and road access; equality; air quality and roads); major negative impacts for Objective 5 (flood zones)	
Conclusion		
There are no red ratings associated with an employment use on this site, the site is already allocated for such a use, however the recent refusal of the employment use has indicated that the site has constraints which need to be mitigated to protect residential amenity, provide appropriate access and ensure that a future scheme does not cause severe congestion on an already busy highway network.		
Site was submitted through the Call for Sites process for employment use and assessed through the EDNA process. It found that the site was potentially suitable for B2 / B8 use, subject to addressing the issues raised through the recent refusal of a planning application for those uses.		
Suitable site for employment land allocation for 2.1 ha, with breakdown of uses as set out below:		
Appropriate uses given constraints and infrastructure requirements	Housing 0 ha	Employment 1.47 ha
		Other (specify): 0 ha

B-5: Sites Assessed for Employment and Selected (Sandwell)

Site Known as	Roway Lane, Oldbury		
Site Address	Roway Lane, Oldbury, B69 3AY		
Ward	Oldbury	Call for Site Ref	158
Site Area (ha)	3.5	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0028-SAN
Background/Context			
Current uses	Scrubland, former industrial		
Surrounding land uses	Industrial to the east, car park to the east/southeast, allotments to the west, warehousing to the northwest		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Mixed use allocation Local employment land allocation		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Previously Developed Land		
Topography	Uniform		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO protected trees on the site.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Eco or Geo survey needed		

B-5: Sites Assessed for Employment and Selected (Sandwell)

Heritage Assets on site or significantly affecting boundaries	No assets	
Visual amenity and Character of the Area	Positive impact	
Flood risk, drainage and ground water	No drainage / flood risk issues / negligible impact on	
Ground Contamination	Former industrial site. Landfill. Remediation required.	
Ground stability	Former mine workings. High risk mining area. Site investigations / cost estimate required.	
Air Quality impact of adjoining uses	No known issues	
Noise impact of adjoining uses	Site adjoins warehouse and industrial uses. Noise issues which can be sufficiently mitigated without significantly reducing capacity	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	The EDNA work found that it was potentially suitable for B2/B8 industrial use.	
Employment Land	Retain as employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	Pylon crossing south of site and sewage pipe noted on constraints. Prohibitively expensive to relocate.	
Highways access and transportation	Access possible off Roway Lane and West Bromwich St. Improvements needed.	
Impact on the wider road network	No significant impact	
Other Economic	None	
Social		
Any character constraints on density	Access, warehouse and industrial uses.	
Connections to local cycle route networks	Direct connection possible with existing segregated or on-carriageway facilities	
Public Open Space	N/A	
Loss of Playing Field / Sports Pitches	No loss	
Other Social	None	
Opportunities		

B-5: Sites Assessed for Employment and Selected (Sandwell)

Opportunities	Potential to combine with adjoining sites to form a more comprehensive development.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14; minor positive impact for Objectives 5, 6, 9, 12, (flood zones; agricultural land classification; transport accessibility; healthcare and recreation); major positive impacts for Objective 13 (employment provision); minor negative impacts for Objective 2, 3, 5, 6, 7, 12, (alter views for residents; priority habitats; surface water flood risk; previously undeveloped land; air quality, main road and potential increases in air pollution)		
Conclusion			
Site identified through Call for Sites for 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 site assessment considered the site for employment use and found amber ratings for land conditions but overall the site was suitable for employment.			
Suitable site for employment use 3.5ha			
Appropriate uses given constraints and infrastructure requirements	Housing 0 ha	Employment 3.5 ha	Other (specify): 0 ha

B-5: Sites Assessed for Employment and Selected (Sandwell)

Site Known as	Land at Rounds Green Road/Shidas Lane, Oldbury		
Site Address	Land at Rounds Green Road/Shidas Lane, Oldbury		
Ward	Oldbury	Call for Site Ref	N/A
Site Area (ha)	2.8	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0043-SAN
Background/Context			
Current uses	Vacant		
Surrounding land uses	Commercial uses to the North and South. Percy business park to the East. Civic Amenity side to the West.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	EMP2 - Actual and Potential Strategic High-Quality Employment Areas		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	The site is previously developed land with the site address being called Apollo Lagoon. The lagoon has now been infilled.		
Topography	The site is banked up from Shidas Lane and Rounds Green Road. From aerial photographs the site appears to be flat on top.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No Tree Preservation Orders Present. The boundaries adjoining Shidas Lane and Rounds Green Road contain semi- mature trees.		
Biodiversity or Geodiversity on site	No habitat / negligible impact on site capacity		

B-5: Sites Assessed for Employment and Selected (Sandwell)

or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	No assets	
Visual amenity and Character of the Area	It would be possible to include a landscaping condition to retain trees on the site boundary to improve visual appearance.	
Flood risk, drainage and ground water	No drainage / flood risk issues / negligible impact on	
Ground Contamination	The previous lagoon has been infilled with inert material granted approval under application reference DC/04/42934. The previous industrial legacy may still remain on site.	
Ground stability	Former mine workings. High risk mining area. Site investigations / cost estimate required.	
Air Quality impact of adjoining uses	No known issues / negligible constraint on capacity	
Noise impact of adjoining uses	No known issues / negligible constraint on capacity	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	Site is adjacent to Sandwell Household Waste and Recycling Centre	
Other Environmental	Landfill Site. LF/0067 - Shidas Lane Marl Pit, Shidas Lane, Oldbury.	
Economic		
Employment Development Opportunities	The site was assessed as suitable for employment uses in the EDNA	
Employment Land	Retain as employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	Electric substation and pylon in close proximity to the site but not on the site or going over the site.	
Highways access and transportation	Existing vehicle access point from Rounds Green Road.	
Impact on the wider road network	No significant impact	
Other Economic	None	
Social		
Any character constraints on density	None	
Connections to local cycle route networks	Good connectivity.	
Public Open Space	N/A	

B-5: Sites Assessed for Employment and Selected (Sandwell)

Loss of Playing Field / Sports Pitches	No loss		
Other Social	None		
Opportunities			
Opportunities	Benefits from good transport connections and compatible surrounding uses		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14; minor positive impact for Objectives 5, 6, 9, 12, (flood zones; agricultural land classification; transport accessibility; healthcare and recreation); major positive impacts for Objective 13 (employment provision); minor negative impacts for Objective 5, 6, 7, 12, (surface water flood risk; previously undeveloped land; air quality and potential increases in air pollution)		
Conclusion			
<p>The site was identified through the EDNA, which found that it was potentially suitable for B2/B8 industrial use and as it is currently designated for employment use, this should be retained.</p> <p>The site currently has no valid planning approval since the previous land use as a lagoon associated with an industrial premise ceased. The lagoon itself has been infilled with inert material and the ground reclaimed in accordance with approvals DC/04/42934 and DC/10/52117. Three mineshafts have been identified near to the centre of the site. Surrounding uses all being commercial in nature would be compatible with an employment land use of the site</p> <p>The site has subsequently been granted planning permission in March 2021 (DC/20/65084) for a three-storey building for West Midlands Ambulance Service, including offices, call centre, storage, training, multi storey car park, boundary fencing with gates and access.</p> <p>The site is allocated as a Potential High Quality Emp Land Allocation within the Black Country Core Strategy. Given the surrounding uses are all commercial in nature and the site has good connectivity to Oldbury Town Centre and junction 2 of the M5, the site would be suitable for an employment development.</p> <p>The site is suitable for 2.8ha employment land.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Other (specify):
	0 ha	2.8 ha	0 ha

B-5: Sites Assessed for Employment and Selected (Sandwell)

Site Known as	British Gas, Land at Dudley Road, Oldbury		
Site Address	Land at Dudley Road, Oldbury		
Ward	Oldbury	Call for Site Ref	N/A
Site Area (ha)	1.04	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0044-SAN
Background/Context			
Current uses	Unused / vacant. Foundations of former gas holders still present.		
Surrounding land uses	Commercial uses to the west, south and east. Allotments to the north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	BCCS – HOU1 Housing Growth		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	The site is previously developed land, used as a gas works.		
Topography	The site is mostly flat, rising slightly toward the south-west corner.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Semi-mature trees spread across the site. Some may be of value. Needs full tree assessment.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Unable to assess. Needs ecological assessment.		

B-5: Sites Assessed for Employment and Selected (Sandwell)

Heritage Assets on site or significantly affecting boundaries	No assets	
Visual amenity and Character of the Area	No negative impacts envisaged. Future development should protect any trees of value.	
Flood risk, drainage and ground water	No drainage / flood risk issues / negligible impact on	
Ground Contamination	Potential for contamination.	
Ground stability	High risk coal mining area. 2 mineshafts within the site.	
Air Quality impact of adjoining uses	Likely to be air quality issues due to adjoining commercial and industrial uses.	
Noise impact of adjoining uses	Likely to be noise issues due to adjoining commercial and industrial uses.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	The site was assessed as suitable for employment uses in the EDNA	
Employment Land	No loss of employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham’s growth over the same period	
Infrastructure constraints on / under site	Gas pipeline to the back of the site	
Highways access and transportation	Existing access from Dudley Road	
Impact on the wider road network	No significant impact	
Other Economic	None	
Social		
Any character constraints on density	None	
Connections to local cycle route networks	Poor. Dudley Road is a busy main road with no additional provision for cycles.	
Public Open Space	N/A	
Loss of Playing Field / Sports Pitches	N/A	
Other Social	None	
Opportunities		
Opportunities	The surrounding uses would be compatible with this site as employment land.	
Sustainability Appraisal		

B-5: Sites Assessed for Employment and Selected (Sandwell)

Sustainability Appraisal Conclusion	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14; minor positive impact for Objectives 5, 6, 9, 12 (flood zones; agricultural land classification; transport accessibility; healthcare and recreation); major positive impacts on Objective 13 (employment provision); minor negative impacts for Objective 5, 6, 7, 12 (surface water flooding; previously undeveloped land; air quality, road and potential increase in air pollution; air quality, main road)		
Conclusion			
<p>The EDNA found that the site would suit a smaller scale local business/ operator. The area is well linked to the wider motorway network and it will be attractive to the market. It concluded that it was suitable for B1 light industrial use.</p> <p>Mineshafts and pipelines are considerable obstacles to development. The ecological condition of the site is unknown, but the presence of many semi-mature trees indicates that the site has been untouched for many years and may well now contain protected species. The immediate road network is not suitable for safe cycling. The surrounding uses would be compatible with this site as employment land.</p> <p>The surrounding uses would be compatible with this site as employment land.</p> <p>Suitable site for 1.0 ha employment land.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Other (specify):
	0 ha	1.0 ha	0 ha

B-5: Sites Assessed for Employment and Selected (Sandwell)

Site Known as	Land at Coneygre, Newcomen Drive, Sandwell		
Site Address	Land at Coneygre, Newcomen Drive, Sandwell		
Ward	Tipton Green	Call for Site Ref	124
Site Area (ha)	8.96	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0026-SAN
Background/Context			
Current uses	Scrubland, commercial, warehouse		
Surrounding land uses	Bound by industrial/commercial to the west/southwest, residential to the east/southeast, and a canal and disused railway line to the north		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Housing allocation site – H9.5		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Previously Developed Land		
Topography	Former mining area with raised land levels affecting 80% of the site.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Eco or Geo survey needed		

B-5: Sites Assessed for Employment and Selected (Sandwell)

Heritage Assets on site or significantly affecting boundaries	No assets	
Visual amenity and Character of the Area	A residential scheme would improve visual amenity of surrounding residents.	
Flood risk, drainage and ground water	No drainage / flood risk issues / negligible impact on site capacity	
Ground Contamination	Landfill site. Remediation required.	
Ground stability	Former extensive mine workings. Site investigations / cost estimate required.	
Air Quality impact of adjoining uses	Site adjoins an industrial area - air quality likely to affect some of the site. Further information required.	
Noise impact of adjoining uses	Site adjoins an industrial area with no restrictions on use. May reduce developable area.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	The site was assessed as suitable for employment uses in the EDNA	
Employment Land	Retain for employment	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	None known	
Highways access and transportation	No suitable existing access. The canal and railway are significant constraints to access from the north. Possible new primary access point from Coneygre Road.	
Impact on the wider road network	Development would add to an already congested network - Burnt Tree junction and Dudley Port in particular. Significant vehicle emissions on surrounding road network.	
Other Economic	None	
Social		
Any character constraints on density	None	
Connections to local cycle route networks	Within proximity of national and local routes.	
Public Open Space	N/A	
Loss of Playing Field / Sports Pitches	N/A	
Other Social	None	

B-5: Sites Assessed for Employment and Selected (Sandwell)

Opportunities			
Opportunities	Retain employment land which may help the surrounding employment land to improve.		
Sustainability Appraisal			
Sustainability Appraisal Conclusion	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14; minor positive impact for Objectives 5, 6, 9, 12, (flood zones; agricultural land classification; transport accessibility; healthcare and recreation); major positive impacts for Objective 13 (employment provision); minor negative impacts for Objective 1, 2, 5, 6, 7, 12 (registered park and garden; alter views for residents; surface water flood risk; previously undeveloped land; air quality, watercourse and potential increases in air pollution)		
Conclusion			
The site was submitted through the Call for Sites process for employment use. The EDNA found that although the site is currently allocated for residential use it also has potential for B2/B8 use, in part due to residential viability issues			
The red ratings for this site relate to mining legacy which may impact on capacity. Amber ratings relating to adjacent industrial uses/noise, poor ground conditions, topography and access.			
Suitable for allocation for 8.96 ha employment land.			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Other (specify):
	0 ha	8.96 ha	0 ha

Appendix B-6: Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

The following sites were considered unsuitable for Housing or Employment.

All sites in the following order:

1. Ward
2. Site Assessment Reference

Contents

Ward	Site Known As	Site Reference	Page
Charlemont with Grove Vale	Water Lane	SA-0009-SAN	61
	Newton Road – Wigmore Lane – M5	SA-0010-SAN	66
	Ray Hall Water Works (parcel)	SA-0015-SAN	70
	Tamebridge Parkway Station North of Train Station (a)	SA-0016-SAN	74
	Tamebridge Parkway Station North of Train Station (c)	SA-0018-SAN	77
Cradley Heath and Old Hill	Units 1a, 1b, 1c, 1d, 1e, Woods Lane and yard off Cradley Road, Cradley Heath	SA-0049-SAN	81
Great Barr with Yew Tree	Wilderness Lane/Greenhill Gardens	SA-0002-SAN	84
	Peak House Farm	SA-0003-SAN	87
	Wilderness Lane – Land surrounding Q3	SA-0004-SAN	91
	Painswick Close Sub-Station (b)	SA-0020-SAN	95
	M6, Junction 7	SA-0022-SAN	99
	Land at North Side of Queslett Road	SA-0045-SAN	103
Great Bridge	Tipton Central Clinic, Horseley Road, Tipton	SA-0046-SAN	104
Langley	Land adjacent to ASDA, Wolverhampton Road, Oldbury	SA-0042-SAN	107
Oldbury	Dudley Road East	SA-0033-SAN	110
West Bromwich Central	Forge Farm – Forge Lane (b)	SA-0011-SAN	113
	Sandwell Park Farm	SA-0012-SAN	117
	Sandwell Park Golf Club (a)	SA-0013-SAN	121
	Sandwell Park Golf Club (b)	SA-0014-SAN	125
	Site of former “Star & Garter” Public House, 252, Duchess Parade, High Street, West Bromwich	SA-0047-SAN	129

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as	Water Lane		
Site Address	Water Lane, Great Barr, West Bromwich		
Ward	Charlemont with Grove Vale	Call for Site Ref	N/A
Site Area (ha)	29.23	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0009-SAN
Background/Context			
Current uses	Open space/grazing horses – part of parcel is allotments and also sewerage pumping station.		
Surrounding land uses	Residential development to north and west, dual carriage way to south which dissects Forge Farm further south. M5 motorway to the east boundary and further open space beyond		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	Horse grazing	29.23	
Existing Policy Designations	Wildlife corridor, SLINC (0.27 ha), Area of Archaeological importance		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Very High	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns.	
Landscape Sensitivity	Moderate to High	The area is considered to have an overall moderate-high sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the overall sensitivity rating.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield / Green belt		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Topography	Topography is a major issue with various changes in levels across the site.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs, trees on the boundaries primarily and hedgerow which could retained (particularly on M5 elevation). Trees in centre of site follow public right of way.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Presence of birds within the site	
Heritage Assets on site or significantly affecting boundaries	None, but Wigmore Lodge faces the site which is a quality Victorian Building	
Visual amenity and Character of the Area	Provides views across from the north towards Forge Farm and valley beyond for existing residents. Impact on visual amenity of adjacent land users, including existing residents	
Flood risk, drainage and ground water	Standing water on the bowl of the site. Area is close to River Tame flood plains area Evidence of flooding on Wigmore Lane beneath motorway and some minor infringement onto the north of the site in that vicinity The presence of existing detention and retention pools and waterways.	
Ground Contamination	Not aware of any issues	
Ground stability	Parts of site High risk coal mining and surface coal resources	
Air Quality impact of adjoining uses	Motorway to east and dual carriage way to south	
Noise impact of adjoining uses	Motorway to east and dual carriage way to south	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Greenfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Infrastructure constraints on / under site	No known constraints						
Highways access and transportation	Access point from Water Lane potential to access from dual carriage but would require a signalised junction A site this large would require a number of accesses. However, all these would need to be served off Water Lane rather than the 50mph red routed Newton Road which is part of the wider strategic route network. This would therefore put pressure on the junctions of Pennyhill Lane / Holyhedge Road; Wigmore Lane / Newton Road and All Saints Way / Newton Road.						
Impact on the wider road network	Single access point would not be acceptable, This would therefore put pressure on the junctions of Pennyhill Lane / Holyhedge Road; Wigmore Lane / Newton Road and All Saints Way / Newton Road.						
Other Economic	None						
Social							
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Majority over 15 mins with small part within 15 mins		
Primary School	Need to increase access to site; majority of site within 15 mins. Small part within 10 mins		Strategic Centre/Employment Area		Half within 20 mins and half within 30 mins following any viable mitigation		
Secondary School	Within 20 mins following any viable mitigation		Centre/Foodstore		Majority of site within 15 mins following any viable mitigation		
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)			High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	The topography of the site is bowl shaped, with various changes in levels and also next to a flood plain and has evidence of flooding on Wigmore Lane beneath motorway and some minor infringement onto the north of the site in that vicinity. The presence of existing detention and retention pools and waterways. A primary school may be needed on site. The site also a Wildlife corridor.						
Connections to local cycle route networks	Public right of way dissects the site into two – Water Lane and not far from the A34 Perry Barr Extension through to Walsall						
Public Open Space	Access to small COS over 400m Sandwell Valley about 1000m. There is sufficient quantity of open space in the local area to meet the needs of new residents. An off-site contribution will be required to address local quality deficiencies, which could also form mitigation for loss of green belt.						
Loss of Playing Field / Sports Pitches	N/A						
Other Social	If this site is delivered a primary school may be needed on site which would reduce the number of homes.						
Opportunities							
Opportunities	Would mean the loss of Green Belt that would result in Very High harm and Moderate/ High Landscape sensitivity.						
Sustainability Appraisal							
Sustainability Appraisal Conclusion	Housing The site has:						

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

	<p>Neutral impacts for Objectives 1, 2, 3, 5, 6, 7, 11, 13</p> <p>Minor positive impacts for Objectives 5, 6, 9, 12, 13, 14 (flood zones; ALC grade; accessibility by public transport and to services; access to healthcare and recreation; access to employment opportunities; access to schools)</p> <p>Major positive impacts for Objectives 10 (housing provision)</p> <p>Minor negative impacts for Objectives 1, 2, 3, 4, 7, 8, 12, (Grade II listed building, historic landscape; impact on views for walkers and residents; ancient woodland, LNR and SLINC; climate change mitigation; air quality and main road pollution; increased household waste; pedestrian access to services; pedestrian access to GP, air quality and main road impacts, loss of green space)</p> <p>Major negative impacts for Objectives 2, 5, 6, 7 (landscape sensitivity and green belt harm; surface water flood risk; previously undeveloped land; potential increase in air pollution)</p> <p>Employment</p> <p>Neutral impacts for Objective 4, 7, 10, 13, 14</p> <p>Major positive impact for Objective 13 (employment floorspace provision)</p>	
Conclusion		
<p>The site has significant constraints in the topography and would also mean the loss of Green Belt that would result in Very High harm and Moderate / High landscape sensitivity. The proximity of the motorway would limit development of the whole site and trees would have to be retained to provide a landscape buffer further reducing the net area. Given that the site is a SLINC and wildlife corridor the retention of most of the trees on the boundaries would also impact on the developable area. The site would need to be developed in two parts due to the public right of way which dissects the sites. Although the principal of residential use is considered suitable, the physical constraints of the site due to the topography of the site is a significant physical issue and is not considered deliverable</p> <p>The site would be appropriate for residential use aside from the harm to greenbelt and the significant constraints. The site would not be an appropriate use for employment.</p>		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as	Newton Road / Wigmore Lane / M5		
Site Address	Newton Road / Wigmore Lane / M5		
Ward	Charlemont with Grove Vale	Call for Site Ref	N/A
Site Area (ha)	7.23	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield/Green Belt	Site Assessment Reference	SA-0010-SAN
Background/Context			
Current uses	Grazing		
Surrounding land uses	Open space/park land/nature reserve		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Local cycle network		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Very High	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns.	
Landscape Sensitivity	Moderate to High	The area is considered to have an overall moderate-high sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the overall sensitivity rating.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield / Green belt		
Topography	Site falls north to south top and site is an irregular shape. The site is isolated and could not be brought forward on its own.		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Agricultural Land Quality using Magicmap Landscape post-1988 map	Grade not known, however area is less than 20 ha in extent therefore assessment not required.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Hedgerows along the perimeter, watercourse in the centre of the southern part of the site	
Heritage Assets on site or significantly affecting boundaries	Farm buildings are historic and whilst derelict have architectural and historic merit	
Visual amenity and Character of the Area	The whole area is absent of built form linking to nature reserve and provides wide views and vistas due to the topography north – south and across the site west.	
Flood risk, drainage and ground water	Flood zone 2 Area is close to River Tame flood plain area. Evidence of flooding on Wigmore Lane beneath motorway and some minor infringement onto the north of the site in that vicinity The presence of existing detention and retention pools and waterways suggests the importance of water management on this site	
Ground Contamination	No known issues	
Ground stability	Low Risk coal mining	
Air Quality impact of adjoining uses	The western fringe would about the M5	
Noise impact of adjoining uses	The western fringe would about the M5	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Greenfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	None within the site	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Highways access and transportation	Access points could be served from Forge Lane and Wigmore Lane					
Impact on the wider road network	Unlikely to be affected due to the existing road network being well established. However, if brought forward with SA-0009-SAN this would therefore put pressure on the junctions of Pennyhill Lane / Holyhedge Road ; Wigmore Lane / Newton Road and All Saints Way / Newton Road.					
Other Economic	None					
Social						
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Over 15 mins following any viable mitigation	
Primary School	Over 15 mins following any viable mitigation		Strategic Centre/Employment Area		Within 30 mins following any viable mitigation	
Secondary School	Within 20 mins following any viable mitigation		Centre/Foodstore		Over 15 mins following any viable mitigation	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Close to M5 motorway (west) and sandwiched between the dual carriage to the east used for grazing horses so buffers would be required.					
Connections to local cycle route networks	Part of the site forms a cycle network leading to Swan pool nature reserve to the south and					
Public Open Space	There is sufficient quantity of open space in the local area to meet the needs of new residents. An off-site contribution will be required to address local quality deficiencies, which could also form mitigation for loss of green belt.					
Loss of Playing Field / Sports Pitches	None					
Other Social	This site if brought forward with SA-0009-SAN may have implications for school places					
Opportunities						
Opportunities	The loss of Green Belt that would result in Very High harm and Moderate / High landscape sensitivity and could not be brought forward on its own as too isolated.					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	Housing The site has: neutral impacts for Objectives 1, 2, 3, 5, 6, 7, 11, 13 Minor positive impacts for Objectives 5, 9, 12, 13, 14 (flood zones; ALC grade; accessibility; access to hospital, public transport access to GP, access to green space and cycleway; access to employment; access to secondary school by public transport) Major positive impacts for Objective 10 (housing) Minor negative impacts for Objectives 1, 3, 4, 5, 6, 7, 8, 9, 12, 14 (archaeological priority area; views for walkers; LNR, SINC and priority habitats; climate change mitigation; surface water flooding risk; previously undeveloped land; air quality and main road pollution; household waste; pedestrian access to local					

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

	<p>services; pedestrian access to GP, air quality and main road impacts; access to primary and secondary schools by foot)</p> <p>Major negative impacts for Objectives 2, 7 (landscape sensitivity and green belt harm; potential increase in air pollution)</p> <p>Employment</p> <p>Neutral impacts for Objectives 4, 8, 10, 13</p> <p>Major positive impacts for Objective 13 (employment floorspace provision)</p> <p>Minor negative impacts for Objective 7 (potential increase in air pollution;</p>	
Conclusion		
<p>Key constraints are the loss of Green Belt that would result in Very High harm and Moderate / High landscape sensitivity and the abundant loss of wider views, the area around is not developed and the site would be piecemeal and isolated from other built form. The south part is also partially covered with trees and benefits from mature hedgerows. It is also constrained by the water course and falls within flood zone 2.</p> <p>The site would be appropriate for residential use aside from the harm to the green belt and if it could be brought forward with SA-0009-SAN as it would be isolated on its own. SA for SA-0010-SAN found that there were too many constraints to be brought forward and so this site would not be suitable on its own.</p> <p>The site would not be an appropriate use for employment.</p>		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as		Ray Hall Water Works		
Site Address		Ray Hall Water Works		
Ward		Charlemont with Grove Vale	Call for Site Ref	N/A
Site Area (ha)	68.6	Capacity proposed in Call for Sites submission		N/A
Land Type	Greenfield/Green Belt	Site Assessment Reference		SA-0015-SAN
Background/Context				
Current uses	Variety of uses – community open space, public right of way and cycle network to the east (rear of Pear Tree Road residential estate) Motorway corridor, wildlife corridor. Birmingham County Football club and Great Barr Sports club to south corner			
Surrounding land uses	Waterworks to the north, motorway network, and residential estate (Pear Tree)			
Constraints				
Gateway Constraints (where affecting part of submitted site)		Name / Details		Amount covered (ha's)
SSSI/SAC/SINC		N/A		
Ancient Woodland / Veteran Trees		N/A		
Local Nature Reserve		N/A		
Flood Risk Zone 3		A small part of the site to the south		
Registered Park & Garden		N/A		
Scheduled Ancient Monument		N/A		
Operational Burial Ground		N/A		
Common Land		N/A		
Existing Policy Designations	Archaeological potential, SLINC and wildlife corridor north west and south of Water waters.			
Green Belt and Landscape Sensitivity Assessment				
Criteria	Assessment			Rating
Green Belt Harm	Low to Moderate	The sub-parcel makes a moderate contribution to preventing encroachment on the countryside. It is closely contained to the northwest and south by the settlement edges of Walsall, Wednesbury and West Bromwich, which form part of the West Midlands conurbation, but infrastructure rather than undeveloped open land is the key separating element. Release of this parcel would not weaken the wider Green Belt.		
Landscape Sensitivity	Low	The area has some nature designations which constrain development but outside of these the landscape is considered to have an overall low sensitivity to residential or employment development as the majority of the criteria score low.		
Detailed assessment against environmental, economic and social criteria				
Criteria	Assessment			Rating
Environmental				
Greenfield/Previously Developed Land	Greenfield / Green belt			
Topography	Areas access quite flat motorway is elevated			
Agricultural Land Quality using	Not agricultural land			

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Magicmap Landscape post-1988 map		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None	
Biodiversity or Geodiversity on site or significantly affecting boundaries	SLINC/Wildlife corridor so has nature conservation merit	
Heritage Assets on site or significantly affecting boundaries	Potential archaeology area	
Visual amenity and Character of the Area	Additional houses will reduce the buffer between the motorway and their homes and results in loss of community open space	
Flood risk, drainage and ground water	Flood zone 2 and 3 north west and south of waterworks	
Ground Contamination	No known issues	
Ground stability	No known issues	
Air Quality impact of adjoining uses	Motorway corridor surrounds much of the site	
Noise impact of adjoining uses	Motorway corridor surrounds much of the site	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Greenfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	Waterworks, motorway infrastructure	
Highways access and transportation	Limited access only from Ray Hall Lane see photo below	
Impact on the wider road network	Likely to affect network due to the constrained nature of the site and the limited access	
Other Economic	None	
Social		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Over 15 mins following any viable mitigation				
Primary School		Within 15 mins following any viable mitigation		Strategic Centre/Employment Area		Within 20 mins following any viable mitigation			
Secondary School		Over 25 mins following any viable mitigation		Centre/Foodstore		Over 15 mins following any viable mitigation			
Housing Density Location – BCP Policy HOU2		Very High Density (min 100 dph)			High Density (45-100 dph)			Moderate Density (40-45 dph)	X
Any character constraints on density		Archaeology, Flood zone 2 and 3 south and north west portions Motorway collar surrounds the site, community open space to east.							
Connections to local cycle route networks		Local cycle network to rear of Pear Tree Road and links to canal							
Public Open Space		7ha (community open space)							
Loss of Playing Field / Sports Pitches		Sports pitches associated with Birmingham County Football club and Great Barr Sports club							
Other Social		None							
Opportunities									
Opportunities		The site is piecemeal and in the shadow of the elevated motorway							
Sustainability Appraisal									
Sustainability Appraisal Conclusion		<p>Housing</p> <p>The site has</p> <p>neutral impacts for Objectives 1, 2, 3, 5, 6, 7, 11, 13</p> <p>Minor positive impacts for Objectives 6, 9, 12, 13, 14 (ALC grade; accessibility; access to hospital, public transport access to GP and access to cycleway; access to employment; public transport access to secondary school)</p> <p>Major positive impacts for Objective 10 (housing provision)</p> <p>Minor negative impacts for Objectives 1, 2, 3, 5, 7, 9, 12, 14 (archaeological priority area and historic landscape; landscape sensitivity, views for walkers and residents; ancient woodlands, LNR, SINC, SLINC and priority habitats; flood zones and surface water flooding risk; air quality, main road and watercourse pollution; pedestrian access to local services; pedestrian access to GP, air quality and main road impacts, access to green space and net loss of green space; pedestrian access to primary and secondary schools)</p> <p>Major negative impacts for Objectives 1, 2, 4, 6, 7, 8 (Grade II listed building; green belt harm; climate change mitigation; previously undeveloped land; potential increase in air pollution; household waste)</p> <p>Employment</p> <p>The site has</p> <p>neutral impacts for Objectives 4, 8, 10, 13, 14</p> <p>major positive impacts for Objective 13 (employment floorspace provision)</p>							
Conclusion									

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

The site is piecemeal and much of it is in the shadow of the elevated motorway and also adjacent to an operational waterworks. Other parts are existing sports facilities or community open space with cycle networks and Public Rights of Way. The site currently acts as recreation amenity and a wildlife corridor/SLINC and given the significant constraints of the site should remain as such.

The site is not suitable for residential and employment use due to the piecemeal nature of the site and significant constraints.

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as	Tamebridge Parkway Station - North of Train Station (a)		
Site Address	Tamebridge Parkway Station - North of Train Station (a)		
Ward	Charlemont with Grove Vale	Call for Site Ref	N/A
Site Area (ha)	7.01	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0016-SAN
Background/Context			
Current uses	Open space (north east) Railway station (south west)		
Surrounding land uses	Primarily residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Area of archaeological potential west of River Tame		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Low to Moderate	The sub-parcel makes a moderate contribution to preventing encroachment on the countryside. It is closely contained to the northwest and south by the settlement edges of Walsall, Wednesbury and West Bromwich, which form part of the West Midlands conurbation, but infrastructure rather than undeveloped open land is the key separating element. Release of this parcel would not weaken the wider Green Belt.	
Landscape Sensitivity	Low	The area has some nature designations which constrain development but outside of these the landscape is considered to have an overall low sensitivity to residential or employment development as the majority of the criteria score low.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield / Green belt		
Topography	River Thame runs through the centre of the site and M6 motorway, railway line to West and canal to south boundary. The site is gently sloping towards the motorway embankment (east) and Tamebridge rail station is situated on 50% of the site (west)		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Potential for haven for wildlife to east of River Tame there are laid out paths within the site	
Heritage Assets on site or significantly affecting boundaries	None but area of potential archaeology to the west of the River Tame	
Visual amenity and Character of the Area	The site acts as a landscape buffer to the existing residential estate to the east and the site is marked out with established paths which provide routes to the main roads	
Flood risk, drainage and ground water	Flood zone one to the north east corner and to north west adjacent the River Tame.	
Ground Contamination	No known issues	
Ground stability	No known issues	
Air Quality impact of adjoining uses	Proximity to the motorway	
Noise impact of adjoining uses	Proximity to the motorway	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	Site is within 250m of a Rail-linked Aggregates Depot (i.e. Bescot Sidings in Sandwell or Fairground Way in Walsall)	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	The site was assessed in the EDNA as suitable, but we did not have landowner agreement to allocate as employment land.	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Greenfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	Pylon on site	
Highways access and transportation	The site is separated by the River Tame but could be access from either Walsall Road (west) and the existing residential estate (Snapdragon Drive) east.	
Impact on the wider road network	Given the small size of the site it would not affect capacity at existing junctions	
Other Economic	None	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Social						
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Half of site within 15 mins and half over 15 mins following any viable mitigation	
Primary School	Over 15 mins following any viable mitigation		Strategic Centre/Employment Area		Within 20 mins following any viable mitigation	
Secondary School	Within 20 mins following any viable mitigation		Centre/Foodstore		Over 15 mins following any viable mitigation	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)			High Density (45-100 dph)		Moderate Density (40-45 dph) X
Any character constraints on density	River Thame runs through the centre of the site and M6 motorway, railway line to West and canal to south boundary. The site is gently sloping towards the motorway embankment (east) and Tamebridge rail station is situated on 50% of the site (west)					
Connections to local cycle route networks	Opportunity from canal National Cycle Network adjacent to site.					
Public Open Space	N/A					
Loss of Playing Field / Sports Pitches	N/A					
Other Social	As indicated above the site is used for recreation and routes through					
Opportunities						
Opportunities	The site is close to Tamebridge Parkway Rail Station					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13 Minor positive impacts for Objectives 6, 9, 12, 14 (ALC grade; transport and accessibility; access to healthcare and recreation / paths; pedestrian and public transport access to secondary school) Minor negative impacts for Objectives 2, 3, 5, 6, 7, 9, 12, 14 (alter views for local residents and harm to green belt; priority habitats; flood zones and surface water flood risk; previously undeveloped land; air quality, main road and watercourse pollution; pedestrian access to services; air quality and main road health impacts; pedestrian access to primary school)					
Conclusion						
<p>The site was originally assessed as part of a larger parcel (site ref's SA-0016-SAN and SA-0017-SAN). Following the initial assessment SA-0017-SAN was removed as it is operational land. SA-0018-SAN has a separate proforma. The site has a number of constraints owing to the River Thame, the motorway corridor and existing Rail Station (Tamebridge Parkway). The land to the east is also used for residential amenity.</p> <p>The site has too many constraints given its proximity to the motorway, partial flood zone 2 and the existing Tamebridge Parkway to be suitable for residential use, this would be incompatible with station due to 24/7 operation and infrastructure to facilitate the development.</p>						

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as		Tamebridge Parkway Station - North of Train Station (c)	
Site Address		Tamebridge Parkway Station - North of Train Station (c)	
Ward		Charlemont with Grove Vale	Call for Site Ref N/A
Site Area (ha)	2.21	Capacity proposed in Call for Sites submission	N/A
Land Type	Part Greenfield/Part Brownfield	Site Assessment Reference	SA-0018-SAN
Background/Context			
Current uses	Open space (north east) Railway station (south west)		
Surrounding land uses	Primarily residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		N/A	
Ancient Woodland / Veteran Trees		N/A	
Local Nature Reserve		N/A	
Flood Risk Zone 3		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Area of archaeological potential west of River Tame		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	Low to Moderate	The sub-parcel makes a moderate contribution to preventing encroachment on the countryside. It is closely contained to the northwest and south by the settlement edges of Walsall, Wednesbury and West Bromwich, which form part of the West Midlands conurbation, but infrastructure rather than undeveloped open land is the key separating element. Release of this parcel would not weaken the wider Green Belt.	
Landscape Sensitivity	Low	The area has some nature designations which constrain development but outside of these the landscape is considered to have an overall low sensitivity to residential or employment development as the majority of the criteria score low.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield/Previously Developed Land	Greenfield / Green belt		
Topography	River Thame runs through the centre of the site and M6 motorway, railway line to West and canal to south boundary. The site is gently sloping towards the motorway embankment (east) and Tamebridge rail station is situated on 50% of the site (west)		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Potential for haven for wildlife to east of River Tame there are laid out paths within the site	
Heritage Assets on site or significantly affecting boundaries	None but area of potential archaeology to the west of the River Tame	
Visual amenity and Character of the Area	The site acts as a landscape buffer to the existing residential estate to the east and the site is marked out with established paths which provide routes to the main roads	
Flood risk, drainage and ground water	Flood zone one to the north east corner and to north west adjacent the River Tame.	
Ground Contamination	No known issues	
Ground stability	No known issues	
Air Quality impact of adjoining uses	Proximity to the motorway	
Noise impact of adjoining uses	Proximity to the motorway	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	Site is within 250m of a Rail-linked Aggregates Depot (i.e. Bescot Sidings in Sandwell or Fairground Way in Walsall)	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Part Greenfield / Brownfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	Pylon on site	
Highways access and transportation	The site is separated by the River Tame but could be access from either Walsall Road (west) and the existing residential estate (Snapdragon Drive) east.	
Impact on the wider road network	Given the small size of the site it would not affect capacity at existing junctions	
Other Economic	None	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Social							
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Half of site within 15 mins and half over 15 mins following any viable mitigation		
Primary School	Over 15 mins following any viable mitigation		Strategic Centre/Employment Area		Within 20 mins following any viable mitigation		
Secondary School	Within 20 mins following any viable mitigation		Centre/Foodstore		Over 15 mins following any viable mitigation		
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)			High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density		River Thame runs through the centre of the site and M6 motorway, railway line to West and canal to south boundary. The site is gently sloping towards the motorway embankment (east) and Tamebridge rail station is situated on 50% of the site (west)					
Connections to local cycle route networks		Opportunity from canal National Cycle Network adjacent to site.					
Public Open Space		There is sufficient quantity of open space in the local area to meet the needs of new residents. An off-site contribution will be required to address local quality deficiencies, which could also form mitigation for loss of green belt.					
Loss of Playing Field / Sports Pitches		N/A					
Other Social		As indicated above the site is used for recreation and routes through					
Opportunities							
Opportunities		Opportunities for a small business park					
Sustainability Appraisal							
Sustainability Appraisal Conclusion		The site has: Neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13 Minor positive impacts for Objectives 6, 9, 12, 14 (ALC grade; transport and accessibility; access to healthcare and recreation / paths; pedestrian and public transport access to secondary school) Minor negative impacts for Objectives 2, 3, 5, 6, 7, 9, 12, 14 (alter views for local residents and harm to green belt; priority habitats; flood zones and surface water flood risk; previously undeveloped land; air quality, main road and watercourse pollution; pedestrian access to services; air quality and main road health impacts; pedestrian access to primary school)					
Conclusion							
<p>The site was originally assessed as part of a larger parcel (site ref's SA-0016-SAN and SA-0017-SAN). Following the initial assessment SA-0017-SAN was removed as it is operational land. SA-0016-SAN has a separate proforma. The site has a number of constraints owing to the River Thame, the motorway corridor and existing Rail Station (Tamebridge Parkway). The land to the east is also use for residential amenity.</p> <p>The site has too many constraints given its proximity to the motorway, partial flood zone 2 and the existing Tamebridge Parkway to be suitable for residential use, this would be incompatible with station due to 24/7 operation and infrastructure to facilitate the development.</p>							

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

The site has too many constraints to the east, (SA-0016-SAN) namely the existing residential area and the motorway and limited access for employment, however the land to the south west (SA-0018-SAN) adjacent to the canal could form part of a small business park given the adjacent Tamebridge Parkway but this would require access off the roundabout serving existing access to the Parkway and motorway maintenance.

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

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as	Units 1a, 1b, 1c, 1d, 1e, Woods Lane and yard off Cradley Road, Cradley Heath		
Site Address	Units 1a, 1b, 1c, 1d, 1e, Woods Lane and yard off Cradley Road, Cradley Heath		
Ward	Cradley Heath and Old Hill	Call for Site Ref	507
Site Area (ha)	0.2	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0049-SAN
Background/Context			
Current uses	Car showroom / commercial / industrial		
Surrounding land uses	Residential / commercial / industrial		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Housing allocation – HOU1		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Brownfield		
Topography	Uniform land level. Existing single/two storey buildings in situ. Site is 'eaten into' by land outside of the application site – terrace houses to the east and a substation in the centre.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	N/A		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Biodiversity or Geodiversity on site or significantly affecting boundaries	N/A	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual amenity and Character of the Area	N/A	
Flood risk, drainage and ground water	N/A	
Ground Contamination	History of heavy industrial uses.	
Ground stability	Low Risk coal mining area	
Air Quality impact of adjoining uses	No known issues	
Noise impact of adjoining uses	Some commercial industrial uses evident. Noise report and mitigation required.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not suitable for employment; site forms part of a housing allocation that is currently under construction.	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Brownfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	Sub-Station	
Highways access and transportation	No issues	
Impact on the wider road network	Negligible	
Other Economic	None	
Social		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.		GP/Health Centre/Walk in
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area
Secondary School	Over 25 mins following any viable mitigation	Centre/Foodstore

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Site constrained by irregular site boundary, ownership issues, substation reduced site are by 20% to allow for mitigation and these constraints					
Connections to local cycle route networks	Within proximity of existing and proposed local cycle network.					
Public Open Space	N/A					
Loss of Playing Field / Sports Pitches	N/A					
Other Social	None					
Opportunities						
Opportunities	Opportunity to realise the residential aspirations pf the site as identified in the Development Plan, as site is allocated for housing.					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	Not assessed as under the capacity threshold for the Black Country Plan					
Conclusion						
The housing allocations and recent housing development to the west of the site demonstrates that housing is acceptable and can be achieved in this location.						
The site is constrained and the future of the site for residential development would be assisted by absorbing adjacent plots into the site area. The site is further challenged by the presence of a substation, which makes enlarging the site area, as mentioned above, all the more prudent in order to release greater development potential.						
The site is suitable for residential use. However, the capacity is below the Black Country Plan threshold and so has not been proposed.						

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as	Wilderness Lane/Greenhill Gardens		
Site Address	Land at Wilderness Lane, Great Barr, B43 7TB		
Ward	Great Barr with Yew Tree	Call for Site Ref	44
Site Area (ha)	3.2	Capacity proposed in Call for Sites submission	
Land Type	Brownfield	Site Assessment Reference	SA-0002-SAN
Background/Context			
Current uses	Green belt land – no current use.		
Surrounding land uses	Residential to the east, Green belt to the north with Q3 Academy senior school to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	SINC	3.2	
Ancient Woodland / Veteran Trees	Established trees on site		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Green Belt (whole site); Flood Zone 1 (whole site); Part SLINC (part of site majority of site); Part SINC (part of site northern portion of site); Potential New Nature Conservation Site Allocation (slightly within south part of boundary)		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Moderate to High	The sub-parcel makes a strong contribution to maintaining the separation of Walsall and Birmingham 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 north, east and south by the settlement edge of Great Barr, forming part of the West Midlands conurbation. However, release of land to the east of Wilderness Lane, which also borders the inset settlement edge to the north, would form a consistent boundary that would have little impact on the settlement gap. Isolation of Green Belt land to the east (B84A) would not increase harm, due to the limited contribution of that land to Green Belt purposes. It is noted however that this land is potentially to be designated as a SINC, which would preclude development.	
Landscape Sensitivity	Moderate	The landscape area has a moderate landscape sensitivity rating to residential development as it retains many rural qualities, including historic field patterns, ecological value due to the extent of priority habitats and an intact network of mature hedgerows.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	No part of the site has been previously developed. Whole site Green Belt.		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Topography	The site slopes in level from north to south, largely covered in dense tree and shrub planting.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO protected trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	New survey has redesignated the whole site as a SINC - LSP endorsed and Cabinet approved	
Heritage Assets on site or significantly affecting boundaries	No assets / negligible impact on site capacity	
Visual amenity and Character of the Area	Adversely impact on appearance of Green Belt views/ loss of trees.	
Flood risk, drainage and ground water	Not within a flood risk zone	
Ground Contamination	No known issues.	
Ground stability	Low Risk coal mining area	
Air Quality impact of adjoining uses	Site adjoins elevated section of the M6 motorway. Potential significant air quality impact.	
Noise impact of adjoining uses	Site adjoins elevated section of the M6 motorway. Potential significant air quality impact.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not suitable for employment	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Greenfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	Public Right of Way – CRF5B & CRF5C (Road used as a public path) immediately adjacent North West of site outside of boundary. Electric cables elevated above the site.	
Highways access and transportation	No existing vehicular access points but access potentially viable off Greenhill Gardens and/or Wilderness Lane.	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Impact on the wider road network	Impact likely to be insignificant. However, if development combined with larger site (115) on the opposite site of Wilderness lane there could be appreciable impact on the wider road network.					
Other Economic	None					
Social						
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Most over 15 mins following any viable mitigation	
Primary School	Within 15 mins following any viable mitigation		Strategic Centre/Employment Area		Within 30 mins following any viable mitigation	
Secondary School	Within 20 mins following any viable mitigation		Centre/Foodstore		Over 15 mins following any viable mitigation	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Character of existing landscape is a potential constraint, large number of established trees on the site as well as dense planting covering the remainder of the site. The site is inaccessible. Site lies adjacent to elevated section of the M5 motorway and there appear to be significant differences in land levels across the site.					
Connections to local cycle route networks	Closest proposed cycle network Newton Road, Great Barr.					
Public Open Space	No designation. Close to open space					
Loss of Playing Field / Sports Pitches	N/A					
Other Social	None					
Opportunities						
Opportunities	Constrained by SINC designation.					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	The site has Neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13; Minor positive impacts for Objectives 5, 6, 9, 12 ,13, 14 (flood zones; ALC grade; access to bus stop, pedestrian access, road access and public transport access to services; access to healthcare, recreation and cycleway; access to employment; access to education); Minor negative impacts for Objectives 2, 3, 6, 7, 9, 12 (landscape sensitivity, views for walkers and residents; previously undeveloped land; air quality, main road; access to railway station and pedestrian access to local services; pedestrian access to GP, air quality and main road); Major negative impacts for Objectives 2, 3, 5 (green belt; SINC; surface water flood risk)					
Conclusion						
There are five red ratings for this site including the whole site being designated a SINC, which is an absolute constraint. Furthermore, the site is adjoined by an area of land of potential significance for nature conservation. Amber ratings are also identified particularly in relation to the proximity of the site to an elevated section of the motorway, although it is accepted that there are existing residential developments as close to the motorway as the proposed site.						
The site is unsuitable for release for housing or employment due to the whole site being a SINC.						

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as	Peak House Farm		
Site Address	Land off Birmingham Road, Great Barr		
Ward	Great Barr with Yew Tree	Call for Site Ref	115
Site Area (ha)	27.3	Capacity proposed in Call for Sites submission	700-900
Land Type	Greenfield/Green Belt	Site Assessment Reference	SA-0003-SAN
Background/Context			
Current uses	Former agricultural land		
Surrounding land uses	Two storey housing/offices to the east/southeast. Q3 Academy to the south. Aston Uni Recreation Centre to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	SINC	27.3	
Ancient Woodland / Veteran Trees	Ancient Hedgerows		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	All Green Belt Flood Zone 1 Area of potential of archaeological importance SINC – whole site		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm (B81As1)	High	The sub-parcel makes a strong contribution to maintaining the separation of Walsall and Birmingham 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 east and south by the settlement edge of Great Barr, forming part of the West Midlands conurbation. The motorway bounding the south of the sub-parcel, Birmingham Road bounding the northeast of the sub-parcel and the Rushall Canal and designated SINC bounding the west of the sub-parcel create a strong distinction between the surrounding inset settlements and the land in the north, west and south of the sub-parcel. To the southeast woodland/scrub forms a buffer to the motorway. Any release of land would weaken this narrow settlement gap, in particular if it linked to inset settlement across the motorway. It is noted however that land in the north of the sub-parcel is potentially to be designated as a SINC, which would preclude development. Release of land within the sub-parcel could increase isolation of Green Belt land to the south east (B83A and B84A), so there would be no justification in retaining their Green Belt status, but this would not increase the level of harm to Green Belt purposes.	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Landscape Sensitivity (BL25)	Moderate	The landscape area has a moderate landscape sensitivity rating to residential development as it retains many rural qualities, including historic field patterns, ecological value due to the extent of priority habitats and an intact network of mature hedgerows. Sensitivity to employment development would be moderate-high, as a larger scale development would be conflict with the small scale of the historic field pattern and potential loss of priority habitats.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield/Previously Developed Land	Greenfield / former agricultural land	
Topography	Uniform land level. Existing single/two storey buildings in situ. Site is 'eaten into' by land outside of the application site – terrace houses to the east and a substation in the centre.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Part agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO protected trees on the site. Ancient hedgerows across whole of site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	New ecological survey carried out, endorsed and approved. Whole of site now a SINC.	
Heritage Assets on site or significantly affecting boundaries	Area of archaeological importance. Ancient Hedgerows HLC study Shows it is an Area of High Historic Landscape Value	
Visual amenity and Character of the Area	Loss of countryside views for local residents. Strong negative impact	
Flood risk, drainage and ground water	Not within a flood risk zone	
Ground Contamination	No known issues.	
Ground stability	Low Risk coal mining area	
Air Quality impact of adjoining uses	M6. J7 – hot spot. Air quality issues which can be sufficiently mitigated without significantly reducing capacity	
Noise impact of adjoining uses	Negligible.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Due to the nature of the surrounding uses unless it is an extension to the existing operators it would be difficult to envisage a large commercial focused development in this location.	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Employment Land	Not existing employment land						
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period						
Viability	Greenfield site in medium / low value area						
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period						
Infrastructure constraints on / under site	Public Rights of Way BR1B/WB (Bridleway) - north of site. CRF5B/WB & CRF5C/WB (Road used as a public path) - immediately adjacent, but just outside south boundary.						
Highways access and transportation	Existing access from Birmingham Road 9 (adj to Peak House Farm house) would not be sufficient. Alternative access from Birmingham Road would be required.						
Impact on the wider road network	Potential for increased congestion of the surrounding road network. Increased vehicle emissions would be of concern.						
Other Economic	None						
Social							
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Over 15 mins following any viable mitigation		
Primary School	Most of the site within 15 mins and part within 10 mins following any viable mitigation		Strategic Centre/Employment Area		Within 20 mins on public transport and 30 mins on foot following any viable mitigation		
Secondary School	Within 20 mins following any viable mitigation		Centre/Foodstore		Over 15 mins following any viable mitigation		
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)			High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Site assessed and now endorsed and approved at Cabinet as a SINC. Area of high historic landscape value and contains ancient hedgerows.						
Connections to local cycle route networks	Closest proposed cycle network is along Newton Road/Queslett Road. Offsite works required to create connection A34 Perry Barr Extension through to Walsall						
Public Open Space	No designation. Site is not close to any COS – would need to provide open space on site.						
Loss of Playing Field / Sports Pitches	N/A						
Other Social	None						
Opportunities							
Opportunities	Potential to bring forward land to address a housing need; however, costs to habitat/ecology/heritage cannot be mitigated.						
Sustainability Appraisal							
Sustainability Appraisal Conclusion	Housing The site has neutral impacts for Objectives 1, 2, 3, 5, 6, 7, 11, 12, 13						

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

	<p>Minor positive impacts for Objectives 5, 6, 9, 12, 13, 14 (flood zones; ALC grade; bus stop, public transport, pedestrian and road access; hospital, public transport access to GP, access to greenspace and cycleway / paths; pedestrian and public transport access to employment; education and skills)</p> <p>Major positive impacts for Objectives 10, (housing)</p> <p>Minor negative impacts for Objectives 1, 2, 3, 4, 5, 7, 8, 9, 12, (Grade II listed building, conservation area, registered park and garden, archaeology and historic landscape; landscape sensitivity, views for residents and pedestrians; ancient woodland, LNR and priority habitats; increased carbon footprint; surface water flood risk; air quality, main road; increase in household waste; access to railway and pedestrian access to local services; pedestrian access to GP, air quality, main road)</p> <p>Major negative impacts for Objectives 2, 3, 6, 7 (green belt harm; SINC; previously undeveloped land; potential increase in air pollution)</p> <p>Employment</p> <p>Neutral impacts for Objective 4, 8, 10, 14</p> <p>Major positive impacts for Objective 12 (employment floorspace provision)</p>	
Conclusion		
<p>Red ratings for this site relate to the SINC allocation, heritage value and ancient hedgerows. Amber ratings relating to highways could be overcome through viable mitigation.</p> <p>The site is not suitable for consideration for release from the green belt for housing or employment</p>		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as		Wilderness Lane – Land surrounding Q3	
Site Address		Land surrounding Q3 Academy School off Wilderness Lane, Great Barr	
Ward		Great Barr with Yew Tree	Call for Site Ref N/A
Site Area (ha)	22.55	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield/Green Belt	Site Assessment Reference	SA-0004-SAN
Background/Context			
Current uses	Accessible Open space and used in part by Q3 Academy external areas. Sections of the Motorway, part of Wilderness Lane.		
Surrounding land uses	Site wraps around school complex. Elevated motorway to the south. Farm land to the north. Residential to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		N/A	
Ancient Woodland / Veteran Trees		N/A	
Local Nature Reserve		N/A	
Flood Risk Zone 3		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Green Belt; Gateway site (views from the motorway); Area of potential archaeological importance; Open space; SLINC - to the north; Public footpaths / bridleways cross the site; Wildlife corridor.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	High	The sub-parcel makes a strong contribution to maintaining the separation of Walsall and Birmingham 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 east and south by the settlement edge of Great Barr, forming part of the West Midlands conurbation. The motorway bounding the south of the sub-parcel, Birmingham Road bounding the northeast of the sub-parcel and the Rushall Canal and designated SINC bounding the west of the sub-parcel create a strong distinction between the surrounding inset settlements and the land in the north, west and south of the sub-parcel. To the southeast woodland/scrub forms a buffer to the motorway. Any release of land would weaken this narrow settlement gap, in particular if it linked to inset settlement across the motorway. It is noted however that land in the north of the sub-parcel is potentially to be designated as a SINC, which would preclude development. Release of land within the sub-parcel could increase isolation of Green Belt land to the south east (B83A and B84A). so there would be no iustification in retaining their	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

		Green Belt status, but this would not increase the level of harm to Green Belt purposes.
Landscape Sensitivity	Moderate	The landscape area has a moderate landscape sensitivity rating to residential development as it retains many rural qualities, including historic field patterns, ecological value due to the extent of priority habitats and an intact network of mature hedgerows.
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield/Previously Developed Land	Greenfield / Green belt	
Topography	Undulating land. There is a flatter section to the north adjacent to Wilderness Lane but further south the land slopes away from the road and flattens out to the rear of the site.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs but mature trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Part SLINC – Wildlife corridor	
Heritage Assets on site or significantly affecting boundaries	Area of potential archaeological importance.	
Visual amenity and Character of the Area	Impact of development on SLINC – wildlife corridor.	
Flood risk, drainage and ground water	Not identified	
Ground Contamination	No known issues	
Ground stability	Low Risk coal mining area	
Air Quality impact of adjoining uses	Elevated motorway within the site boundary (to south)	
Noise impact of adjoining uses	Elevated motorway within the site boundary (to south)	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not Suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Viability	Part Greenfield / Brownfield site in medium / low value area						
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham’s growth over the same period						
Infrastructure constraints on / under site	Motorway - south Pylons - south Public Rights of way/Bridleways (south) Wilderness Lane highway						
Highways access and transportation	Access could be achieved off Wilderness Lane.						
Impact on the wider road network	Not known – dependent on density of development.						
Other Economic	None						
Social							
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				GP/Health Centre/Walk in		Over 15 mins following any viable mitigation	
Primary School	Very small area within 15 mins, majority over 15 mins following any viable mitigation			Strategic Centre/Employment Area		Half of site within 20 mins and half within 30 mins following any viable mitigation	
Secondary School	Within 20 mins following any viable mitigation			Centre/Foodstore		Over 15 mins following any viable mitigation	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)			High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Elevated motorway to the south within the site boundary. Pylons cross the site. Site dissected by Wilderness Lane. Public footpaths and bridleways cross the site.						
Connections to local cycle route networks	Not identified						
Public Open Space	Not public open space						
Loss of Playing Field / Sports Pitches	N/A						
Other Social	None						
Opportunities							
Opportunities	Meet housing demand						
Sustainability Appraisal							
Sustainability Appraisal Conclusion	The site has: Neutral impacts for Objectives 1, 2, 3, 5, 6, 7, 11, 12, 13 Minor positive impacts for Objectives 5, 6, 9, 12, 13, 14 (flood zones; ALC grade; transport and accessibility; access to hospital and public transport access to GP, green space and walking / cycling; access to employment; access to secondary school) Major positive impacts for Objectives 10 (housing) Minor negative impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 14 (Grade II listed building and historic landscape characterisation; landscape sensitivity and alter views for						

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

	walkers; ancient woodland, SINC and SLINC and propriety habitats; potential increase in carbon footprint; surface water flooding risk; previously undeveloped land; air quality and main road pollution; increase in household waste; pedestrian access to services; pedestrian access to GP, air quality and main road impacts; access to primary school) Major negative impacts for Objectives 2, 7 (green belt harm; potential increase in air pollution)	
Conclusion		
<p>There are amber ratings relating to, SLINC (north-east) and other constrains on the land.</p> <p>The whole of site is not considered suitable for release. There are very substantial negative effects wholesale development of the area would prejudice the impact of the visual landscape given that land slopes down towards the north west (Walsall Borough Boundary).</p> <p>The site is not suitable for residential or employment use.</p>		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as		Land to the North of Painswick Close (Bustleholme) sub-station		
Site Address		Land to the north of Painswick Close (Bustleholme) sub-station, Off Woodruff Way, Tamebridge, Walsall.		
Ward		Great Barr with Yew Tree	Call for Site Ref	N/A
Site Area (ha)	14.6	Capacity proposed in Call for Sites submission		N/A
Land Type	Greenfield	Site Assessment Reference		SA-0019-SAN & SA-0020-SAN
Background/Context				
Current uses	Large electricity generating sub-station site with open land.			
Surrounding land uses	To the north and west by the Tamebridge housing estate, to the east by the Rushall canal and to the south elevated M5/M6 motorway interchange.			
Constraints				
Gateway Constraints (where affecting part of submitted site)		Name / Details		Amount covered (ha's)
SSSI/SAC/SINC		N/A		
Ancient Woodland / Veteran Trees		Yes		10% approx
Local Nature Reserve		N/A		
Flood Risk Zone 3		Yes		South-west corner
Registered Park & Garden		N/A		
Scheduled Ancient Monument		N/A		
Operational Burial Ground		N/A		
Common Land		N/A		
Existing Policy Designations		Green Belt; Public Open Space (SAD) adjacent to north and east section of the site; Part SLINC (Ancient Woodland); Flood Risk Zone 3 (part); Public footpath dissects the site; Canal Polices; Wildlife Corridor (canal)		
Green Belt and Landscape Sensitivity Assessment				
Criteria		Assessment		Rating
Green Belt Harm (B79A)		Moderate	The sub-parcel makes a strong contribution to maintaining the separation of Walsall and Birmingham and a moderate contribution to preventing encroachment on the countryside. The sub-parcel is contained to the north and west by the settlement edge of Walsall, which forms part of the West Midlands conurbation. The M6 and the Tame Valley Canal are strong boundaries but expansion of Walsall south eastwards would significantly weaken the gap between Walsall and Great Barr (adjoining Birmingham), reducing the perceived and physical separation of these towns.	
Landscape Sensitivity (BL23/BL24)		Low	The landscape is considered to have an overall low sensitivity to residential development, as the majority of the criteria score low. The landscape is considered to have a low sensitivity to employment development, as large scale modern development including the M6, trunk roads and an electricity substation have eroded the existing scale and pattern of the landscape. In addition, the flat landform and screening vegetation enclose the landscape.	
Detailed assessment against environmental, economic and social criteria				

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Criteria	Assessment	Rating
Environmental		
Greenfield/Previously Developed Land	Half of the site is developed land with an electricity generating station, the other half is greenfield	
Topography	Site relatively flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Grade not known, however area is less than 20 ha in extent therefore assessment not required	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO protected trees on the site. Mature ancient woodland covers part of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Part SLINC (woodland) Ecology/habitat survey required.	
Heritage Assets on site or significantly affecting boundaries	None on the site but Hill Farm Listed Canal Bridge outside the application site on the canal in the north-west corner. Setting needs to be considered.	
Visual amenity and Character of the Area	No impact on visual amenity of adjacent land users. Opportunity arises by canal side setting.	
Flood risk, drainage and ground water	Part of the site in flood zones 2 (western side)	
Ground Contamination	Site investigations necessary.	
Ground stability	Coal Mining Low Risk Area	
Air Quality impact of adjoining uses	Site close to M5/M6 interchange. Air Quality impact requires addressing.	
Noise impact of adjoining uses	Site close to M5/M6 interchange. Noise impact requires addressing.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not suitable for employment use	
Employment Land	Part of site is an existing electricity station – this area was subsequently removed and not included in the reduced allocated site (SA-0020-SAN) so rating would be green for new site areas created SA-0019-SAN – electricity sub station	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Greenfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Infrastructure constraints on / under site	Electricity pylons Public Rights of Way				
Highways access and transportation	Existing narrow access off Woodruff Way but could be widened.				
Impact on the wider road network	Could put pressure on existing estate road and at junction with Walsall Road. Needs to be addressed in Transport Statement.				
Other Economic	Not known				
Social					
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.		GP/Health Centre/Walk in		Within 15 mins following any viable mitigation	
Primary School	Part of site over 15 mins following any viable mitigation	Strategic Centre/Employment Area		Within 20 mins following any viable mitigation	
	Most of site within 15 mins following any viable mitigation				
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore		Within 15 mins following any viable mitigation	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)	Moderate Density (40-45 dph)	X
Any character constraints on density	Flood zone 2 and 3 area in the south-west corner of the site. Identified strip of land dissecting the site as Ancient Woodland (SLINC). Public footpath dissecting the site. Pylons across the site. Given local character a density of more than 40 dph is not appropriate.				
Connections to local cycle route networks	Opportunity from canal National Cycle Network adjacent to site.				
Public Open Space	Loss of Community Open Space within the parcel to the north. This area was subsequently removed from the larger parcel as not surplus and therefore a hard constraint and is not included in the smaller allocated site. There is sufficient quantity of open space in the local area to meet the needs of new residents. An off-site contribution will be required to address local quality deficiencies, which could also form mitigation for loss of green belt.				
Loss of Playing Field / Sports Pitches	No known sports pitches on the site.				
Other Social	Flood zone 2 and 3 area in the south-west corner of the site. Identified strip of land dissecting the site as Ancient Woodland (SLINC). Public footpath dissecting the site. Pylons across the site.				
Opportunities					
Opportunities	Contribute to housing targets and opportunity to improve existing open space and connection to canal network.				
Sustainability Appraisal					
Sustainability Appraisal Conclusion	The site (SA-0020-SAN) has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13; minor positive impact for Objectives 5, 6, 9, 12, 13, 14 (flood zones; agricultural land classification; access to transport; health; access to employment; education.				

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

	skills and training); major positive impacts on Objective 10 (housing); minor negative impacts for Objectives 1, 2, 3, 5, 6, 7, 9, 12 (Grade II listed building; impact on views and GB harm; ancient woodlands, SLINCs and priority habitats; surface water flood risk; previously undeveloped land; air quality, watercourse; access to bus stop) and major negative impact for Objective 7 (potential increase in air pollution)	
Conclusion		
<p>The site assessment covered a large area that included community open space, ancient woodland and an existing electricity sub-station. Through the assessment these elements were discounted as not being developable due to being occupied land and not surplus to requirements. The reduced parcel covers 4.30ha and is in the north east of the original parcel. Subsequently two site references were created SA-0019-SAN which was found not suitable for residential or employment as occupied land and an existing electricity station. SA-0020-SAN (excludes the Community Open Space as this is not surplus and a hard constraint), was found suitable for residential development.</p> <p>The reduced parcel (SA-0020-SAN) is considered suitable for residential development with appropriate mitigation from noise/air quality issues arising from proximity to M5/M6 interchange and flood alleviation.</p> <p>Employment land not considered appropriate due to access issues and proximity to existing housing.</p>		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as	M6, Junction 7		
Site Address	M6, Junction 7		
Ward	Great Barr with Yew Tree	Call for Site Ref	N/A
Site Area (ha)	4.9	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0022-SAN
Background/Context			
Current uses	Landscape buffer either side of the motorway		
Surrounding land uses	Residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	SINC	0.9	
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	SLINC/SINC to the northern section of M6, Greenbelt		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Low	The sub-parcel makes a moderate contribution to safeguarding the countryside from encroachment but consists principally of the M6 along with boundary vegetation. Although the latter makes a contribution, its containment and lack of connectivity to any Green Belt to the east mean that its release would have no adverse impact on the wider Green Belt and would simplify the boundary.	
Landscape Sensitivity	Moderate	The landscape area has a moderate landscape sensitivity rating to residential development as it retains many rural qualities, including historic field patterns, ecological value due to the extent of priority habitats and an intact network of mature hedgerows.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	Greenfield / Green belt		
Topography	In the south the land is narrow, steeply sloping, whilst there is increased depth to the northern section this irregular and whilst the topography only gently slopes from the existing houses in Walddene Close, the site depth is irregular.		
Agricultural Land Quality using Magicmap	Not agricultural		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Landscape post-1988 map		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs but there are trees and shrubs (mostly self-setting on the site)	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Presence of birds within the site and allocated as SINC/SLINC to north M6	
Heritage Assets on site or significantly affecting boundaries	None	
Visual amenity and Character of the Area	Provides a green corridor for existing residents and screen to motorway	
Flood risk, drainage and ground water	None	
Ground Contamination	No known issues	
Ground stability	No known issues	
Air Quality impact of adjoining uses	Motorway runs through the centre of the site	
Noise impact of adjoining uses	Motorway runs through the centre of the site	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not Suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Greenfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	Pylons situated within the site.	
Highways access and transportation	Access could be achieved from the existing roads (Waltdene Close/Amie Lane), although topography would be challenging from Amie Lane (south of the M6)	
Impact on the wider road network	Not likely to be significant given the site area and number of homes achievable	
Other Economic	None	
Social		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Within 15 mins following any viable mitigation				
Primary School		Part within 15 mins, part over 15 mins following any viable mitigation		Strategic Centre/Employment Area		Part within 15 mins and part over 30 mins following any viable mitigation			
Secondary School		Within 25 mins following any viable mitigation		Centre/Foodstore		Over 15 mins following any viable mitigation			
Housing Density Location – BCP Policy HOU2		Very High Density (min 100 dph)			High Density (45-100 dph)			Moderate Density (40-45 dph)	X
Any character constraints on density		None							
Connections to local cycle route networks		None							
Public Open Space		N/A							
Loss of Playing Field / Sports Pitches		N/A							
Other Social		None							
Opportunities									
Opportunities		Limited opportunities due to the topography and proximity to the motorway.							
Sustainability Appraisal									
Sustainability Appraisal Conclusion		<p>The site has:</p> <p>Housing</p> <p>Neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13</p> <p>Minor positive impacts for Objectives 5, 6, 9, 12, 13, 14 (flood zones; ALC grade; bus stop, pedestrian and road accessibility and pedestrian access to local services; access to hospital and GP services (by foot and public transport) and access to cycleway; pedestrian and public transport access to employment; access to education)</p> <p>Major positive impacts for Objectives 10 (housing)</p> <p>Minor negative impacts for Objectives 1, 2, 3, 6, 7, 9, 12 (Grade II listed building; landscape sensitivity, views for residents; SLINCs and priority habitats; previously undeveloped land; air quality, main road pollution; railway station and public transport access to services; air quality, main road and access to greenspace)</p> <p>Major negative impacts for Objectives 3, 5, 7 (SINC; surface water flood risk; potential increase in air pollution)</p> <p>Employment</p> <p>neutral impacts for Objectives 10, 13, 14</p> <p>Major positive impacts for Objectives 13 (employment floorspace provision)</p> <p>Minor negative impacts for Objectives 7 (increase in air pollution)</p>							
Conclusion									
The site is restricted due to the M6 motorway to the south the land is narrow, steeply sloping and even linear development would be challenging due to topography and the proximity of the motorway. Whilst there is increased depth to the northern section this irregular and whilst the topography only gently									

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

slopes from the existing houses in Waltdene Close, the site depth is irregular, and it would difficult to develop again due to the proximity of the motorway and the potential negative effect this would have on existing and future occupants in terms of noise and air pollution. In addition, parts of this area are designated as a SLINC.

The site is not suitable for residential development due to the constraints of the site in relation to the motorway and topography and partial designation as SLINC.

The site is not suitable for industrial development as the surrounding area is residential and access could only be achieved off small residential roads and partially allocated as SLINC/SINC.

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as	Land at North site of Queslett Road		
Site Address	Land at north site of Queslett Road		
Ward	Great Barr with Yew Tree	Call for Site Ref	304
Site Area (ha)	0.6	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield/Green Belt	Site Assessment Reference	SA-0008-SAN
Background/Context			
Current uses	Unused land overgrown, no accessibility, greenbelt/SINC		
Surrounding land uses	Residential area to the west, local nature reserve and SINC to the north. Motorway to the east in an elevated position.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	SINC	0.6	
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	Yes	0.6	
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	SINC; Policy ENV 1: SINCS, SLINCS & Local Nature Reserves; Greenbelt; Registered Parks and Gardens – Policy ENV2 Applies (Great Barr Hall, West Bromwich); Black Country Millennium Forest Designation (<i>All above policies relate to whole site except access road</i>); Flood Zone 1 (whole site)		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not assessed as SINC and part of Registered Park and Garden		
Landscape Sensitivity			
Conclusion			
This site is covered by absolute constraints – SINC and Registered Park and Garden.			

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as	Tipton Central Clinic, Horseley Road, Tipton		
Site Address	Tipton Central Clinic, Horseley Road, Tipton		
Ward	Great Bridge	Call for Site Ref	545
Site Area (ha)	0.12	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0046-SAN
Background/Context			
Current uses	Clinic		
Surrounding land uses	Residential to North, East & West and SLINC to the South		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations			
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	The site is previously developed land.		
Topography	The site is generally quite flat.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No Tree Preservation Orders; no mature trees of value on site;		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No habitat / negligible impact on site capacity. SLINC to the south of the site.		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Heritage Assets on site or significantly affecting boundaries	None	
Visual amenity and Character of the Area	Existing residential properties to the north, east and west of the site.	
Flood risk, drainage and ground water	No drainage / flood risk issues / negligible impact on site capacity.	
Ground Contamination	Potential given the area.	
Ground stability	Low risk coal mining referral area. No known issues/negligible constraint on capacity.	
Air Quality impact of adjoining uses	No known issues / negligible constraint on capacity.	
Noise impact of adjoining uses	No known issues / negligible constraint on capacity.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not Suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Greenfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	No limitations / negligible impact on development viability.	
Highways access and transportation	Existing vehicle access points from Horseley Road.	
Impact on the wider road network	No / negligible impact.	
Other Economic	None	
Social		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.		GP/Health Centre/Walk in Within 10 mins following any viable mitigation
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area Within 20 mins following any viable mitigation
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore Within 10 mins following any viable mitigation
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45-100 dph) Moderate Density (40-45 dph) X

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Any character constraints on density	None. No reduction anticipated in site area due no constraints and existing access. Density will largely depend on whether the site incorporates flats or houses					
Connections to local cycle route networks	Good connectivity					
Public Open Space	N/A					
Loss of Playing Field / Sports Pitches	N/A					
Other Social	None					
Opportunities						
Opportunities	To bring forward an underused site.					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	Not assessed as under the capacity threshold for the Black Country Plan					
Conclusion						
Surrounding uses all being predominantly residential in nature would be compatible with a housing land use of the site.						
The site is suitable for residential use. However, the capacity is below the Black Country Plan threshold and so has not been proposed.						

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as	Land adj. ASDA, Wolverhampton Road, Oldbury		
Site Address	Land adj. ASDA, Wolverhampton Road, Oldbury		
Ward	Langley	Call for Site Ref	548
Site Area (ha)	2.1	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0042-SAN
Background/Context			
Current uses	Vacant land, partially self-settled with trees and shrubs		
Surrounding land uses	ASDA store and M5 junction 2 to north/north west, primary school to east and residential properties to south		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	Not designated see comments below in summary		
Flood Risk Zone 3	Primary Flood Zone 1 with small areas being in Flood zone 2 around the watercourse.	Watercourse runs through the site to the north/north west which the EA identifies as a main river.	
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	Local quality employment site (EMP3) Wildlife corridor		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	The site was historically used as allotment gardens and so is PDL.		
Topography	The site is generally quite flat accepting to the boundaries with the river course which are steeply banked and there are changes in levels to the between the residential properties on Titford Road, the site being higher)		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural		
Tree Preservation Orders / Mature Trees of Value on	No TPO, the site benefits from tree cover which adds to the visual amenity of the area and assist with pollution given the elevated M5		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

site or significantly affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is not designated as a SLINC, however comments received from the Wildlife Trust during the determination of the last planning application suggested that as it formed part of the Tame Valley PSI it merited being designated as SLINC. Therefore, an ecological survey would be required.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual amenity and Character of the Area	The levels to the south for existing residents could cause harm in terms of loss of privacy/outlook depending on layout and heights. The existing space is also valued by residents which was demonstrated at the time of the previous planning application	
Flood risk, drainage and ground water	Part of the site to the north/north west which follows the water course is designated as flood zone 2. Therefore, some constraints but not insurmountable	
Ground Contamination	Site formerly used as allotments, potential risk of herbicides and pesticides so negligible concerns	
Ground stability	Historic colliery adjacent the site to north and west of the site but no probable recordings of shallow workings within the site	
Air Quality impact of adjoining uses	Proximity to elevated M5 Motorway so potential air quality issues and mitigation may reduce site area along the water course adjacent to M5 corridor	
Noise impact of adjoining uses	Potential noise from M5 corridor but likely to be negligible	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Suitable for employment – this site was assessed as suitable for employment use in the EDNA	
Employment Land	Not employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	No limitations	
Highways access and transportation	Access for employment would be gained from Junction 2 M5 roundabout, there are concerns that significant additional traffic at peak times would cause severe congestion on both Sandwell and the highway agency network for certain B2 and B1 uses.	
Impact on the wider road network	As above potential impact on M5 junction2	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Other Economic	None	
Social		
Any character constraints on density	The location of the watercourse and proximity to residential property (levels) along with concerns regarding access and wider impact on the existing road network (Birchley island/J2 M5) for future employment use – 30% reduction in developable land estimated for the above reasons	
Connections to local cycle route networks	No designated cycle routes from M5 junction 2 connections would be from Titford Road to the south of the site. Closest LCN is the A4123	
Public Open Space	Not open space	
Loss of Playing Field / Sports Pitches	N/A	
Other Social	None	
Opportunities		
Opportunities	Low density employment given surrounding uses and access to M5 junction 2	
Sustainability Appraisal		
Sustainability Appraisal Conclusion	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8, 10, 12, 13, 14; minor positive impact for Objectives 6, 9, 12 (agricultural land classification; transport; health care and recreation); major positive impacts on Objective 13 (employment provision); minor negative impacts for Objective 2, 5, 6, 7, 9, 11, 12 (alter views for residents; surface water flood risk; previously undeveloped land; pollution; pedestrian and road access; equality; air quality and roads); major negative impacts for Objective 5 (flood zones)	
Conclusion		
<p>Birmingham and Black Country Wildlife Trust think that the site has merit for parts of the site to be of nature conservation value. Site survey will be needed.</p> <p>Potential red ratings associated with a residential use on this site for access and traffic generation but would depend on the size of the development. The site is currently allocated for employment use, however the recent refusal of the employment use has indicated that the site has constraints which need to be mitigated to protect residential amenity, provide appropriate access and ensure that a future scheme does not cause severe congestion on an already busy highway network.</p> <p>The site is considered suitable for allocation for housing, however the landowner submitted the site for employment use and so is considerable available and deliverable for that use.</p> <p>Therefore, it is considered not suitable for allocation for housing.</p>		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as		Dudley Road East	
Site Address		Land at Dudley Road East / Brades Road, Oldbury	
Ward		Oldbury	Call for Site Ref N/A
Site Area (ha)	2.65	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0033-SAN
Background/Context			
Current uses	General industry, Tile trade centre, Offices, Hire businesses including plant, vehicle and crane.		
Surrounding land uses	Residential, open space, school, canal to the southern boundary,		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		N/A	
Ancient Woodland / Veteran Trees		N/A	
Local Nature Reserve		N/A	
Flood Risk Zone 3		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	North west boundary adjacent to a SLINC; Site adjacent to a wildlife corridor; Whole site within canal and river trust consultation major zone. North west 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 Allocation.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield/Previously Developed Land	Previously developed land		
Topography	Slight levels rise across the site leading towards the canal.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No protected trees on the site. Some mature trees present. Tree survey needed.		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Biodiversity or Geodiversity on site or significantly affecting boundaries	The canal frontage on two boundaries would need to be addressed when a scheme is designed.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets present on the site. Although, the site is adjacent to a canal on two boundaries.	
Visual amenity and Character of the Area	Likely to improve amenity for existing residents.	
Flood risk, drainage and ground water	The site is not within a flood zone.	
Ground Contamination	No know issues, although the site is currently commercial in nature.	
Ground stability	Coal Mining Low Risk Area	
Air Quality impact of adjoining uses	Dudley Road East suffers from high levels of traffic congestion.	
Noise impact of adjoining uses	Potential traffic noise.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Loss of allocated local employment land. The site appears to be well used within only an office block fronting onto Dudley Road East being empty. However, market evidence suggests that it is a low value employment site	
Employment Land	Loss of allocated local employment land. The site appears to be well used within only an office block fronting onto Dudley Road East being empty. However, market evidence suggests that it is a low value employment site	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Brownfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	The site falls within a gas pipeline major HSE consultation zone. The HSE would need to be consulted for comments.	
Highways access and transportation	Dudley Road East suffers from high levels of congestion, potentially two accesses to the site required.	
Impact on the wider road network	Potential to see increased congestion from the proposed development	
Other Economic	Impact on shortfall of employment land.	
Social		
Any character constraints on density	Given local character a density of more than 40 dph is not appropriate. The site falls within the major consultation zone for a gas pipeline which may impact upon density. The canal frontage would need to be addressed. Mature landscaping buffer should be retained.	
Connections to local cycle route networks	No connection to the LCRN, Offsite works required to create connection	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Public Open Space	Not allocated as public open space. Site is next to Brades Green Open Space which is of high quality and value.	
Loss of Playing Field / Sports Pitches	No allocated as public open space,	
Other Social	None	
Conclusion		
<p>The site was identified through the BEAR process, however further investigation found it to be a low value employment site.</p> <p>The site is next to a site allocated for local employment land 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.</p> <p>Although the site is allocated for local employment land, subject to a new site being found for the relocation of businesses, the site is suitable for a residential development subject to a consultation with the Health and Safety Executive. This may result in the number of proposed units being significantly reduced to include a blast buffer zone. The canal frontage and wildlife corridor could be addressed during the scheme design. Amber issues can be addressed again during the application process.</p> <p>Suitable sites for allocation for 106 homes but not suitable for employment use.</p>		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as		Forge Farm - Forge Lane (b)	
Site Address		Forge Farm, Forge Lane, West Bromwich	
Ward		West Bromwich Central	Call for Site Ref N/A
Site Area (ha)	46.55	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0011-SAN
Background/Context			
Current uses	Farmland/nature reserve with derelict farm buildings		
Surrounding land uses	Open space/park land/nature reserve		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		N/A	
Ancient Woodland / Veteran Trees		N/A	
Local Nature Reserve		N/A	
Flood Risk Zone 3		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		N/A	
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Local cycle network		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	Very High	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns.	
Landscape Sensitivity	Moderate to High	The area is considered to have an overall moderate-high sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the overall sensitivity rating.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield/Previously Developed Land	Greenfield		
Topography	Site falls north to south top		
Agricultural Land Quality using Magicmap	Farmland/grazing		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Landscape post-1988 map		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Hedgerows along the perimeter, watercourse in the centre of the southern part of the site	
Heritage Assets on site or significantly affecting boundaries	Farm buildings are historic and whilst derelict have architectural and historic merit	
Visual amenity and Character of the Area	The whole area is absent of built form linking to nature reserve and provides wide views and vistas due to the topography north – south and across the site west.	
Flood risk, drainage and ground water	Flood zone 2	
Ground Contamination	No known issues / negligible constraint on capacity	
Ground stability	Low Risk coal mining area	
Air Quality impact of adjoining uses	The western fringe would abut the M5	
Noise impact of adjoining uses	The western fringe would abut the M5	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	None within the site	
Highways access and transportation	Access points could be served from Forge Lane	
Impact on the wider road network	Unlikely to be affected due to the existing road network being well established	
Other Economic	None	
Social		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Over 15 mins following any viable mitigation				
Primary School		Over 15 mins following any viable mitigation		Strategic Centre/Employment Area		Within 20 mins following any viable mitigation			
Secondary School		Over 25 mins following any viable mitigation		Centre/Foodstore		Over 15 mins following any viable mitigation			
Housing Density Location – BCP Policy HOU2		Very High Density (min 100 dph)			High Density (45-100 dph)			Moderate Density (40-45 dph)	X
Any character constraints on density		Flood zone 2 may prohibit part of the site currently used for grazing Dissected by dual carriageway (Newton Road) Northern team is close to M5 motorway (west) and sandwiched between the dual carriage to the east used for grazing horses							
Connections to local cycle route networks		Part of the site forms a cycle network leading to Swan pool nature reserve to the south and							
Public Open Space		Not public open space							
Loss of Playing Field / Sports Pitches		N/A							
Other Social		None							
Opportunities									
Opportunities		Would help meet housing targets but would result in Very High harm and Moderate / High landscape sensitivity to remaining Green Belt							
Sustainability Appraisal									
Sustainability Appraisal Conclusion		<p>The site has:</p> <p>Housing</p> <p>neutral impacts for Objectives 1, 2, 3, 5, 6, 7, 11, 13</p> <p>Minor positive impacts for Objectives 5, 6, 9, 12, 13, 14 (flood zones; ALC grades; pedestrian and road access and access by public transport to local services; access to hospital and GP (by public transport, access to green space and cycleway; access to employment by foot and public transport; access to secondary school by public transport)</p> <p>Major positive impacts for Objectives 10 (housing)</p> <p>Minor negative impacts for Objectives 2, 3, 4, 7, 8, 9, 12, 14 (altered views for residents; LNR, SINC and priority habitats; increased carbon footprint; air quality, main road and watercourse pollution; household waste; bus stop, railway station accessibility and pedestrian access to services; pedestrian access to GP, air quality and main road impacts and loss of greenspace; access to primary and secondary school by foot)</p> <p>Major negative impacts for Objectives 2, 5, 6, 7 (landscape sensitivity and green belt harm; surface water flood risk; previously undeveloped land; potential increase in air pollution)</p> <p>Employment</p> <p>neutral impacts for Objectives 4, 8, 10, 13, 14</p> <p>major positive impact for Objective 13 (employment floorspace provision)</p> <p>Major positive impacts for Objectives 13 (employment floorspace provision)</p>							

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Conclusion
<p>The site would result in the loss of Green Belt that would result in Very High harm and Moderate / High landscape sensitivity. Key constraints are the landscaping sensitivity and the abundant loss of wider views the area around is not developed and the site would be piecemeal and isolated from other built form. The south part is also partially covered with trees and benefits from mature hedgerows. It is also constrained by the water course and falls within flood zone 2.</p> <p>The site would not be appropriate or suitable for housing or employment use.</p>

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as		Sandwell Park Farm, West Bromwich		
Site Address		Sandwell Park Farm, West Bromwich		
Ward		West Bromwich Central	Call for Site Ref	N/A
Site Area (ha)	131.31	Capacity proposed in Call for Sites submission		N/A
Land Type	Greenfield	Site Assessment Reference		SA-0012-SAN
Background/Context				
Current uses	Community open space/local nature reserve/farm			
Surrounding land uses	Registered park (Dartmouth Park), farm/grazing land/nature reserve			
Constraints				
Gateway Constraints (where affecting part of submitted site)		Name / Details		Amount covered (ha's)
SSSI/SAC/SINC		SINC		9.6
Ancient Woodland / Veteran Trees		Yes, established trees		
Local Nature Reserve		N/A		
Flood Risk Zone 3		N/A		
Registered Park & Garden		N/A		
Scheduled Ancient Monument		N/A		
Operational Burial Ground		N/A		
Common Land		N/A		
Existing Policy Designations	SLINC			
Green Belt and Landscape Sensitivity Assessment				
Criteria	Assessment			Rating
Green Belt Harm	Very High	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns.		
Landscape Sensitivity	Moderate to High	The area is considered to have an overall moderate-high sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the overall sensitivity rating.		
Detailed assessment against environmental, economic and social criteria				
Criteria	Assessment			Rating
Environmental				
Greenfield/Previously Developed Land	Greenfield			
Topography	Generally flat			
Agricultural Land Quality using Magicmap	Part agricultural			

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Landscape post-1988 map		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Yes (SLINC 7.77ha)	
Heritage Assets on site or significantly affecting boundaries	Sandwell park buildings are Grade II listed and Dartmouth park is a registered park which is adjacent to the site.	
Visual amenity and Character of the Area	Existing properties back on to the park and enjoy wider views across the valley. The area offers wide views across the valley internally from the elevated Dartmouth Park and across the flatter sections within the wider parkland	
Flood risk, drainage and ground water	No drainage / flood risk issues / negligible impact on site capacity	
Ground Contamination	No known issues / negligible constraint on capacity	
Ground stability	Low Risk coal mining area	
Air Quality impact of adjoining uses	M5 is situated to the eastern boundary but would only affect a small part of the site	
Noise impact of adjoining uses	M5 is situated to the eastern boundary but would only affect a small part of the site	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	Limited to the motorway	
Highways access and transportation	Access is limited to the site with one road leading to the farm buildings which is narrow. Substantial infrastructure would be required as the existing street pattern into the site is historic and close knit.	
Impact on the wider road network	The immediate road would be affected	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Other Economic	Loss of income to the Council from the park and associated leisure					
Social						
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Most of the site over 15, part within 15 mins following any viable mitigation	
Primary School	Most of the site within 15 mins some parts over 15 mins following any viable mitigation		Strategic Centre/Employment Area		Part of the site within 20 mins and part over 30 mins following any viable mitigation	
Secondary School	Part of the site within 20 mins with part within 25 mins following any viable mitigation		Centre/Foodstore		Majority over 15 mins following any viable mitigation	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)			High Density (45-100 dph)		Moderate Density (40-45 dph) X
Any character constraints on density	SLINC, archaeological importance, Sandwell Valley Country Park					
Connections to local cycle route networks	Cycle routes throughout the site					
Public Open Space	The whole site is part of Sandwell Valley Country Park					
Loss of Playing Field / Sports Pitches	N/A					
Other Social	Loss of recreational amenity, the parkland provides outdoor play equipment					
Opportunities						
Opportunities	It would provide a substantial site for housing, but would destroy an established wildlife habitat, recreational facilities and would be challenging to provide new infrastructure.					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	The site has Housing neutral impacts for Objectives 1, 2, 3, 5, 6, 7, 11, 13 Minor positive impacts for Objectives 5, 6, 9, 12, 13, 14 (flood zones; ALC grade; railway station, pedestrian and road access and public transport access to services; access to hospital, access by public transport to GP, access to green space and cycleway; pedestrian and public transport access to employment; access to primary school on foot and access to secondary school by public transport) Major positive impacts for Objectives 10 (housing) Minor negative impacts for Objectives 1, 2, 3, 7, 9, 14 (registered park and garden, archaeological priority area and historic landscape characterisation; altered views for walkers and residents; ancient woodland, LNR, SINC, SLINC and priority habitats; air quality, main road and watercourse pollution; bus stop accessibility and access to local services on foot; pedestrian access to secondary school) Major negative impacts for Objectives 1, 2, 4, 5, 6, 7, 8, 12 (Grade II listed building; landscape sensitivity and green belt harm; potential increase in carbon footprint; surface water flood risk; previously undeveloped land; potential increase in air					

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

	<p>pollution; household waste increase; pedestrian access to GP, air quality and main road impacts and loss of open space)</p> <p>Employment</p> <p>neutral impacts for Objectives 4, 8, 10, 12, 14</p> <p>Major positive impacts for Objectives 13 (employment floorspace provision)</p>	
Conclusion		
<p>The site would result in the loss of Green Belt that would result in Very High Harm and Moderate / High Landscape sensitivity and Sandwell Valley Country Park.</p> <p>The site would not be appropriate / suitable for residential use.</p> <p>The site would not be appropriate / suitable for employment use.</p>		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as		Sandwell Park Golf Club (a)	
Site Address		Sandwell Park Golf Club	
Ward		West Bromwich Central	Call for Site Ref N/A
Site Area (ha)	53.7	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0013-SAN
Background/Context			
Current uses	Golf course majority with cricket club to the south west		
Surrounding land uses	M5 motorway/Junction 2 (west/south west), Business park (south east), Handsworth cemetery east, Priory Woods and Sandwell Priory archaeological site to the north, Limited access to site but land falls away south to north		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	Amount covered (ha's)
SSSI/SAC/SINC		N/A	
Ancient Woodland / Veteran Trees		N/A	
Local Nature Reserve		N/A	
Flood Risk Zone 3		N/A	
Registered Park & Garden		N/A	
Scheduled Ancient Monument		Yes, in part	Adjacent to the parcel
Operational Burial Ground		N/A	
Common Land		N/A	
Existing Policy Designations	Fringe of site to north scheduled ancient monument (Sandwell priory), SLINC (4.45 ha), Greenbelt		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	High	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary. However, the extent to which the golf course is contained by urban edge influences and natural landscape elements - housing and the M5 to the west, Handsworth Cemetery to the east and the Priory Woods Local Nature Reserve to the north - limits potential harm to the wider Green belt.	
Landscape Sensitivity	Low to Moderate	The area is considered to have an overall low-moderate sensitivity to residential or employment development, as with the exception of the priority habitat woodland and adjacent Scheduled Monument, and its role as part of the rural gap between settlements, it has minimal sensitive and/or valued characteristics and features.	
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield/Previously Developed Land	Greenfield		
Topography	Undulating slopes south/north east		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Established trees within the site and Prior Woods to the north	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Likely to serve habitats	
Heritage Assets on site or significantly affecting boundaries	Scheduled ancient monument to north	
Visual amenity and Character of the Area	No to adjacent residents but would impact on the wider character of priory woods and swan pool to the south.	
Flood risk, drainage and ground water	No drainage / flood risk issues / negligible impact on site capacity	
Ground Contamination	No known issues / negligible constraint on capacity	
Ground stability	Low Risk coal mining area	
Air Quality impact of adjoining uses	M5 corridor to west and existing business to south east	
Noise impact of adjoining uses	M5 corridor to west and existing business to south east	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	No limitations / negligible impact on development viability	
Highways access and transportation	Access is served from Birmingham Road off a narrow one-way road this would need to be widened but could be achieved. Access could potentially be served from Park lane too, dependant of levels	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Impact on the wider road network		A single access point could lead to congestion given the proximity to junction 2 (also near to Albion ground)						
Other Economic		None						
Social								
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Within 15 mins following any viable mitigation			
Primary School		Over 15 mins following any viable mitigation		Strategic Centre/Employment Area		Within 20 mins following any viable mitigation		
Secondary School		Within 20 mins following any viable mitigation		Centre/Foodstore		Over 15 mins following any viable mitigation		
Housing Density Location – BCP Policy HOU2		Very High Density (min 100 dph)			High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density		Access poor, borders Sandwell priory to the north (scheduled ancient monument). Immediate surround off Birmingham Road commercial (allocated for employment land to the south east corner)						
Connections to local cycle route networks		None						
Public Open Space		N/A						
Loss of Playing Field / Sports Pitches		N/A						
Other Social		Loss of recreation facility						
Opportunities								
Opportunities		Small part of the site has potential for employment use						
Sustainability Appraisal								
Sustainability Appraisal Conclusion		<p>The site has</p> <p>Housing</p> <p>neutral impacts for Objectives 1, 2, 3, 5, 6, 7, 11</p> <p>Minor positive impacts for Objectives 5, 9, 12, 13, 14 (flood zones; access to railway station, pedestrian and road access; access to hospital public transport access to GP, access to greenspace and cycleways; pedestrian and public transport access to employment; pedestrian and public transport access to secondary school)</p> <p>Major positive impacts for Objectives 10 (housing)</p> <p>Minor negative impacts for Objectives 1, 2, 3, 5, 6, 7, 9, 12, 13, 14 (Grade 1 listed building, Grade II listed building and scheduled monument; landscape sensitivity and altered views for walkers; ancient woodlands, LNR, SINC and SLINC and priority habitats; surface water flood risk; ALC grade; air quality and main road pollution; access to bus stop, pedestrian and public transport access to services; pedestrian access to GP, air quality and main road impacts and loss of greenspace; employment floorspace provision; pedestrian access to primary school)</p> <p>Major negative impacts for Objectives 2, 4, 6, 7, 8 (green belt harm; potential increase in carbon footprint; previously undeveloped land; potential increase in air pollution; increased household waste)</p>						

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

	Employment neutral impacts for Objectives 4, 8, 10, 13, 14	
Conclusion		
<p>This site was assessed as part of a larger parcel. Following the initial assessment part of the site was found suitable for employment (SA-0014-SAN) which has a separate proforma.</p> <p>Site is not suitable for employment or housing due to wider links to other open space/recreation with no residential built form surrounding it.</p> <p>Not suitable for residential due to the wider openness of the area, loss of community open space and not compatible with surrounding commercial established uses.</p>		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as		Sandwell Park Golf Club (b)		
Site Address		Sandwell Park Golf Club		
Ward		West Bromwich Central	Call for Site Ref	N/A
Site Area (ha)	5.18	Capacity proposed in Call for Sites submission		N/A
Land Type	Greenfield	Site Assessment Reference		SA-0014-SAN
Background/Context				
Current uses	Golf course majority with cricket club to the south west			
Surrounding land uses	M5 motorway/Junction 2 (west/south west), Business park (south east), Handsworth cemetery east, Priory Woods and Sandwell Priory archaeological site to the north, Limited access to site but land falls away south to north			
Constraints				
Gateway Constraints (where affecting part of submitted site)		Name / Details		Amount covered (ha's)
SSSI/SAC/SINC		N/A		
Ancient Woodland / Veteran Trees		N/A		
Local Nature Reserve		N/A		
Flood Risk Zone 3		N/A		
Registered Park & Garden		N/A		
Scheduled Ancient Monument		Yes, in part		Adjacent to the parcel
Operational Burial Ground		N/A		
Common Land		N/A		
Existing Policy Designations	Fringe of site to north scheduled ancient monument (Sandwell priory), SLINC (4.45 ha), Greenbelt			
Green Belt and Landscape Sensitivity Assessment				
Criteria	Assessment			Rating
Green Belt Harm	High	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary. However, the extent to which the golf course is contained by urban edge influences and natural landscape elements - housing and the M5 to the west, Handsworth Cemetery to the east and the Priory Woods Local Nature Reserve to the north - limits potential harm to the wider Green belt.		
Landscape Sensitivity	Low to Moderate	The area is considered to have an overall low-moderate sensitivity to residential or employment development, as with the exception of the priority habitat woodland and adjacent Scheduled Monument, and its role as part of the rural gap between settlements, it has minimal sensitive and/or valued characteristics and features.		
Detailed assessment against environmental, economic and social criteria				
Criteria	Assessment			Rating
Environmental				
Greenfield/Previously Developed Land	Greenfield			
Topography	Undulating slopes south/north east			

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Established trees within the site and Prior Woods to the north	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Likely to serve habitats	
Heritage Assets on site or significantly affecting boundaries	Scheduled ancient monument to north	
Visual amenity and Character of the Area	No to adjacent residents but would impact on the wider character of priory woods and swan pool to the south.	
Flood risk, drainage and ground water	No drainage / flood risk issues / negligible impact on site capacity	
Ground Contamination	No known issues / negligible constraint on capacity	
Ground stability	Low Risk coal mining area	
Air Quality impact of adjoining uses	M5 corridor to west and existing business to south east	
Noise impact of adjoining uses	M5 corridor to west and existing business to south east	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	No limitations / negligible impact on development viability	
Highways access and transportation	Access is served from Birmingham Road off a narrow one-way road this would need to be widened but could be achieved. Access could potentially be served from Park lane too, dependant of levels	

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Impact on the wider road network		A single access point could lead to congestion given the proximity to junction 2 (also near to Albion ground)					
Other Economic		None					
Social							
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.			GP/Health Centre/Walk in		Within 15 mins following any viable mitigation		
Primary School	Over 15 mins following any viable mitigation		Strategic Centre/Employment Area		Within 20 mins following any viable mitigation		
Secondary School	Within 20 mins following any viable mitigation		Centre/Foodstore		Over 15 mins following any viable mitigation		
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)			High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Access poor, borders Sandwell priory to the north (scheduled ancient monument). Immediate surround off Birmingham Road commercial (allocated for employment land to the south east corner)						
Connections to local cycle route networks	None						
Public Open Space	N/A						
Loss of Playing Field / Sports Pitches	N/A						
Other Social	Loss of recreation facility						
Opportunities							
Opportunities	Small part of the site has potential for employment use						
Sustainability Appraisal							
Sustainability Appraisal Conclusion	<p>The site has</p> <p>Housing</p> <p>neutral impacts for Objectives 1, 2, 3, 5, 6, 7, 10, 11</p> <p>Minor positive impacts for Objectives 5, 6, 9, 12, 13, 14 (flood zones; ALC grade; access to bus stop and railway station, pedestrian and road access; hospital, public transport access to GP, access to greenspace and cycleways; pedestrian and public transport access to employment; pedestrian and public transport access to secondary school)</p> <p>Major positive impacts for Objectives 10 (housing)</p> <p>Minor negative impacts for Objectives 1, 2, 3, 4, 6, 7, 8, 9, 12, 13, 14 (Grade II listed building; landscape sensitivity; SLINC; potential increase in carbon footprint; previously undeveloped land; air quality and main road pollution; increase in household waste; pedestrian and public transport access to services; pedestrian access to GP, air quality and main road impacts and loss of greenspace; employment floorspace provision; pedestrian access to primary school)</p> <p>Major negative impacts for Objectives 2, 7, (green belt harm; potential increase in air pollution)</p> <p>Employment</p> <p>Neutral impacts for Objectives 4, 8, 10, 13</p> <p>Minor negative impacts for Objectives 7 (potential increase in air pollution)</p>						

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Conclusion
<p>This site was assessed as part of a larger parcel. Following the initial assessment, part of the site was found suitable for employment covered by this proforma, the remainder of the site was found unsuitable for housing and employment (SA-0013-SAN).</p> <p>Site (fronting on to Birmingham Road) is suitable for employment given the commercial nature of the site, but this would lead to the loss of cricket facilities.</p> <p>Site is not suitable for housing due to the wider openness of the area, loss of community open space and not compatible with surrounding commercial established uses.</p> <p>The site is considered suitable for employment use, however the landowners were contacted to understand their aspirations for their site, but no response was received so could not be considered available and therefore not put forward as a proposal.</p>

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Site Known as	Site of former 'Star & Garter' public house, 252 Duchess Parade, High St, West Bromwich, B70 7QG.		
Site Address	Site of former 'Star & Garter' public house, 252 Duchess Parade, High St, West Bromwich, B70 7QG.		
Ward	West Bromwich Central	Call for Site Ref	535
Site Area (ha)	0.05	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0026-SAN
Background/Context			
Current uses	Vacant Public House		
Surrounding land uses	West Bromwich Ringway to the north-east Surrounded predominantly by retail & commercial uses Sandwell College Sixth Form to the north-east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI/SAC/SINC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations	CEN1 – Non-retail uses in town centres; CEN2 – Hierarchy of centres; CEN3 - Growth in strategic centres; CEN8 – Car Parking in centres		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, economic and social criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/Previously Developed Land	A vacant public house is situated on the site.		
Topography	No / negligible constraint on capacity.		
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No relevant trees		

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Biodiversity or Geodiversity on site or significantly affecting boundaries	No habitat	
Heritage Assets on site or significantly affecting boundaries	No assets / negligible impact on site capacity	
Visual amenity and Character of the Area	Provides a green corridor for existing residents and screen to motorway	
Flood risk, drainage and ground water	No drainage / flood risk issues / negligible impact on site capacity	
Ground Contamination	No known issues / negligible constraint on capacity	
Ground stability	No known issues / negligible constraint on capacity	
Air Quality impact of adjoining uses	Likely to be air quality issues to proximity to busy road networks	
Noise impact of adjoining uses	Likely to be noise impact due to town centre location and proximity to road network and commercial/retail uses.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Economic		
Employment Development Opportunities	Not Suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability	Brownfield site in medium / low value area	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site	No limitations / negligible impact on development viability	
Highways access and transportation	Town centre location with access to public transport links. Access constraints / highway safety impact which can be viably overcome	
Impact on the wider road network	No / negligible impact	
Other Economic	None	
Social		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.	GP/Health Centre/Walk in	Within 10 mins following any viable mitigation
Primary School	Within 10 mins following any viable mitigation	Strategic Centre/Employment Area Within 20 mins following any viable mitigation

B-6 Sites Assessed for Housing and/or Employment and Not Selected (Sandwell)

Secondary School	Within 20 mins following any viable mitigation		Centre/Foodstore	Within 10 mins following any viable mitigation		
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	The site has consent for 35 units over 4.5/5 storeys. This includes retail at ground, so assume a further 9 flats at ground floor to replicate the other floors equating to 44 in total					
Connections to local cycle route networks	None					
Public Open Space	N/A					
Loss of Playing Field / Sports Pitches	N/A					
Other Social	None					
Opportunities						
Opportunities	Opportunities identified – the site would provide opportunities for new housing – both private and affordable. A mixed-use development may also be acceptable and would result in job opportunities.					
Sustainability Appraisal						
Sustainability Appraisal Conclusion	Not assessed as within the Strategic Centre which the Black Country Plan does not cover.					
Conclusion						
The site has a mixed-use allocation in the West Bromwich AAP and is suitable for development - with residential, retail and business options. The ‘Star and Garter’ public house has remained vacant for a number of year and the provides opportunities for re-development that would contribute to the regeneration of the town centre.						
Mitigation measures would be required against potential noise impact and air quality due to the town centre location of the site.						
The site has had planning consent in 2018 for mixed use development comprising of a new building to form housing at ground floor and apartments above. The site benefits from its location within West Bromwich town centre with links to good public transport and access to local parks.						
The site was considered suitable for residential development; however, the Black Country Plan is not allocating sites in the Strategic Centres and so this site has not been proposed but could be considered in the revised West Bromwich Area Action Plan.						