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	<u>Click Here</u>
SA-0033-SAN	Oldbury	Dudley Road East	<u>Click Here</u>
SA-0048-SAN	Oldbury	Brades Road, Oldbury	Click Here
SA-0001-SAN	Newton	Land at Tanhouse Avenue, Great Barr	<u>Click Here</u>
Employment S	ites		
Selected			
SA-0025-SAN	Cradley Heath and Old Hill	Land off Overend Road, Cradley Heath Business Park, Cradley Heath	<u>Click Here</u>

B-1 Summary of Sites Assessed (Sandwell)

SA-0045-SAN	Great Bridge	Legacy 43, Ryder Street, West Bromwich	<u>Click Here</u>
SA-0030-SAN	Great Bridge	Whitehall Road, Tipton	<u>Click Here</u>
SA-0042-SAN	Langley	Land adjacent to Asda, Wolverhampton Road, Oldbury	<u>Click Here</u>
SA-0027-SAN	Langley	Land at Birchley Island, Junction 2 of M5, Oldbury	<u>Click Here</u>
SA-0044-SAN	Oldbury	British Gas, Land off Dudley Road, Oldbury	<u>Click Here</u>
SA-0043-SAN	Oldbury	Rounds Green Road / Shidas Lane, Oldbury	<u>Click Here</u>
SA-0028-SAN	Oldbury	Roway Lane, Oldbury, B69 3AY	<u>Click Here</u>
SA-0026-SAN	Tipton Green	Land at Coneygre, Newcomen Drive, Sandwell	<u>Click Here</u>

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)	<u>Click Here</u>
SA-0016-SAN	Charlemont with Grove Vale	Tamebridge Parkway Station North of Train Station (a)	<u>Click Here</u>
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	<u>Click Here</u>
SA-0020-SAN	Great Barr with Yew Tree	Painswick Close Sub Station (b)	<u>Click Here</u>

B-1 Summary of Sites Assessed (Sandwell)

SA-0004-SAN	Great Barr with Yew Tree	Wilderness Lane - Land surrounding Q3	<u>Click Here</u>
SA-0022-SAN	Great Barr with Yew Tree	M6 Junction 7	<u>Click Here</u>
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	<u>Click Here</u>
SA-0046-SAN	Great Bridge	Tipton Central Clinic, Horseley Road, Tipton	<u>Click Here</u>
SA-0042-SAN	Langley	Land Adj To Asda Wolverhampton Road Oldbury	<u>Click Here</u>
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	<u>Click Here</u>
SA-0013-SAN	West Bromwich Central	Sandwell Park Golf Club (a)	<u>Click Here</u>
SA-0014-SAN	West Bromwich Central	Sandwell Park Golf Club (b)	<u>Click Here</u>
SA-0047-SAN	West Bromwich Central	Site of former 'Star & Garter' public house, 252 Duchess Parade, High St, West Bromwich, B70 7QG.	<u>Click Here</u>

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

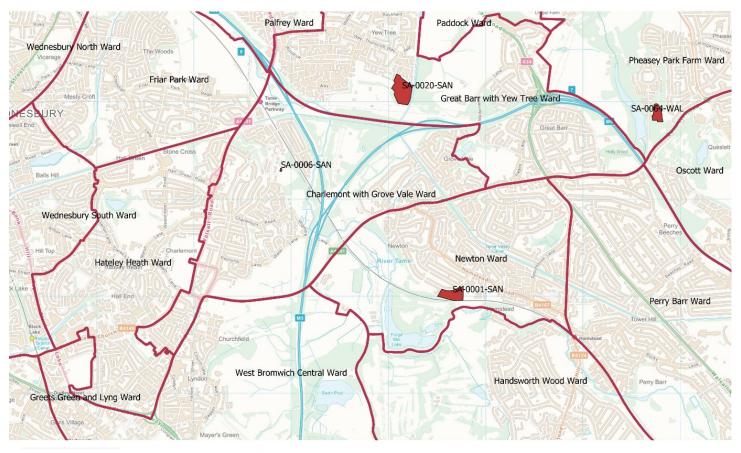
Site Assessment Reference	Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed	Link to interactive map
SA-0031-SAN	154	Friar Park	Friar Park Road, Bescot, WS10 OEG	9.2	The site is already allocated in the SAD. The submitter has withdrawn the site from the process.	Click Here
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

<u>Charlemont with Grove Vale – Selected Sites</u>

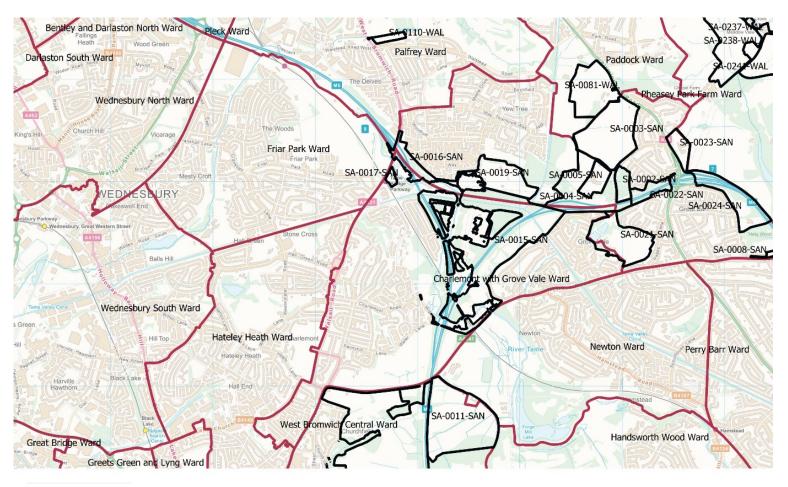




Charlemont with Grove Vale Ward

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<u>Charlemont with Grove Vale – Rejected Sites</u>





Charlemont with Grove Vale Ward

Crown Copyright and Database right 2021. Ordnance survey 100019566.

Great Barr with Yew Tree Ward – Selected Sites

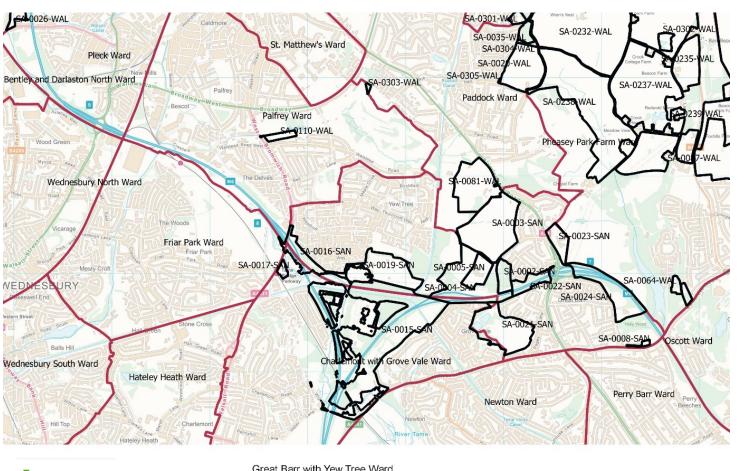




Great Barr with Yew Tree Ward

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Great Barr with Yew Tree – Rejected Sites

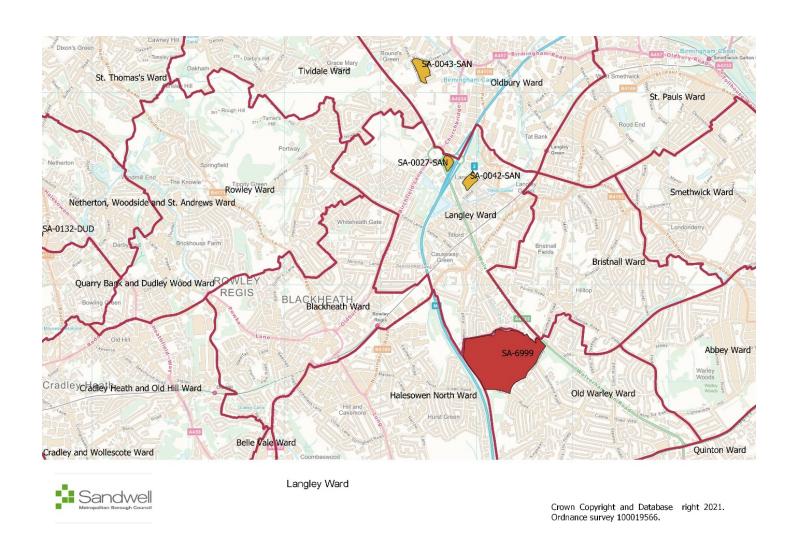




Great Barr with Yew Tree Ward

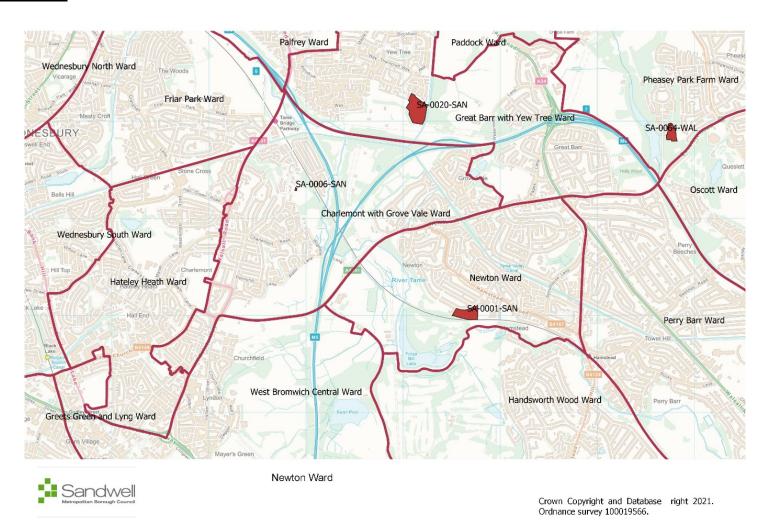
Crown Copyright and Database right 2021. Ordnance survey 100019566.

Langley - Selected Sites



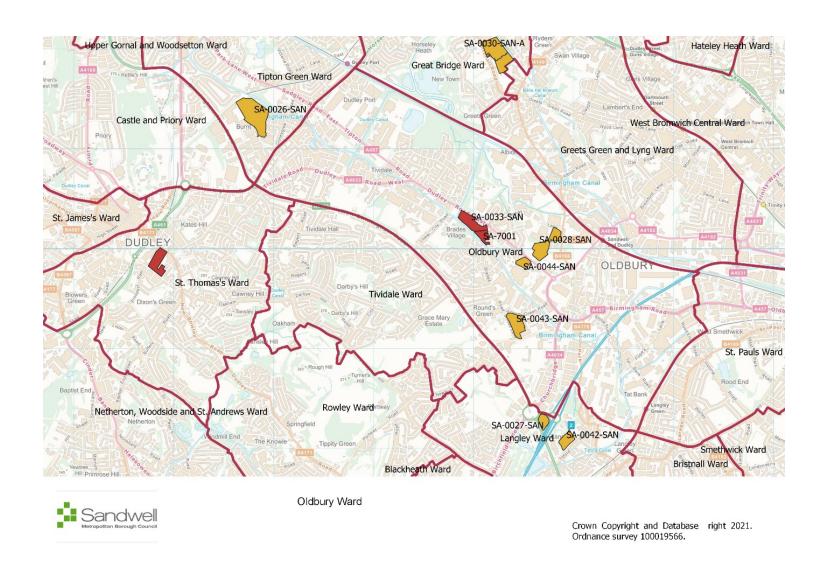
10

Newton - Selected Sites

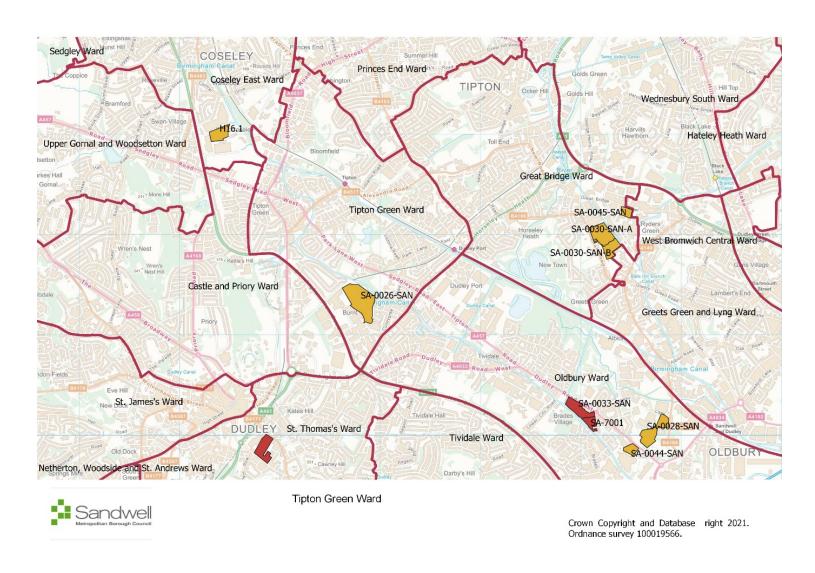


B-3 Sandwell Ward Maps

<u>Oldbury - Selected Sites</u>



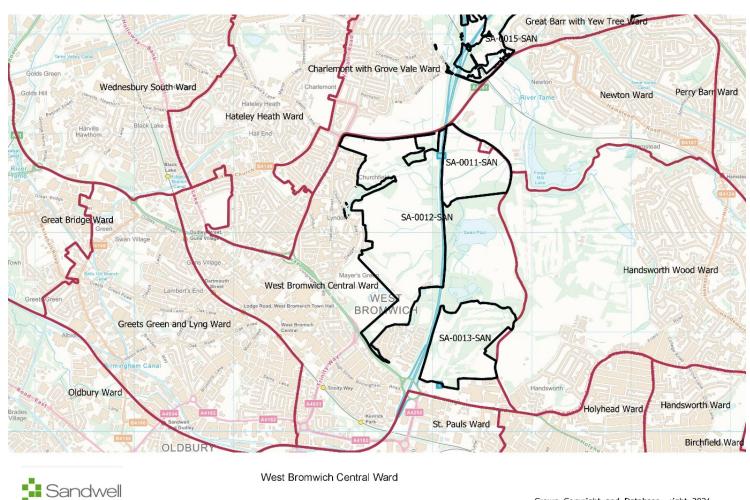
<u>Tipton Green Ward - Selected Sites</u>



Great Bridge Ward - Selected Sites



West Bromwich Central - Rejected Sites



Sandwell

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

Site Known as	Site Known as Charlem				ont Community Centre			
Site Address		Charlen	Charlemont Community Centre, Beaconview Road, West Bromwich					
Ward		Charlem Grove V	_	th	Call for Site Ref		263	
Site Area (ha)	0.05		Capa subm		oroposed in Call fo on	r Sites		None provided
Land Type	Brow	/nfield	Site A	Asse	ssment Reference			SA-0006-SAN
			Ва	ckgr	ound/Context			
Current uses	С	ommunity	Centre	– sing	gle storey building on t	he site		
Surrounding land					omprising of multi-store		block	s. Open space and
uses		ay area to			, 0	•		
					nstraints			
Gateway Constrai	ints (w	here	Nai	me / [Details	Amoun	t cov	ered (ha's)
affecting part of s								
SSSI/SAC/SINC			N/A	\				
Ancient Woodland	/ Veter	an Trees	N/A	\				
Local Nature Reser			N/A					
Flood Risk Zone 3			N/A	١				
Registered Park &	Garder	n	N/A	\				
Scheduled Ancient	Monur	ment	N/A	\				
Operational Burial	Ground	t	N/A	\				
Common Land			N/A	\				
Existing Policy		Green Bel	t (whole	e site)				
Designations		Wildlife Co	rridors	(over	half of top of site) (0.0)4ha)		
		Flood Zon		(070)	Than or top or onto) (o.e	, maj		
		Communit	y open	space	e allocation surrounds	the site (but do	oes not include the
Ozona Bolt and I		proposed:						
Green Belt and I				y As	sessment			
Criteria		ssessme	nt	I —.		Rat		
Green Belt Harm	Lo	OW			sub-parcel makes a m			
(B77A part of)					enting the sprawl of th			
					renting encroachment			
					cel is tightly contained			
					ement edge of West E			
				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				
					nwich south eastward			
			not result in development extending eastwards beyond the existing urban edge of West Bromwich. In addition, sub-					
				el B77A is well contain				
West Bromwich, as well as a river, road,								
				te of Importance for Na				
					heast, which would sir	mplify the	e exist	ting Green Belt
					ndary.			
Landscape	Lo	ow to Mod	erate		landscape area has a			
Sensitivity					dential development, v			
(BL22)					ures, aside from the af	orement	ioned	valued natural
D					ures.			
Detailed assessi	ment a	against e	nviror	men	tal, economic and	social c	riteri	a

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

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							
liansportation		not form part of the site. Access may be problematic.							
Impact on the wider	No known issues								
road network									
Other Economic	None								
Social									
Access time by walking or public transport (except CD/Llocks Within 15 mins follow									
	king only) to key residential	GP/Health Centre/Walk in	Within 15 mins following any viable mitigation						
services in accordan	ce with BCP Policy HOU2.	Cerille/waik iii	any viable miligation						
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 X Density (40-45 dph)						
Any character constraints on density		Given the local character a density of more than 40dph could be appropriate							
Connections to local		Newton Road – Closest cycle network at 1.6km							
cycle route networks	Offsite works required to c	Offsite works required to create connection							
Public Open Space	ich is of high								
Loss of Playing Field / Sports Pitches	quality and value. No loss	No loss							
Other Social		Loss of community centre but no information as to how this facility is already used at present.							
		ortunities							
Opportunities	To improve aesthetic appe	arance of the current site							
		ility Appraisal							
Sustainability	The site has neutral impac		1, 5, 6, 8, 12,						
Appraisal Conclusion									
		(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).							
		clusion							
There are no red ration			hle issues with access						
arrangements and ca	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 alloc	ation for 1 home with breakdo	wn of uses as set out bel	ow:						
Appropriate uses			Other (specify):						
given constraints and infrastructure requirements	0.05ha) ha (O ha						
. oquii omonto	0.001ia	, IIQ	J 114						

a.		Land	to the	No	rth of Painswi	ck Clo	se		
Site Known as				olme) sub-station					
Site Address			Land to the north of Painswick Close (Bustleholme) sub-station, Off Woodruff Way, Tamebridge, Walsall.						
Ward		Great B			Call for Site Ref		N/A		
Site Area (ha)	14.6		Capaci submis		proposed in Call fo	or Sites		N/A	
Land Type	Gree	enfield	Site As	sses	sment Reference			SA-0019-SAN & SA-0020-SAN	
			Bac	kgro	ound/Context				
Current uses	La	arge electr	icity gene	eratin	ng sub-station site wit	h open la	and.		
Surrounding land	T	o the north	and wes	st by	the Tamebridge hous	sing esta	te, to t	he east by the	
uses	R	ushall can	al and to	the s	south elevated M5/M6	6 motorw	ay inte	erchange.	
					nstraints				
Gateway Constrai				e / D	etails	Amour	nt cov	ered (ha's)	
SSSI/SAC/SINC			N/A						
Ancient Woodland		an Trees	Yes			10% ap	prox		
Local Nature Reser	ve		N/A			0. (1			
Flood Risk Zone 3	0						South-west corner		
Registered Park &			N/A						
Scheduled Ancient			N/A N/A						
Operational Burial Ground			N/A N/A						
Common Land Existing Policy		Croon Pol		Onor	n Space (SAD) adjace	nt to no	th one	d cost costion of the	
Designations		site; Part SLIN0 Flood Risk Public foot	C (Ancien Zone 3 (path diss	nt Wo (part) sects	oodland););				
Green Belt and L	ands	cape Ser	sitivity	Ass	sessment				
Criteria	Α	ssessme	ent			Rat	ing		
Green Belt Harm (B79A) Moderate			t (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)	Lo	ow	- - - ()	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.					
vegetation enclose the landscape. Detailed assessment against environmental, economic and social criteria							a		

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

Infrastructure	Electricity pylons							
constraints on / unde	or							
site	Public Rights Of Way	<u> </u>						
Highways access ar transportation	 Existing narrow access of widened. 	Existing narrow access off Woodruff Way but could be widened.						
Impact on the wider	Could put pressure on ex	xisting estate road and at ju	unction with					
road network		be addressed in Transport	Statement.					
Other Economic	Not known							
		Social						
Primary schools: wa	ring or public transport (except llking only) to key residential nce with BCP Policy HOU2.	GP/Health Centre/Walk in	Within 15 r any viabl					
Primary School	Part of site over 15 mins following any viable mitigation Most of site within 15 mins following any viable	Strategic Centre/Employment Area	Within 20 mins following any viable mitigation					
Secondary School	mitigation Within 20 mins following any viable mitigation	Centre/Foodstore	Within 15 r any viabl		-			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45- 100 dph)	Moderate X Density (40-45 dph)					
Any character	Flood zone 2 and 3 area in	n the south-west corner of	the site.					
constraints on density	footpath dissecting the site Pylons across the site.	Identified strip of land dissecting the site as Ancient Woodland (SLINC) 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		ational Cycle Network adjac	ent to site.					
Public Open Space	Loss of Community Open This area was subsequent	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.						
	meet the needs of new res	of open space in the local sidents. An off-site contribu quality deficiencies, which o green belt.	ution will be					
Loss of Playing Field / Sports Pitches								
Other Social	Flood zone 2 and 3 area in	n 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		ets and opportunity to impr	ove existing of	ppen spa	ace			
and connection to canal network.								
Cuetain - I-ilit		ility Appraisal	native = 4.0					
Sustainability Appraisal Conclusion	n 3, 4, 5, 6, 7, 8, 11, 12, 13; 6, 9, 12, 13, 14 (flood zone	nas neutral impacts for Obje minor positive impact for C es; agricultural land classifi n; access to employment; e	Objectives 5, cation;					
		, , , , , , , , , , , , , , , , , , , ,	- ,					

	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						

Conclusion

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.

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.

Employment land not considered appropriate due to access issues and proximity to existing housing.

Suitable site for allocation of 120 homes, with breakdown of uses as set out below:

Appropriate uses	Housing	Employment	Other							
given constraints										
and infrastructure										
requirements		0 ha								
•										

Site Known as	Land a	t Dudley	/ Road East / B	rades Ro	ad	
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			
Land Type	Brownfield	Site Asse	essment Reference)	SA-0033-SAN	
		Backgro	ound/Context			
	General indus		de centre, Offices, Hir	e businesses i	including plant,	
			school, canal to the s	outhern bound	lary,	
		Co	nstraints			
Gateway Constraints (affecting part of subm		Name / D	Details	Amount cov	ered (ha's)	
SSSI/SAC/SINC	T	N/A				
Ancient Woodland / Veter Local Nature Reserve	eran Trees	N/A N/A				
Flood Risk Zone 3		N/A				
Registered Park & Gard		N/A				
Scheduled Ancient Mon		N/A				
Operational Burial Groun		N/A				
Common Land	10					
Existing Policy	North west l	N/A boundary ac	djacent to a SLINC; Si	te adiacent to	a wildlife corridor:	
Designations			and river trust consult			
			n site boundaries with			
			of the site within midd			
			e within outer gas pipe NV3, ENV4 and ENV5		sultation zone;	
	Low risk coa	al mining ref	erral area; Local Emp	loyment Land	Allocation.	
Green Belt and Land						
Criteria	Assessmen	nt		Rating		
Green Belt Harm						
			Not in the Green	Rolt		
Landscape Sensitivity			Not in the Green	Dell		
Detailed assessment	against en	vironment	tal, economic and	social criteri		
Criteria	Assessmen				Rating	
			ronmental			
	Previously de	veloped lan	d			
Developed Land						
	Slight levels rise across the site leading towards the canal.					
3	N/A					
Quality using						
<u>Magicmap</u>						
Landscape post-						
1988 map Tree Preservation	No protects d	troop on the	oito Como moturo tr	oog procest T	roo	
	No protected survey neede		e site. Some mature tr	ees present. T	166	
Trees of Value on	survey neede	u.				
site or significantly						
affecting boundaries						

Biodiversity or	The canal frontage on two be		be				
Geodiversity on site	addressed when a scheme i	s designed.					
or significantly affecting boundaries							
Heritage Assets on	No heritage assets present of						
site or significantly		adjacent to a canal on two boundaries.					
affecting boundaries	•						
Visual amenity and	Likely to improve amenity for	Likely to improve amenity for existing residents.					
Character of the							
Area Flood risk, drainage	The site is not within a flood	7000					
and ground water	The site is not within a nood	zone.					
Ground	No know issues, although th	e site is currently comme	ercial in				
Contamination	nature.						
Ground stability	Coal Mining Low Risk Area Dudley Road East suffers from	am high layeda of traffic a	ongotion				
Air Quality impact of adjoining uses	Dudley Road East sullers in	om nign ievels of trailic c	ongestion.				
Noise impact of	Potential traffic noise.						
adjoining uses							
Mineral Extraction	No mineral extraction or min	eral resource constraints	3				
and Mineral							
Resource Areas Mineral Infrastructure	No min and infracturations and	a atra into					
and Brickworks	No mineral infrastructure cor	nstraints					
Waste Infrastructure	re No waste infrastructure constraints						
Other Environmental	None						
	Econ	nomic					
Employment	Loss of allocated local emp						
Development	be well used within only an						
Opportunities		Road East being empty. However, market evidence suggests					
Employment Land		that it is a low value employment site Loss of allocated local employment land. The site appears to					
Employment Land	be well used within only an						
	Road East being empty. He						
	that it is a low value employ						
Delivery / Phasing	No obvious constraints whi	ich could affect delivery;					
	All capacity deliverable dur	ring Plan period					
Viability	Brownfield site in medium						
Availability of utilities –							
electricity, gas, water, sewage treatment	there is significant headroo Water Treatment Works wh						
30wago troatmont	aware that it also serves B	The state of the s					
	period	9					
Infrastructure	The site falls within a gas p						
constraints on / under	zone. The HSE would need	d to be consulted for com	nments.				
Site	Dudlov Pood Foot oufford	from high lovels of sons	ection				
Highways access and transportation	Dudley Road East suffers to		SUUII,				
Impact on the wider		potentially two accesses to the site required. Potential to see increased congestion from the proposed					
road network	development						
Other Economic Impact on shortfall of employment land.							
Social							
	g or public transport (except	GP/Health	Within 15 r	nins following			
Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.							
	•	Strategic	ANIH-in OC	ning falls			
Primary School viable mitigation Centre/Employment any viable mitigation							
	Viable Illingation	Area	arry viabl	5 magadon			

Secondary School	Within 20 mins following any viable mitigation	,	Centre/Foodstore		Over 15 mins fo any viable miti		•	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45- 100 dph)		Modera Density (40-45	/	X	
Any character constraints on density	falls within the major cons	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						
Public Open Space	Not allocated as public op	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 ope	No allocated as public open space,						
Other Social	None		···					
O a series de la little de	Oppo				<u></u>		_	
Opportunities	The site could provide add numbers may be reduced.		i nomes, but subject	to HS	se respo	nses, tn	ie	
	Sustainab							
Sustainability Appraisal Conclusior	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:

Housing	Employment	Other (specify):
2.65ha	0 ha	0 ha
	J	

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 submissi	proposed in on	Call for Sites	5	None provided	
Land Type	Brownfield	Site Asse	essment Refe	rence		SA-0048-SAN	
		Backgro	ound/Context				
Current uses	Vehicle hire b	usiness. ca	r parking and so	crub land			
Surrounding land					and ea	ast of Brades Road	
uses			ntial property to			Jot of Brades Road	
			nstraints				
Gateway Constraints affecting part of subn		Name / D	etails	Amour	nt cov	ered (ha's)	
SSSI/SAC/SINC	inteu site)	N/A					
	T	_					
Ancient Woodland / Ve	teran Trees	N/A					
Local Nature Reserve		N/A					
Flood Risk Zone 3	1	N/A					
Registered Park & Gar		N/A					
Scheduled Ancient Mor		N/A					
Operational Burial Grou	<u>und</u>	N/A					
Common Land		N/A					
Existing Policy	Local emplo	yment Land	l in SADD				
Designations							
Green Belt and Lan	dscape Sens	sitivity Ass	sessment				
Criteria	Assessmer	nt		Rat	ing		
Green Belt Harm							
Landscape	1		Not in the (Green Belt			
Sensitivity	I						
Detailed assessmen	nt against on	vironmen	tal economic	and social o	ritori	2	
Criteria			iai, coononio	and Social C	<i>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</i>	Rating	
Criteria	Assessmer					Nating	
Constitution in the	Don't de		ronmental		1		
Greenfield/Previously	·	veloped lan	d - primarily use	eu as a venicle	nire		
Developed Land	business	(I P (I D I D			
Topography		ue gradient	south to north a	iong Brades R	oad		
Agricultural Land	N/A						
Quality using							
Magicmap							
Landscape post-							
1988 map	N. TDC		1	10. 10.			
Tree Preservation			is an establishe				
Orders / Mature		orridor and a tree line provides a buffer between the					
Trees of Value on	industry adjad	ljacent the depot (Brades Road/Dudley Road East.					
site or significantly							
affecting boundaries	Marshard	ter to the third	andia - 0	de la artire de 2			
Biodiversity or			anding, the scru				
Geodiversity on site			gical value wou	id be along the	cana		
or significantly	corridor to the	e south of th	e site				
affecting boundaries	Ì						

Heritage Assets on	No heritage assets							
site or significantly								
affecting boundaries								
Visual amenity and	Given the mixed-use nature							
Character of the		residential, there are unlikely to be any significant negative						
Area	effects.	-9-2-41-1-1-1-1-1						
Flood risk, drainage	SFRA required because the	site is 1 ha, but no know	n drainage					
and ground water	or flood risk issues.	1	. Pl . 1 . 6 .					
Ground	Potential for contamination	due to previous uses but	unlikely to					
Contamination	affect capacity							
Ground stability	Coal Mining Low Risk Area	a Black to be access along						
Air Quality impact of	Air quality management are							
adjoining uses	due to surrounding uses but							
Noise impact of	Potential noise from surrour	nding commercial uses, bi	ut mitigation					
adjoining uses	could address this.							
Mineral Extraction	No mineral extraction or mir	nerai resource constraints	i					
and Mineral								
Resource Areas	No sein anal infra atmost una sa	u atualiata						
Mineral Infrastructure	No mineral infrastructure co	nstraints						
and Brickworks	No. 2010 Information of the contract	-1						
Waste Infrastructure	No waste infrastructure cons	straints						
Other Environmental	None							
		nomic						
Employment	Loss of allocated local em	ployment land.						
Development	Market evidence suggests	Market evidence suggests that it is a low value employment						
Opportunities	site							
Employment Land		Loss of existing employment land. However, market evidence						
Zinpioymoni Zana	suggests that it is a low va							
Delivery / Phasing	No obvious constraints wh							
Donvory / I mading								
	All capacity deliverable du							
Viability	Brownfield site in medium							
Availability of utilities								
electricity, gas, water,								
sewage treatment	Water Treatment Works w							
	aware that it also serves B	Birmingham's growth over	the same					
	period							
Infrastructure	Site falls with at middle zo		could					
constraints on / under	potentially reduce the dens	sity.						
site								
Highways access and	Established access off Bra	ades Rise and several poi	nts					
transportation								
Impact on the wider	No significant impact							
road network								
Other Economic	None							
		cial						
Access time by walkir	ng or public transport (except	GP/Health	Over 15 m	ins following				
Primary schools: walk	king only) to key residential	Centre/Walk in		e mitigation				
services in accordance	e with BCP Policy HOU2.	Certile/Walk III	arry viabi	e miligation				
	ins following							
Primary School								
	viable mitigation	e mitigation						
Secondary School	Over 25 mins following any	Centre/Foodstore		ins following				
viable mitigation centre/1 oddstore any viab				e mitigation				
Housing Density	Very High Density (min	High Density (45-	Modera					
Location – BCP								
Policy HOU2		(40-45 dph)						

		1			1		
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 opports the A4123						
Public Open Space	Site is next to Brades Gr quality and value.	een Open S	oace, which is	of high	1		
Loss of Playing Field / Sports Pitches	N/A						
Other Social	None						
	Орг	ortunities					
Opportunities	To address the canal fro			to the	canal.		
Sustainability		bility Appr					
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)						
	Co	nclusion					
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.							
	on for 51 homes, with bre						
Appropriate uses given constraints and infrastructure requirements	Housing 1.14ha	Employmer 0 ha	nt	Other (specify): 0 ha			

Site Known as	Та	nhou	use A	Ave	nue, Great Bar	r			
Site Address	Tanhouse Avenue, Great Barr								
Ward	Ne	wton		Call for Site Ref 40					
Site Area (ha)	2.49			acity nissi	proposed in Call f	or Sites	3	Noi	ne provided
Land Type	Green	nfield	Site	Asse	essment Reference	•		SA.	-0001-SAN
			Ba	ckgr	ound/Context				
Current uses	RSPB	dissect	ts the	site. I	antly. Access drive ar No other identifiable u	ise.			
Surrounding land uses	fields I		e East	. Sar	ind west. Q3 Academ ndwell Valley Country av line.				
					nstraints				
Gateway Constraints affecting part of subn SSSI/SAC/SINC					Details	Amour	nt cov	ered	(ha's)
Ancient Woodland / Ve	teran Tı	200	N/A N/A						
Local Nature Reserve	terair ii	663			99 (RSPB Drive)	0.27			
Flood Risk Zone 3			N/A		oo (Nor B Brive)	0.27			
Registered Park & Gard	den		N/A						
Scheduled Ancient Mor			N/A						
Operational Burial Grou			N/A						
Common Land	N/A								
Existing Policy	Part	Part Green Belt (half of the site); Part Community Open Space (half of the						nalf of the	
Designations	impo	rtance;	RSPE		ole site); Part SINC; A ess drive is Black Cou				
Croon Bolt and Lan		gnation		. A ac	accoment.				
Green Belt and Lan				y ASS	sessment	Det			
Criteria		ssmen	Ιτ	The	aub maraal farma mart	Rat			vall Vallay area
Green Belt Harm (B76E)	Moder	ate			sub-parcel forms part makes a strong contri				
					West Midlands conurb				
					est Bromwich and Bir				
					oachment on the coul				
					ough undeveloped, is				
					strained land (a Local nset areas on three sid				
					ne wider Green Belt a				
Landscape	Not as	sessed	as to			o a roour	. 01 110	10100	
Sensitivity Detailed assessmer	nt agai	nst an	viron	men	tal economic and	social c	ritori	а	
Criteria		ssmen		HIGH	tai, coondinc and	300iai C	, iteli	u	Rating
GIILEIIA	A336:	53111611		Envi	ronmental				ivaning
Greenfield/Previously					ed access drive and o	car park f	for the	.	
Developed Land	RSPB.		tower	do ro	ilway lina althaugh la	rach:	form :		
Topography	land le	vels. C	Greenf	ield w	ilway line, although la rith hedgerows and tre / viable to remodel sit	ee plantir		1	
Agricultural Land		ricultur							
Quality using Magicmap	J								

Landscape post-		
1988 map	N TD0	
Tree Preservation	No TPO protected trees on the site. Significant number of	
Orders / Mature	mature trees on the site particularly to the southern boundaries	
Trees of Value on	and south-west boundaries. Millennium Forestry planting	
site or significantly	dissects the site. Tree survey required.	
affecting boundaries	Det ONO Assess Live DODD has be Frederick to be to be	
Biodiversity or	Part SINC Access drive RSPB land. Ecology/habitat survey	
Geodiversity on site	would be required.	
or significantly	New survey carried out which recommended whole site as a	
affecting boundaries	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	Area of archaeological importance. Desk Top survey required.	
site or significantly	Trica of aronacological importance. Book Top survey required.	
affecting boundaries		
Visual amenity and	Remove view over Sandwell Valley and onto greenspace.	
Character of the	g.co.lopaco.	
Area		
Flood risk, drainage	Not in Flood Risk Zone	
and ground water		
Ground	No known issues	
Contamination		
Ground stability	Coal Mining Low Risk Area	
Air Quality impact of	No known issues	
adjoining uses		
Noise impact of	Proximity to railway line. Potential noise and vibration issues.	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas		
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
= .	Economic	
Employment	Not suitable for employment	
Development	Not a BEAR site / Not a EDNA site	
Opportunities	Not ampleyment land	
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 –	Some capacity issues for gas; Water Cycle Study indicates	
electricity, gas, water,	there is significant headroom / capacity at Minworth Waste	
sewage treatment	Water Treatment Works which serves this area, but need to be	
	aware that it also serves Birmingham's growth over the same	
	period	
Infrastructure	Foul water sewer dissects the site. Site investigation report	
constraints on / under	SI/1642 relating to central area of the site	
site	Some capacity limitation / no significant limits on development	
	viability	
Highways access and	One existing access from Tanhouse Avenue	
transportation		
Impact on the wider	No significant impact	
road network		

Other Economic	None					
Social						
services in accordance with BCP Policy HOU2. Centre/Walk in half within 15			Hal f within 10 mins and half within 15 mins			
Primary School	Within 10 mins following ar viable mitigation	Strategic Centre/Employment Area	Within 30 mins following any viable mitigation			
Secondary School	Within 20 mins of public transport access and 25 mi of pedestrian	ns 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 X Density (40-45 dph)			
Any character constraints on density	and potential constraint. Valley Park.	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	-	ection Newton Road – Pr onal Cycle Network Ref 81				
Public Open Space	There is sufficient quanti meet the needs of new r required to address loca	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	-					
Other Social	Loss of greenspace and	green belt, currently acce	ssible to all.			
	Орг	oortunities				
Opportunities	To help meet the housin					
		bility 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						
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.						
Appropriate uses given constraints						
and infrastructure requirements	1.25ha	0 ha	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	SA-0025-SAN	34
	Heath Business Park, Cradley Heath		
Great Bridge	Whitehall Road, Tipton	SA-0030-SAN	37
	Legacy 43, Ryder Street, West	SA-0045-SAN	40
	Bromwich		
Langley	Land at Birchley Island, Junction 2 of	SA-0027-SAN	43
	M5, Oldbury		
	Land adjacent to ASDA,	SA-0042-SAN	46
	Wolverhampton Road, Oldbury		
Oldbury	Roway Lane, Oldbury	SA-0028-SAN	49
	Rounds Green Road/Shidas Lane,	SA-0043-SAN	52
	Oldbury		
	British Gas, Land off Dudley Road,	SA-0044-SAN	55
	Oldbury		
Tipton Green	Land at Coneygre, Newcomen Drive,	SA-0026-SAN	58
	Sandwell		

Site Known as Land off Overend Road, Cradley Heath Busines Park, Cradley Heath						Business		
Site Address		Land off Overend Road, Cradley Heath Business Park, Cradley Heath						
		Cradley Old Hill	Heath and	Call for Site Ref		93	· · · · · · · · · · · · · · · · · · ·	
Site Area (ha)	3.01	Canacity proposed in Call for Sites			N/A			
Land Type	Brov	wnfield	Infield Site Assessment Reference SA			SA-0025-SAN		
			Backgr	ound/Context				
Current uses					timber merchants,			
Surrounding land uses		ndustrial to	dustrial to north					
uses	5	Small reside	ential estate (Red Brick Close) to ea	ast			
	F	River Stour	to south and	west				
	F	Residential	(Dudlev MBC) to south of Overend	Road			
		100100111101	,	nstraints				
Gateway Constrai	nts (v	where	Name / D	Details	Amour	nt cov	ered (ha's)	
affecting part of s	ubmi	tted site)						
SSSI/SAC/SINC	/		N/A					
Ancient Woodland		ran Trees	N/A					
Local Nature Reser	ve		N/A					
Flood Risk Zone 3 Registered Park &	Cardo	n .	N/A N/A					
			N/A					
Scheduled Ancient Monument Operational Burial Ground		N/A						
Common Land	<u> </u>		N/A					
Existing Policy ENV1 – Natur				ure Conservation; ENV2 – Historic Character of Local ess; SAD HE5 – Archaeology & Development Proposals				
	EMP3 – Local Quality Employment Areas; SAD EMP1 – Employment Land Development Sites							
Green Belt and L				sessment				
Criteria	- 1	Assessme	ent <u> </u>		Rat	ting		
Green Belt Harm Landscape Sensitivity		Not in the Green Belt						
Detailed assessment against environmental, economic and social criteria								
				Rating				
Environmental								
Greenfield/Previous		Previously Developed Land - but surrounding the site is River						
Developed Land		Stour and wildlife corridors no requirement for reducing capacity						
Topography		No / negligible constraint on capacity						
Agricultural Land		Not agricultu	urai iand					
Quality using Magicmap								
Landscape post-	ost-							
1988 map								
Tree Preservation	1	No relevant trees / negligible impact on site capacity Tree						
Orders / Mature		Survey need			•			
Trees of Value on								

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

1 - 20 20		
site or significantly		
affecting boundaries	Nie beddat / eerliebie beeret en 200 eeu 20	
Biodiversity or	No habitat / negligible impact on site capacity	
Geodiversity on site		
or significantly		
affecting boundaries		
Heritage Assets on	No assets but north section is area of potential archaeology/	
site or significantly	negligible impact on site capacity	
affecting boundaries		
Visual amenity and	Likely to improve amenity for existing residents	
Character of the		
Area		
Flood risk, drainage	Whilst River Stour is located to the south and west the site falls	
and ground water	outside Flood zone 2/3 and therefore there are no drainage /	
	flood risk issues / negligible impact on site capacity	
Ground	Site has been substantially remediated following new industrial	
Contamination	development therefore negligible constraint on capacity	
Ground stability	Mineshaft identified to western boundary but no negligible	
Cround Stability	constraint on capacity	
Air Quality impact of	Likely to be air quality issues from remaining industrial uses to	
Air Quality impact of		
adjoining uses	the north	
Noise impact of	Likely to be noise impact from remaining industrial uses to the	
adjoining uses	north	
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas		
Mineral Infrastructure	Site is within 250m of another Permitted Mineral Infrastructure	
and Brickworks	Site or Brickworks	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
	Economic	
Employment	Scored high in the BEAR – suitable for employment use	
Development	, , , , , , , , , , , , , , , , , , ,	
Opportunities		
Opportunities Employment Land	Retain for employment	
Employment Land	Retain for employment No obvious constraints which could affect delivery:	
	No obvious constraints which could affect delivery;	
Employment Land		
Employment Land	No obvious constraints which could affect delivery;	
Employment Land Delivery / Phasing	No obvious constraints which could affect delivery; All capacity deliverable during Plan period No obvious constraints which could affect delivery.	
Employment Land Delivery / Phasing Viability	No obvious constraints which could affect delivery; All capacity deliverable during Plan period No obvious constraints which could affect delivery. All capacity deliverable during Plan period	
Employment Land Delivery / Phasing Viability Availability of utilities –	No obvious constraints which could affect delivery; All capacity deliverable during Plan period No obvious constraints which could affect delivery. All capacity deliverable during Plan period Some capacity issues for gas; Water Cycle Study indicates	
Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water,	No obvious constraints which could affect delivery; All capacity deliverable during Plan period No obvious constraints which could affect delivery. All capacity deliverable during Plan period Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste	
Employment Land Delivery / Phasing Viability Availability of utilities –	No obvious constraints which could affect delivery; All capacity deliverable during Plan period No obvious constraints which could affect delivery. All capacity deliverable during Plan period 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	
Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water,	No obvious constraints which could affect delivery; All capacity deliverable during Plan period No obvious constraints which could affect delivery. All capacity deliverable during Plan period 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	
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Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation	No obvious constraints which could affect delivery; All capacity deliverable during Plan period No obvious constraints which could affect delivery. All capacity deliverable during Plan period 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 No limitations / negligible impact on development viability Access constraints as only access is to the existing industrial units beyond the site	
Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network	No obvious constraints which could affect delivery; All capacity deliverable during Plan period No obvious constraints which could affect delivery. All capacity deliverable during Plan period 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 No limitations / negligible impact on development viability Access constraints as only access is to the existing industrial units beyond the site No / negligible impact	
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Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network Other Economic	No obvious constraints which could affect delivery; All capacity deliverable during Plan period No obvious constraints which could affect delivery. All capacity deliverable during Plan period 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 No limitations / negligible impact on development viability Access constraints as only access is to the existing industrial units beyond the site No / negligible impact Impact on shortfall of employment land Social	ial
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B-5: Sites Assessed for Employment and Selected (Sandwell)

Connections to local	Closest LCN Old Hill, Blackheath to Oldbury and Halesowen;						
cycle route networks	Offsite works required to create connection						
Public Open Space	Not open space / surplus to local needs						
Loss of Playing Field	No loss						
/ Sports Pitches							
Other Social	None						
	Орј	oortunities					
Opportunities Further employment would complement the recently completed new industrial							
development							
Sustainability Appraisal							
Sustainability	The site has neutral imp	acts for Objectives 1, 2, 3,	4, 5, 6, 8, 10,				
Appraisal Conclusion	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	Housing	Employment	Other (specify)				
requirements	0 ha	3.04 ha	0 ha				

Site Address	Site Known as	nown as Land at Whitehall Road, Great Bridge							
Site Area (ha) 4.77 Capacity proposed in Call for Sites submission Brownfield Site Assessment Reference SA-0030-SAN Background/Context Current uses Open air storage, vehicle hire, unused. 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) SSSI/SAC/SINC N/A Ancient Woodloand / Veteran Trees N/A Local Nature Reserve Flood Risk Zone 3 Registered Park & Garden N/A Registered Park & Garden N/A Residendia Ground N/A Scheduled Ancient Monument 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 Harm Landscape Sensitivity Assessment Rating Feren Belt Harm Landscape Sensitivity Assessment Furionmental This is previously Developed Land Topography Ground rises to the south of the site. Unlikely to constrain capacity. Agricultural Land Valuality using Magicmap Landscape post- 1988 map Tree Preservation None Orders / Mature	Site Address		Land at	Whitehall R	oad, Great Bridge				
Submission Site Area (Ina) Submission SA-0030-SAN	Ward		Great B	ridge	Call for Site Ref		N/A		
Background/Context	Site Area (ha)	4.77						N/A	
Current uses Surrounding land uses Sustit-west and west. Church to west. Development site c.0.4ha to immediate west. Walsall canal along eastern boundary. Constraints Constraints Constraints Constraints Constraints Constraints Constraints Constraints Amount covered (ha's) Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A NA Registered Park & Garden N/A Scheduled Ancient Monument N/A HSE Consultation Zone 1 Ves Ayra Common Land 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 Feren Belt Barround Not in the Green Belt Sensitivity Detailed assessment against environmental, economic and social criteria Criteria Assessment Frivronmental Greenfield/Previously Developed Land Ground rises to the south of the site. Unlikely to constrain capacity. Not agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature	Land Type	Brow	nfield	Site Asses	ssment Reference			SA-0030-SAN	
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1988 map Tree Preservation Orders / Mature None									
Tree Preservation None Orders / Mature									
Orders / Mature		N I	000						
		IN	OHE						

site or significantly		
affecting boundaries		
Biodiversity or	No significant impact.	
Geodiversity on site		
or significantly		
affecting boundaries		
Heritage Assets on	No assets on site. Adjacent to the site are 3 Grade 2 listed	
site or significantly	canal locks. Locks 3,4 and 5.	
affecting boundaries		
Visual amenity and	Redevelopment of the site would provide opportunities to	
Character of the	improve amenity for adjacent residents on Whitehall Road.	
Area	NI .	
Flood risk, drainage	None	
and ground water	Historia land fill site. Come contamination present remodiation	
Ground	Historic land fill site. Some contamination present, remediation	
Contamination Ground stability	may be required. Small parts of the site are within high risk coal mining areas.	
Ground Stability	·	
Air Quality impact of	Unlikely to significantly impact on capacity. Site is currently occupied by only piecemeal employment	
adjoining uses	(containers, vehicle parking etc. likely to be betterment with new	
aujuning uses	build and mitigation measures imposed by conditions	
Noise impact of	Site is currently occupied by only piecemeal employment	
adjoining uses	(containers, vehicle parking etc. likely to be betterment with new	
	build and mitigation to protect any nearby residents from noise	
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas		
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Other Environmental	None Economic	
Other Environmental Employment	None	
Other Environmental Employment Development	None Economic	
Other Environmental Employment Development Opportunities	None Economic Site put forward from EDNA for employment use	
Other Environmental Employment Development Opportunities Employment Land	None Economic Site put forward from EDNA for employment use Existing employment land	
Other Environmental Employment Development Opportunities	Economic Site put forward from EDNA for employment use Existing employment land No obvious constraints which could affect delivery.	
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Other Environmental Employment Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure	Economic Site put forward from EDNA for employment use Existing employment land No obvious constraints which could affect delivery. All capacity deliverable during Plan period Significant capacity limitations / likely to make development unviable without external funding 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 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	
Other Environmental Employment Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under	Existing employment land No obvious constraints which could affect delivery. All capacity deliverable during Plan period Significant capacity limitations / likely to make development unviable without external funding 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 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	
Other Environmental Employment Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site	Existing employment land No obvious constraints which could affect delivery. All capacity deliverable during Plan period Significant capacity limitations / likely to make development unviable without external funding 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 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.	
Other Environmental Employment Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and	Existing employment land No obvious constraints which could affect delivery. All capacity deliverable during Plan period Significant capacity limitations / likely to make development unviable without external funding 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 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. Access off Whitehall Road.	
Other Environmental Employment Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation	Economic Site put forward from EDNA for employment use Existing employment land No obvious constraints which could affect delivery. All capacity deliverable during Plan period Significant capacity limitations / likely to make development unviable without external funding 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 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. Access off Whitehall Road. Direct pedestrian and cycle access to canal.	
Other Environmental Employment Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider	Economic Site put forward from EDNA for employment use Existing employment land No obvious constraints which could affect delivery. All capacity deliverable during Plan period Significant capacity limitations / likely to make development unviable without external funding 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 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. Access off Whitehall Road. Direct pedestrian and cycle access to canal. There is an established vehicular access to the site, a	
Other Environmental Employment Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation	Economic Site put forward from EDNA for employment use Existing employment land No obvious constraints which could affect delivery. All capacity deliverable during Plan period Significant capacity limitations / likely to make development unviable without external funding 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 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. Access off Whitehall Road. Direct pedestrian and cycle access to canal. There is an established vehicular access to the site, a comprehensive scheme could improve access but unlikely to	
Other Environmental Employment Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider	Economic Site put forward from EDNA for employment use Existing employment land No obvious constraints which could affect delivery. All capacity deliverable during Plan period Significant capacity limitations / likely to make development unviable without external funding 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 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. Access off Whitehall Road. Direct pedestrian and cycle access to canal. 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	
Other Environmental Employment Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network	Existing employment land No obvious constraints which could affect delivery. All capacity deliverable during Plan period Significant capacity limitations / likely to make development unviable without external funding 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 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. Access off Whitehall Road. Direct pedestrian and cycle access to canal. 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 Environmental Employment Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider	Economic Site put forward from EDNA for employment use Existing employment land No obvious constraints which could affect delivery. All capacity deliverable during Plan period Significant capacity limitations / likely to make development unviable without external funding 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 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. Access off Whitehall Road. Direct pedestrian and cycle access to canal. 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	

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						
	Opp	oortunities					
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							
		bility 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)						
	Co	onclusion					
		ss and was assessed for edevelopment in the light of					
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 allocati	on for 4.77 ha employme	nt land, with breakdown of	f uses as set ou	t below:			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment 4.77 ha	Other				

Site Known as		Legacy 43, Ryder Street, West Bromwich					
Site Address		Legacy	acy 43, Ryder Street, West Bromwich				
Ward		Great B	Bridge Call for Site Ref		N/A	N/A	
Site Area (ha)	0.7			Capacity proposed in Call for Sites submission			N/A
Land Type	Brow	wnfield Site Assessment Reference					SA-0045-SAN
Current uses	- W	aste land					
Surrounding land			n 9 residentia	I dwellings to the no	rth west		
uses	""	iddoti y Witi	1 5 100lacilla	awellings to the no	itii woot.		
4000			Co	nstraints			
Gateway Constrai	nts (w	here	Name / D		Amour	t cov	ered (ha's)
affecting part of s							
SSSI/SAC/SINC			N/A				
Ancient Woodland	/ Veter	an Trees	N/A				
Local Nature Reser			N/A				
Flood Risk Zone 3			N/A				
Registered Park &	Garder	1	N/A				
Scheduled Ancient	Monur	ment	N/A				
Operational Burial (Ground	t	N/A				
Common Land			N/A				
Existing Policy		HOU 1 De	livering Susta	ainable Housing Gro	wth		
Designations							
Green Belt and L	ands	cape Ser	nsitivity Ass	sessment			
Criteria		ssessme			Rat	ing	
Green Belt Harm							
					n Dolt		
Landscape	Landscape			Not in the Cree			
					II Dell		
Sensitivity				Not in the Gree			
	nent a	against e	nvironmen	Not in the Gree		riteri	a
		against e				riteri	a Rating
Detailed assessi			ent			riteri	
Detailed assessi	Α	ssessme	ent	tal, economic and		riteri	
Detailed assessi Criteria	Α	ssessme	ent Envi	tal, economic and		riteri	
Detailed assessi Criteria Greenfield/Previous Developed Land Topography	sly B	ssessme rownfield -	ent Envi - former office	tal, economic and ronmental	l social d		
Criteria Greenfield/Previous Developed Land Topography Agricultural Land	sly Br	rownfield - lainly flat rade not k	Envi Envi former office nown, howev	ronmental es er area is less than 2	l social d		
Criteria Greenfield/Previous Developed Land Topography Agricultural Land Quality using	sly Br	rownfield - lainly flat rade not k	ent Envi - former office	ronmental es er area is less than 2	l social d		
Criteria Greenfield/Previous Developed Land Topography Agricultural Land Quality using Magicmap	sly Br	rownfield - lainly flat rade not k	Envi Envi former office nown, howev	ronmental es er area is less than 2	l social d		
Criteria Greenfield/Previous Developed Land Topography Agricultural Land Quality using Magicmap Landscape post-	sly Br	rownfield - lainly flat rade not k	Envi Envi former office nown, howev	ronmental es er area is less than 2	l social d		
Criteria Greenfield/Previous Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map	Sly Bi	rownfield - lainly flat rade not k	ent Envi - former office nown, howevesessment no	ronmental es er area is less than 2 t required.	d social o	xtent	
Criteria Greenfield/Previous Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation	Sily Bi	rownfield - lainly flat rade not k lerefore as	ent Envi - former office nown, howevesessment no	ronmental es er area is less than 2	d social o	xtent	
Criteria Greenfield/Previous Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature	Sily Bi	rownfield - lainly flat rade not k	ent Envi - former office nown, howevesessment no	ronmental es er area is less than 2 t required.	d social o	xtent	
Criteria Greenfield/Previous Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on	Sily Bi	rownfield - lainly flat rade not k lerefore as	ent Envi - former office nown, howevesessment no	ronmental es er area is less than 2 t required.	d social o	xtent	
Criteria Greenfield/Previous Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly	Sily Bridge M G th	rownfield - lainly flat rade not k lerefore as	ent Envi - former office nown, howevesessment no	ronmental es er area is less than 2 t required.	d social o	xtent	
Criteria Greenfield/Previous Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundarie	Sily Bridge M G th	rownfield - lainly flat rade not k rerefore as	ent Envi - former office nown, howevesessment no trees / negligited.	ronmental es er area is less than 2 t required.	20 ha in exapacity Tre	xtent	
Criteria Greenfield/Previous Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundarie Biodiversity or	Soly Bridge M G th Sri	rownfield - lainly flat rade not k rerefore as	ent Envi - former office nown, howevesessment no trees / negligited.	ronmental es er area is less than 2 t required.	20 ha in exapacity Tre	xtent	
Criteria Greenfield/Previous Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundarie	Soly Bridge M G th Sri	rownfield - lainly flat rade not k rerefore as	ent Envi - former office nown, howevesessment no trees / negligited.	ronmental es er area is less than 2 t required.	20 ha in exapacity Tre	xtent	

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

Sustainability Appraisal							
Sustainability		acts for Objectives 1, 2, 3,					
Appraisal Conclusion		0, 11, 12, 13, 14; minor positive impact for Objectives 5, 6, 9,					
		ural land classification; tra					
		and recreation); major pos					
		ment provision); minor ne					
	for Objective 6, 7, 12 (pr	eviously undeveloped land	d; air quality)				
	Co	onclusion					
	aving potential for employ le for employment uses.	yment land through the ED	DNA review. It c	oncluded that			
acceptable. Given the	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	Housing	Employment	Other				
given constraints and infrastructure							
requirements		0.7 ha					

Site Known as	Land at Birchley Island, Junction 2 of M5, Oldbury, Sandwell					
Site Address	Land at E	Birchley Isla	and, Junction 2 of N	andwell		
Ward	Langley		Call for Site Ref		197	
Site Area (ha)	1.0		Capacity proposed in Call for Sites submission			
Land Type	Brownfield	Site Asse	essment Referenc	e		SA-0027-SAN
		Backgr	ound/Context			
Current uses	None					
Surrounding land uses	Industrial/reta	ail/leisure				
		Co	nstraints			
Gateway Constraints		Name / D)etails	Amour	t cov	ered (ha's)
affecting part of subn	nitted site)					
SSSI/SAC/SINC		N/A				
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve		N/A				
Flood Risk Zone 3		N/A				
Registered Park & Gard		N/A				
Scheduled Ancient Mor		N/A				
Operational Burial Grou	una	N/A				
Common Land	EMD2 Act	N/A	ntial Strategic High-0	Quality on	nlove	nont.
Existing Policy Designations		nt site alloca		guality em	іріоўп	lent
Green Belt and Lan	dscape Sens	sitivity Ass	sessment			
Criteria	Assessmer			Rat	ing	
Green Belt Harm			Not in the Creek	o Dolt	-	
Landscape Sensitivity			Not in the Greer	n Beit		
Detailed assessmer	nt against er	vironmen	tal, economic and	social	riteri	а
Criteria	Assessme					Rating
		Envi	ronmental			
Greenfield/Previously Developed Land	Area is PDL	out could be	affected by Birchley	Island pro	oposa	ls
Topography	Land is mour office/industr		ent would assume hi as above.	gh density	/	
Agricultural Land Quality using	N/A					
Magicmap Landscape post- 1988 map						
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 / r	egligible im	pact on site capacity			

Heritage Assets on	No assets						
site or significantly							
affecting boundaries							
Visual amenity and	Minimal impact due to stand alone nature						
Character of the							
Area							
Flood risk, drainage	No flood risk						
and ground water							
Ground	Site will require remediation but not a constraint						
Contamination Cround stability	Dark Hall Callians to parthorn tip but minimal impact on conscitu						
Ground stability Air Quality impact of	Park Hall Colliery to northern tip but minimal impact on capacity Dudley Road East suffers from high levels of traffic congestion.						
adjoining uses	Dudley Road East Suriers from high levels of traffic congestion.						
Noise impact of	Likely to be noise impact from remaining industrial uses to the						
adjoining uses	north						
Mineral Extraction	No mineral extraction or mineral resource constraints						
and Mineral	The minoral extraction of minoral recourse constraints						
Resource Areas							
Mineral Infrastructure	No mineral infrastructure constraints						
and Brickworks							
Waste Infrastructure	No waste infrastructure constraints						
Other Environmental	None						
	Economic						
Employment	The site was assessed as suitable for employment uses in the						
Development	EDNA						
Opportunities							
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,	there is significant headroom / capacity at Minworth Waste						
sewage treatment	Water Treatment Works which serves this area, but need to be						
	aware that it also serves Birmingham's growth over the same						
	period						
Infrastructure	No limitations / negligible impact on development viability						
constraints on / under							
site	Access constraints on only access in to the existing industrial						
Highways access and	Access constraints as only access is to the existing industrial						
transportation Impact on the wider	units beyond the site No / negligible impact						
road network	140 / Hegligible impact						
Other Economic	Shortfall of employment land						
2 20011011110	Social						
Any character	N/A						
constraints on	1						
density							
Connections to local	New cycle routes proposed as part of Birchley Island scheme						
cycle route networks							
Public Open Space	Not open space / surplus to local needs						
Loss of Playing Field	No allocated as public open space						
/ Sports Pitches							
Other Social	None						
	Opportunities						
Opportunities	Could contribute towards supply of additional employment land as	benefits from					
	good transport links.						
Sustainability Appraisal							

Sustainability	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8,					
Appraisal Conclusion	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						

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:

Caltable ofte for allegation	Canadia and the anadation for the material and, that breakagement at accordance at a contract.								
Appropriate uses	Housing	Employment	Other (specify):						
given constraints									
and infrastructure									
requirements	0 ha	1.0 ha	0 ha						

Site Known as	Land adj. ASDA, Wolverhampton Road, Oldbury							
Site Address	Land adj.	ASD	SDA, Wolverhampton Road, Oldbury					
Ward	Langley		Call for Site Ref 54		548			
Site Area (ha)	2.1		Capacity proposed in Sites submission		Call for	•	N/A	
Land Type	Brownfield		Site	Assessment Refe	rence		SA-0	0042-SAN
			ckgr	ound/Context				
Current uses	Vacant land, p	artial	lv self	-settled with trees and	shrubs			
Surrounding land				ion 2 to north/north w		arv so	chool to	o east and
uses	residential pro							
		1		nstraints				
Gateway Constraints affecting part of subn		Nar	ne / D	etails	Amour	it cov	ered (ha's)
SSSI/SAC/SINC		N/A						
Ancient Woodland / Ve	teran Trees	N/A						
Local Nature Reserve		con	nment	nated see s 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 rive		th west which		
Registered Park & Gard	den	N/A						
Scheduled Ancient Mor		N/A						
Operational Burial Grou			N/A					
Common Land	aria	N/A						
Existing Policy	Local quality			nt site (EMP3)				
Designations	Wildlife corri	-	ioyiiio	nicolo (Livii o)				
Green Belt and Lan	dscape Sens	itivity	y Ass	sessment				
Criteria	Assessment				Rat	ina		
Green Belt Harm Landscape		-		Not in the Green		9		
Sensitivity								
Detailed assessmer	nt against env	viron	ment	tal, economic and	social o	riteri	a	
Criteria	Assessment	t						Rating
			Envi	ronmental				
Greenfield/Previously	The site was h	nistori	cally u	used as allotment gard	dens and	so is		
Developed Land	PDL.		•	-				
Topography	The site is ger	nerally	quite	flat accepting to the	boundari	es wit	h	
	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	Not agricultura							
Quality using	Ğ							
Magicmap								
Landscape post-								
1988 map								
Tree Preservation	No TPO, the s	ite be	enefits	from tree cover which	adds to	the		
Orders / Mature	visual amenity	of the	e area	a and assist with pollu	tion give	n the		
Trees of Value on	elevated M5							

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

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	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	Housing	Employment	Other (specify):
and infrastructure requirements	0 ha	1.47 ha	0 ha

Site Known as	Roway	Lane	e, Ol	dbury			
Site Address	Roway La	Roway Lane, Oldbury, B69 3AY					
Ward	Oldbury		(Call for Site Re	f	158	
Site Area (ha)	3.5	3.5		Capacity proposed in Call fo Sites submission		for	N/A
Land Type	Brownfield	Brownfield Site Assessment Reference		SA-0028-SAN			
		Bacl	kgrou	und/Context			
Current uses	Scrubland, for	mer ind	dustria	ıl			
Surrounding land uses		e east,	car pa	ark to the east/so	utheast,	allotmer	nts to the west,
	J			straints			
Gateway Constraints affecting part of subn		Name	e / Det	tails	Amo	unt cov	rered (ha's)
SSSI/SAC/SINC	inted site)	N/A					
Ancient Woodland / Ve	toran Troos	N/A					
Local Nature Reserve	teran riees	N/A					
Flood Risk Zone 3		N/A					
	don	N/A					
Registered Park & Gard Scheduled Ancient Mor		N/A					
Operational Burial Grou		N/A					
Common Land	מות	N/A					
Existing Policy	Mixed use al		n				
Designations	Local employ			llocation			
Green Belt and Lan	dscape Sensi	itivity	Asse	ssment			
Criteria	Assessment				R	ating	
Green Belt Harm							
Landscape				Not in the Gre	en Belt		
Sensitivity							
Detailed assessmer	nt against env	vironm	nenta	I, economic an	d socia	I criter	<u>ia</u>
Criteria	Assessment	t					Rating
		E	inviro	onmental			
Greenfield/Previously Developed Land	Previously Dev	veloped	d Land	d			
Topography	Uniform						
Agricultural Land	Not agricultura	al					
Quality using	140t agriculture	41					
Magicmap							
Landscape post-							
1988 map							
Tree Preservation	No TPO protec	cted tre	es on	the site.			
Orders / Mature	•						
Trees of Value on							
site or significantly							
affecting boundaries							
Biodiversity or	Eco or Geo su	ırvey ne	eeded				
Geodiversity on site							
or significantly							
affecting boundaries							

Llavita na Assata au	No secrete	
Heritage Assets on	No assets	
site or significantly		
affecting boundaries		
Visual amenity and	Positive impact	
Character of the		
Area		
Flood risk, drainage	No drainage / flood risk issues / negligible impact on	
and ground water	The diamage, need her leeded, negligible impact on	
Ground	Former industrial site. Landfill. Remediation required.	
Contamination	Tomor industrial site. Earland. Remediation required.	
Ground stability	Former mine workings. High risk mining area. Site investigations	
Ground Stability	/ cost estimate required.	
Air Quality impact of	No known issues	
adjoining uses	INO KITOWIT ISSUES	
	Cita adiaina warahayaa and industrial yaas Najas jaayaa whish	
Noise impact of	Site adjoins warehouse and industrial uses. Noise issues which	
adjoining uses	can be sufficiently mitigated without significantly reducing	
15.	capacity	
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas		
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
	Economic	
Employment	The EDNA work found that it was potentially suitable for B2/B8	
Development	industrial use.	
Opportunities		
Employment Land	Retain as employment land	
Delivery / Phasing	No obvious constraints which could affect delivery;	
Delivery / I mading	-	
	All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development	
	unviable without external funding	
Availability of utilities –	Some capacity issues for gas; Water Cycle Study indicates	
electricity, gas, water,	there is significant headroom / capacity at Minworth Waste	
sewage treatment	Water Treatment Works which serves this area, but need to be	
	aware that it also serves Birmingham's growth over the same	
	period	
Infrastructure	Pylon crossing south of site and sewage pipe noted on	
constraints on / under	constraints. Prohibitively expensive to relocate.	
site	The state of the s	
Highways access and	Access possible off Roway Lane and West Bromwich St.	
transportation	Improvements needed.	
Impact on the wider	No significant impact	
road network	110 oigimount impuot	
Other Economic	None	
Outer Economic	Social	
Any character		
Any character	Access, warehouse and industrial uses.	
constraints on		
density	Direct compaction was all to with a define a consected to the	
Connections to local	Direct connection possible with existing segregated or on-	
cycle route networks	carriageway facilities	
Public Open Space	N/A	
Loss of Playing Field	No loss	
/ Sports Pitches		
Other Social	None	
	Opportunities	

Opportunities	Potential to combine with adjoining sites to form a more comprehensive						
development.							
Sustainability Appraisal							
Sustainability Appraisal Conclusion							
	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	Housing	Employment	Other (specify):				
requirements	0 ha	3.5 ha	0 ha				

Site Known as	Land at	Rou	nds Green Ro	ad/Shidas L	.ane,	Oldbury
Site Address	Land at Rounds Green Road/Shidas Lane, Oldbury					
Ward	Oldbury		Call for Site F	Ref N//	A	
Site Area (ha)	2.8		Capacity proposed in Call for Sites submission		N/A	1
Land Type	Brownfield Site Assessment Reference S		SA-	-0043-SAN		
Background/Context						
Current uses	Vacant					
Surrounding land	Commercial us	ses to t	he North and South.			
uses	Percy business	s park	to the East.			
	Civic Amenity					
	Olivio 7 amonaly	<u> </u>	Constraints			
Gateway Constraints	(where	Name	e / Details	Amount co	vered	(ha's)
affecting part of subm		INGIII	J / Details	Amount co	vereu	(11a 3)
SSSI/SAC/SINC	inted site)	N/A				
Ancient Woodland / Vet	eran Trees	N/A				
Local Nature Reserve	eran rices	N/A				
Flood Risk Zone 3		N/A				
Registered Park & Gard	· ·	N/A				
Scheduled Ancient Mor		N/A				
Operational Burial Grou	ina	N/A				
Common Land	EMPO Astro	N/A	Data atial Otaata aia 11	inh Ovelite Feede		A
Existing Policy Designations	EIVIP2 - ACTU	ai and	Potential Strategic H	ign-Quality Emplo	yment	Areas
Green Belt and Land	dscape Sensi	tivity	Assessment			
Criteria	Assessment			Rating		
Green Belt Harm Landscape			Not in the G	reen Belt		
Sensitivity						
Detailed assessmen	t against env	/ironn	nental, economic	and social crite	ria	
Criteria	Assessment					Rating
		Е	nvironmental			
Greenfield/Previously	The site is pre-		developed land with	the site address b	peina	
Developed Land			. The lagoon has nov		0	
Topography	The site is ban	ked up	from Shidas Lane a	nd Rounds Green		
A aminutarina L. I. a. i. I			otographs the site ap	opears to be flat of	n top.	
Agricultural Land	Not agricultura	ll				
Quality using						
Magicmap						
Landscape post- 1988 map						
Tree Preservation	No Tree Prese	rvation	Orders Present. The	e boundaries adio	inina	
Orders / Mature			unds Green Road co			
Trees of Value on	trees.					
site or significantly						
affecting boundaries						
Biodiversity or	No habitat / ne	gligible	impact on site capa	icity		
Geodiversity on site						

or significantly		
affecting boundaries		
Heritage Assets on	No assets	
site or significantly		
affecting boundaries Visual amenity and	It would be possible to include a landscaping condition to retain	
Character of the	trees on the site boundary to improve visual appearance.	
Area	liees on the site boundary to improve visual appearance.	
Flood risk, drainage	No drainage / flood risk issues / negligible impact on	
and ground water	- · · · · · · · · · · · · · · · · · · ·	
Ground	The previous lagoon has been infilled with inert material granted	
Contamination	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	
11.0 11.1	/ cost estimate required.	
Air Quality impact of	No known issues / negligible constraint on capacity	
adjoining uses	No known issues / pogligible constraint on conscitu	
Noise impact of adjoining uses	No known issues / negligible constraint on capacity	
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral	The fillingial extraction of fillingial recourse conditioning	
Resource Areas		
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	Site is adjacent to Sandwell Household Waste and Recycling	
0/1 5 1 1	Centre M. I.B.: Olivin I. M. I.B.: Olivin I.	
Other Environmental	Landfill Site. LF/0067 - Shidas Lane Marl Pit, Shidas Lane,	
	Oldbury. Economic	
Employment	The site was assessed as suitable for employment uses in the	
Development	EDNA	
Opportunities		
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	
1.0.0	unviable without external funding	
Availability of utilities -		
electricity, gas, water,	there is significant headroom / capacity at Minworth Waste	
sewage treatment	Water Treatment Works which serves this area, but need to be	
	aware that it also serves Birmingham's growth over the same	
Information of	period	
Infrastructure constraints on / under	Electric substation and pylon in close proximity to the site but	
site	not on the site or going over the site.	
Highways access and	Existing vehicle access point from Rounds Green Road.	
transportation		
Impact on the wider	No significant impact	
road network		
Other Economic	None	
	Social	
Any character	None	
constraints on		
density Connections to local	Good connectivity.	
cycle route networks	Sood sofficelivity.	
Public Open Space	N/A	

Loss of Playing Field	No loss	
/ Sports Pitches	110 1000	
Other Social	None	
	Opportunities	
Opportunities	Benefits from good transport connections and compatible surround	ding uses
	Sustainability Appraisal	
Sustainability	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8,	
Appraisal Conclusion	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	

Conclusion

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.

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

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.

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.

The site is suitable for 2.8ha employment land.

Appropriate uses given constraints and infrastructure	Housing	Employment	Other (specify):
requirements	0 ha	2.8 ha	0 ha

Site Known as	British Gas, Land at Dudley Road, Oldbury					
Site Address	Land at D	Land at Dudley Road, Oldbury				
Ward	Oldbury		Call for Site	Ref	N/A	
Site Area (ha)	1.04	.04 Capacity proposed in Call for Sites submission		N/A		
Land Type	Brownfield	ownfield Site Assessment Reference		SA-0044-SAN		
	Background/Context					
Current uses	Unused / vaca	nt. Four	ndations of former	gas holders st	ill preser	nt.
Surrounding land			ne west, south and			
uses						
4000			Constraints			
Gateway Constraints	/whore		/ Details	Amou	nt oovo	red (ha's)
affecting part of subn		Name	/ Details	Alliou	iii covei	eu (na s)
SSSI/SAC/SINC	intieu site)	N/A				
Ancient Woodland / Ve	teran Trees	N/A				
Local Nature Reserve	teran 11662	N/A				
Flood Risk Zone 3		N/A				
Registered Park & Gar	don	N/A				
Scheduled Ancient Mo		N/A				
Operational Burial Grou	una	N/A N/A				
	DCCC HOL		ing Croudh			
Existing Policy Designations	BCCS – HO	o i nous	sing Growth			
Green Belt and Lan	dscape Sens	itivity <i>A</i>	Assessment			
Criteria	Assessment	t		Ra	ting	
Green Belt Harm			Not in the	Croon Dol		
Landscape			Not in the	Green Belt		
Sensitivity						
Detailed assessmen						
- Staniou abboodine	nt against env	/ironm	ental, economic	and social	criteria	
Criteria			ental, economic	and social	criteria	
	nt against env Assessmen	t		and social	criteria	Rating
Criteria Greenfield/Previously	Assessment	t Er	ental, economic nvironmental developed land, us			
Criteria	The site is pre	t Er viously	nvironmental	sed as a gas w	orks.	
Greenfield/Previously Developed Land	The site is pre	t Er viously	nvironmental developed land, us	sed as a gas w	orks.	
Greenfield/Previously Developed Land	The site is pre	t Et viously o	nvironmental developed land, us	sed as a gas w	orks.	
Greenfield/Previously Developed Land Topography	The site is precorner.	t Et viously o	nvironmental developed land, us	sed as a gas w	orks.	
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap	The site is precorner.	t Et viously o	nvironmental developed land, us	sed as a gas w	orks.	
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post-	The site is precorner.	t Et viously o	nvironmental developed land, us	sed as a gas w	orks.	
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map	The site is pre The site is mo corner. Not agricultura	t Er viously o stly flat,	nvironmental developed land, us rising slightly towa	sed as a gas ward the south-w	orks. /est	
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation	The site is pre The site is mo corner. Not agricultura	t Er viously o stly flat,	nvironmental developed land, us rising slightly towa	sed as a gas ward the south-w	orks. /est	
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature	The site is pre The site is mo corner. Not agricultura	t Er viously o stly flat,	nvironmental developed land, us rising slightly towa	sed as a gas ward the south-w	orks. /est	
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on	The site is pre The site is mo corner. Not agricultura	t Er viously o stly flat,	nvironmental developed land, us rising slightly towa	sed as a gas ward the south-w	orks. /est	
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly	The site is pre The site is mo corner. Not agricultura	t Er viously o stly flat,	nvironmental developed land, us rising slightly towa	sed as a gas ward the south-w	orks. /est	
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The site is pre The site is mo corner. Not agricultura Semi-mature t value. Needs	t Er viously o stly flat, al rees spi full tree	nvironmental developed land, us rising slightly toware	sed as a gas ward the south-ware. Some may	orks. /est	
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or	The site is pre The site is mo corner. Not agricultura Semi-mature t value. Needs	t Er viously o stly flat, al rees spi full tree	nvironmental developed land, us rising slightly towa	sed as a gas ward the south-ware. Some may	orks. /est	
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site	The site is pre The site is mo corner. Not agricultura Semi-mature t value. Needs	t Er viously o stly flat, al rees spi full tree	nvironmental developed land, us rising slightly toware	sed as a gas ward the south-ware. Some may	orks. /est	
Greenfield/Previously Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or	The site is pre The site is mo corner. Not agricultura Semi-mature t value. Needs	t Er viously o stly flat, al rees spi full tree	nvironmental developed land, us rising slightly toware	sed as a gas ward the south-ware. Some may	orks. /est	

Llavita and Assatz and	No accepta	
Heritage Assets on	No assets	
site or significantly		
affecting boundaries		
Visual amenity and	No negative impacts envisaged. Future development should	
Character of the	protect any trees of value.	
Area		
Flood risk, drainage	No drainage / flood risk issues / negligible impact on	
and ground water		
Ground	Potential for contamination.	
Contamination		
Ground stability	High risk coal mining area. 2 mineshafts within the site.	
Air Quality impact of	Likely to be air quality issues due to adjoining commercial and	
adjoining uses	industrial uses.	
Noise impact of	Likely to be noise issues due to adjoining commercial and	
adjoining uses	industrial uses.	
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas		
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
	Economic	
Employment	The site was assessed as suitable for employment uses in the	
Development	EDNA	
Opportunities	LDINA	
Employment Land	No loss of employment land	
Delivery / Phasing	No obvious constraints which could affect delivery;	
Delivery / I masing	TWO ODVIOUS CONSTITUTION WHICH COULD ATTECT 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,	there is significant headroom / capacity at Minworth Waste	
sewage treatment	Water Treatment Works which serves this area, but need to be	
	aware that it also serves Birmingham's growth over the same	
	period	
Infrastructure	Gas pipeline to the back of the site	
constraints on / under		
site		
Highways access and	Existing access from Dudley Road	
transportation		
Impact on the wider	No significant impact	
road network		
Other Economic	None	
	Social	
Any character	None	
constraints on		
density		
Connections to local	Poor. Dudley Road is a busy main road with no additional	
cycle route networks	provision for cycles.	
Public Open Space	N/A	
Loss of Playing Field	N/A	
/ Sports Pitches		
Other Social	None	
	Opportunities	
Opportunities	The surrounding uses would be compatible with this site as emplo	yment land.
	Sustainability Appraisal	
	,,	

Sustainability	The site has neutral impacts for Objectives 1, 2, 3, 4, 5, 6, 7, 8,	
Appraisal Conclusion	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	

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.

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.

The surrounding uses would be compatible with this site as employment land.

Suitable site for 1.0 ha employment land.

Appropriate uses given constraints	Housing	Employment	Other (specify):
and infrastructure requirements	0 ha	1.0 ha	0 ha

Site Known as	Land at	Con	eygre, Newc	omen Drive,	Sandwell				
Site Address	Land at Coneygre, Newcomen Drive, Sandwell								
Ward	Tipton Gre	een	Call for Site	Ref 12	4				
Site Area (ha)	8.96		Capacity propo Sites submission		N/A				
Land Type	Brownfield		Site Assessme	nt Reference	SA-0026-SAN				
		Back	kground/Context	t					
Current uses	Scrubland, co	mmerci	al, warehouse						
Surrounding land				est/southwest, resid	lential to the				
uses	•			railway line to the					
			Constraints						
Gateway Constraints	(where	Name	e / Details	Amount co	vered (ha's)				
affecting part of subn		''	, 20tano	7	(114 0)				
SSSI/SAC/SINC		N/A							
Ancient Woodland / Ve	teran Trees	N/A							
Local Nature Reserve		N/A							
Flood Risk Zone 3		N/A							
Registered Park & Gar	den	N/A							
Scheduled Ancient Mo	nument	N/A							
Operational Burial Gro	und	N/A							
Common Land		N/A							
Existing Policy	Housing allo	cation s	site – H9.5						
Designations									
O D-1(1 1	1	!(!!(A 1						
Green Belt and Lan Criteria			Assessment	Deting					
Green Belt Harm	Assessmen			Rating					
Green beit nann									
Landscape			Not in the	Green Belt					
Sensitivity									
Detailed assessmen	nt against on	/ironm	ental economic	and social crite	ria				
Criteria	Assessmen		icital, coolioillic	dia 300iai crite	Rating				
Criteria	Assessifien		nvironmental		Ivading				
0	Previously De								
Li-roontiold/Droviously	LICAIORSIA DE	velobec	Land						
Greenfield/Previously	, , , ,				Former mining area with raised land levels affecting 80% of the				
Developed Land	•	ı area w	vith raised land leve	els affecting 80% of	the				
	Former mining	g area w	vith raised land leve	els affecting 80% of	the				
Developed Land Topography	Former mining site.		vith raised land leve	els affecting 80% of	the				
Developed Land Topography Agricultural Land	Former mining		vith raised land leve	els affecting 80% of	the				
Developed Land Topography	Former mining site.		vith raised land leve	els affecting 80% of	the				
Developed Land Topography Agricultural Land Quality using Magicmap Landscape post-	Former mining site.		vith raised land leve	els affecting 80% of	the				
Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map	Former mining site. Not agricultura		vith raised land leve	els affecting 80% of	the				
Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation	Former mining site.		vith raised land leve	els affecting 80% of	the				
Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature	Former mining site. Not agricultura		vith raised land leve	els affecting 80% of	the				
Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on	Former mining site. Not agricultura		vith raised land leve	els affecting 80% of	the				
Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly	Former mining site. Not agricultura		vith raised land leve	els affecting 80% of	the				
Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Former mining site. Not agricultura	al		els affecting 80% of	the				
Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or	Former mining site. Not agricultura	al		els affecting 80% of	the				
Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site	Former mining site. Not agricultura	al		els affecting 80% of	the				
Developed Land Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or	Former mining site. Not agricultura	al		els affecting 80% of	the				

Heritage Assets on	No assets	
site or significantly	110 00000	
affecting boundaries		
Visual amenity and	A residential scheme would improve visual amenity of	
Character of the	surrounding residents.	
Area	carrounding recidence.	
Flood risk, drainage	No drainage / flood risk issues / negligible impact on site	
and ground water	capacity	
Ground	Landfill site. Remediation required.	
Contamination	Landini Site. Nemediation required.	
Ground stability	Former extensive mine workings. Site investigations / cost	
Ground stability	estimate required.	
Air Quality impact of	<u> </u>	
Air Quality impact of	Site adjoins an industrial area - air quality likely to affect some of	
adjoining uses	the site. Further information required.	
Noise impact of	Site adjoins an industrial area with no restrictions on use. May	
adjoining uses	reduce developable area.	
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas		
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
	Economic	
Employment	The site was assessed as suitable for employment uses in the	
Development	EDNA	
Opportunities		
Employment Land	Retain for employment	
Delivery / Phasing	No obvious constraints which could affect delivery;	
Bonvery / Triabing		
	All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development	
	unviable without external funding	
Availability of utilities –		
electricity, gas, water,	there is significant headroom / capacity at Minworth Waste	
sewage treatment	Water Treatment Works which serves this area, but need to be	
	aware that it also serves Birmingham's growth over the same	
	period	
Infrastructure	None known	
constraints on / under		
site		
Highways access and	No suitable existing access. The canal and railway are	
transportation	significant constraints to access from the north. Possible new	
	primary access point from Coneygre Road.	
Impact on the wider	Development would add to an already congested network -	
road network	Burnt Tree junction and Dudley Port in particular.	
read notwern	, i	
	Significant vehicle emissions on surrounding road network.	
Other Economic	None	
	Social	
Any character	None	
constraints on		
density		
Connections to local	Within proximity of national and local routes.	
cycle route networks		
Public Open Space	N/A	
Loss of Playing Field	N/A	
/ Sports Pitches		
Other Social	None	

	Opportunities						
Opportunities Retain employment land which may help the surrounding employment land to							
	improve.						
		bility Appraisal					
		acts for Objectives 1, 2, 3,					
		positive impact for Object					
		tural land classification; tra					
		and recreation); major pos					
		ment provision); minor ne					
		, 12 (registered park and					
	· · · · · · · · · · · · · · · · · · ·	ace water flood risk; previo					
		uality, watercourse and po	tentiai				
	increases in air pollution)					
	Co	onclusion					
although the site is curre	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	Housing	Employment	Other (specify):				
given constraints							
and infrastructure							
requirements	0 ha	8.96 ha	0 ha				

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	Water Lane	SA-0009-SAN	61
Vale	Newton Road – Wigmore Lane – M5	SA-0010-SAN	66
	Ray Hall Water Works (parcel)	SA-0015-SAN	70
	Tamebridge Parkway Station North	SA-0016-SAN	74
	of Train Station (a)		
	Tamebridge Parkway Station North	SA-0018-SAN	77
	of Train Station (c)		
Cradley Heath and Old Hill	Units 1a, 1b, 1c, 1d, 1e, Woods	SA-0049-SAN	81
	Lane and yard off Cradley Road,		
	Cradley Heath		
Great Barr with Yew Tree	Wilderness Lane/Greenhill Gardens	SA-0002-SAN	84
	Peak House Farm	SA-0003-SAN	87
	Wilderness Lane – Land	SA-0004-SAN	91
	surrounding Q3		
	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	SA-0046-SAN	104
	Road, Tipton		
Langley	Land adjacent to ASDA,	SA-0042-SAN	107
	Wolverhampton Road, Oldbury		
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	SA-0047-SAN	129
	House, 252, Duchess Parade, High		
	Street, West Bromwich		

Site Known as		Water Lane						
Site Address		Water Lan	e, Gre	eat E	Barr, West Bromwic	h		
Ward		Charlemor Grove Vale			Call for Site Ref		N/A	
Site Area (ha)	29.23	3			apacity proposed interest in the submission	n Call fo	or	N/A
Land Type	Gree	enfield		Si	te Assessment Re	ference		SA-0009-SAN
			Bacl	kgr	ound/Context			
Current uses		pen space/gr umping statio	-	hors	es – part of parcel is	allotment	ts and	also sewerage
Surrounding land uses	R di	esidential dev	/elopm Farm	furth	to north and west, du ner south. M5 motorw nd			
				Со	nstraints			
Gateway Constrain			Name	e / C)etails	Amour	nt cov	ered (ha's)
SSSI/SAC/SINC		_	N/A					
Ancient Woodland /		an Trees	N/A					
Local Nature Reser	ve		N/A					
Flood Risk Zone 3	Cardor	_	N/A	N/A				
Registered Park & C			N/A					
Scheduled Ancient Monument			N/A					
Operational Burial Ground Common Land N/A Horse grazing			nzin a	29.23				
Existing Policy Designations	,	Wildlife corrid			(0.27 ha), Area of Ard		jical in	nportance
Green Belt and L	.ands	cape Sensi	tivity	Ass	sessment			
Criteria	Α	ssessment				Rat	ing	
Green Belt Harm		Assessment Very High The sub-parcel makes a strong contribution to puthe sprawl of the West Midlands conurbation, mathe separation of West Bromwich and Birminghat preventing encroachment on the countryside. The landform creates a strong distinction from the uniso any expansion would represent a weakening Green Belt boundary and would reduce the separation of the separ				ation, maintaining rmingham, and rside. The valley in the urban edges, akening of the the separation		
Landscape Sensitivity		loderate to Hi	f t t t r	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.				
				nen	tal, economic and	social c	riteri	
Criteria	A	ssessment						Rating
Greenfield/Previous Developed Land	sly G	reenfield / Gr			ronmental			

Tanananah	Tanananaha ia amaini ia amaini ia ana amin' ia la maini ana ana ana ana ana ana ana ana ana	
Topography	Topography is a major issue with various changes in levels	
 	across the site.	
Agricultural Land	Not agricultural land	
Quality using		
<u>Magicmap</u>		
Landscape post-		
1988 map		
Tree Preservation	No TPOs, trees on the boundaries primarily and hedgerow which	
Orders / Mature	could retained (particularly on M5 elevation). Trees in centre of	
Trees of Value on	site follow public right of way.	
site or significantly		
affecting boundaries		
Biodiversity or	Presence of birds within the site	
Geodiversity on site		
or significantly		
affecting boundaries		
Heritage Assets on	None, but Wigmore Lodge faces the site which is a quality	
site or significantly	Victorian Building	
affecting boundaries	Trotonan Zanamy	
Visual amenity and	Provides views across from the north towards Forge Farm and	
Character of the	valley beyond for existing residents.	
Area		
Alea	Impact on visual amenity of adjacent land users, including	
	existing residents	
Flood risk, drainage	Standing water on the bowl of the site.	
and ground water		
Ŭ.	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	Not aware of any issues	
Contamination		
Ground stability	Parts of site High risk coal mining and surface coal resources	
Air Quality impact of	Motorway to east and dual carriage way to south	
adjoining uses		
Noise impact of	Motorway to east and dual carriage way to south	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas		
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
	Economic	
Employment	Not suitable for employment use	
Development	The calcable for employment add	
Opportunities		
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery;	
Delivery / Filasiliy	140 obvious constraints willon could affect delivery,	
	All capacity deliverable during Plan period	
Viability	Greenfield site in medium / low value area	
Availability of utilities -	Some capacity issues for gas; Water Cycle Study indicates	
electricity, gas, water,	there is significant headroom / capacity at Minworth Waste	
sewage treatment	Water Treatment Works which serves this area, but need to be	
5	aware that it also serves Birmingham's growth over the same	
	period	
1	I bernea	

Infrastructure constraints on / unde site							
Highways access an transportation		Access point from Water Lane potential to access from dual carriage but would require a signalised junction					
	all these would need to be	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				
	Road and All Saints Way						
Impact on the wider road network	Single access point would therefore put pressure or	ld not be acceptable, This on the junctions of	would				
	Pennyhill Lane / Holyheo Road and All Saints Way	dge Road; Wigmore Lane / / / Newton Road.	Newton				
Other Economic	None						
Access time by walk	ing or public transport (except	Social					
Primary schools: wa	ling or public transport (except lking only) to key residential ace with BCP Policy HOU2.	GP/Health Centre/Walk in		er 15 mins with within 15 mins			
Primary School	Need to increase assess 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	mins follow	f site within 15 ving any viable igation			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45- 100 dph)	Moderate X Density (40-45 dph)				
Any character constraints on density	also next to a flood plain a beneath motorway and so vicinity. The presence of e	is bowled shaped, with valued has evidence of flooding me minor infringement onto existing detention and retendeded on site. The site all	g on Wigmore o the north of ation pools and	e Lane the site in that d waterways.			
Connections to local cycle route networks	3	s the site into two – Water Barr Extension through to					
Public Open Space		400m Sandwell Valley abo					
	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		9					
Other Social	Other Social If this site is delivered a primary school may be needed on site which would reduce the number of homes.						
Opportunities	Opportunities Opportunities Would mean the loss of Green Belt that would result in Very High harm and						
Opportunities Would mean the loss of Green Belt that would result in Very High harm and Moderate/ High Landscape sensitivity.							
	Sustainab	ility Appraisal					
Sustainability Appraisal Conclusion	Housing						
Appraisal Collousion	The site has:						

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; accessibility by public transport and to services; access to healthcare and recreation; access to employment opportunities; access to schools)

Major positive impacts for Objectives 10 (housing provision

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)

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)

Employment

Neutral impacts for Objective 4, 7, 10, 13, 14

Major positive impact for Objective 13 (employment floorspace provision)

Conclusion

The site has significant constraints in the topography and would also mean the loss of Green Belt that would result in Very High harm and Moderate / High landscape sensitivity. The proximity of the motorway would limit development of the whole site and trees would have to be retained to provide a landscape buffer further reducing the net area. Given that the site is a SLINC and wildlife corridor the retention of most of the trees on the boundaries would also impact on the developable area. The site would need to be developed in two parts due to the public right of way which dissects the sites. Although the principal of residential use is considered suitable, the physical constraints of the site due to the topography of the site is a significant physical issue and is not considered deliverable

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

Site Known as		Newton	Roa	d/	Wigmore Land	e / M5			
Site Address		Newton Ro	oad / V	Vigi	more Lane / M5				
Ward		Charlemor Grove Vale	Call for Site Ref						
Site Area (ha)	7.23				pacity proposed interest in the submission	n Call fo	or	N/A	X
Land Type	Gree Belt	enfield/Greer	ſ	Si	te Assessment Re	ference		SA-	·0010-SAN
			Bacl	kgr	ound/Context				
Current uses	G	razing							
Surrounding land uses	0	pen space/pa	ark land	d/na	ture reserve				
				Со	nstraints				
Gateway Constrai			Name	e / D	etails	Amour	t cove	ered	(ha's)
affecting part of s	ubmitt	ted site)							
SSSI/SAC/SINC			N/A						
Ancient Woodland		an Trees	N/A						
Local Nature Reser	rve		N/A						
Flood Risk Zone 3			N/A						
Registered Park &			N/A						
	cheduled Ancient Monument N/A								
	perational Burial Ground N/A								
Common Land			N/A						
Existing Policy		Local cycle n	etwork						
Designations									
Green Belt and I	ande	cane Sensi	tivity	Δοσ	:assmant				
Criteria		ssessment		730	ocoonient	Pat	ina		
Green Belt Harm		ery High	t t f l	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					maintaining ham, and The valley urban edges, ng of the
Landscape Sensitivity	M	oderate to Hi	s c f t t t	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.					opment, based lued natural parts). While outh, reducing feature, this is ea retains a ot considered
Detailed assessment against environmental, economic and social criteria									
Criteria		ssessment							Rating
			Е	nvi	ronmental				
Greenfield/Previous Developed Land	sly G	reenfield / Gr							
Topography					p and site is an irregunot be brought forwar)	

Agricultural Land	Grade not known, however area is less than 20 ha in extent	
Quality using	therefore assessment not required.	
Magicmap	·	
Landscape post-		
1988 map		
	None	
Tree Preservation	None	
Orders / Mature		
Trees of Value on		
site or significantly		
affecting boundaries		
Biodiversity or	Hedgerows along the perimeter, watercourse in the centre of the	
Geodiversity on site	southern part of the site	
	Southern part of the site	
or significantly		
affecting boundaries		
Heritage Assets on	Farm buildings are historic and whilst derelict have architectural	
site or significantly	and historic merit	
affecting boundaries		
Visual amenity and	The whole area is absent of built form linking to nature reserve	
Character of the	and provides wide views and vistas due to the topography north	
Area	- south and across the site west.	
Flood risk, drainage	Flood zone 2	
	Flood Zone Z	
and ground water	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 control of a Carlot of the	
	The presence of existing detention and retention pools and	
	waterways suggests the importance of water management on	
	this site	
Ground	No known issues	
Contamination		
Ground stability	Low Risk coal mining	
Air Quality impact of	The western fringe would about the M5	
adjoining uses	The western minge weard about the me	
Noise impact of	The western fringe would about the M5	
•	The western milige would about the MS	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas		
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Julio Environmental	Economic	
E		
Employment	Not suitable for employment use	
Development		
Opportunities		
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 –	Some capacity issues for gas; Water Cycle Study indicates	
electricity, gas, water,	there is significant headroom / capacity at Minworth Waste	
sewage treatment	Water Treatment Works which serves this area, but need to be	
	aware that it also serves Birmingham's growth over the same	
	period	
Infractructura	None within the site	
Infrastructure	INOUE MITHIL THE PITE	
constraints on / under site		

Highways access an transportation							
Impact on the wider road network	npact on the wider Unlikely to be affected due to the existing road network being						
Other Economic	None	Social					
Access time by walk	ting or public transport (excep	t l					
Primary schools: wa	lking only) to key residential nce with BCP Policy HOU2.	Centre/Walk in		nins following e mitigation			
Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area		mins following e mitigation			
Secondary School	Within 20 mins following an viable mitigation	Centre/Foodstore		nins following e mitigation			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45- 100 dph)	Modera Density (40-45	/			
Any character constraints on density		rest) and sandwiched between ses so buffers would be req		arriage to the			
Connections to local	,	cle network leading to Swa	n pool				
cycle route networks Public Open Space			area to				
r ubiic Open Space	meet the needs of new re required to address local	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							
Other Social	implications for school pla		nave				
		ortunities					
Opportunities		at would result in Very High could not be brought forwa					
		oility Appraisal					
Sustainability	Housing						
Appraisal Conclusion	n The site has:						
	neutral impacts for Object	tives 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)						
	(archaeological priority ar priority habitats; climate of flooding risk; previously u	or Objectives 1, 3, 4, 5, 6, 7, ea; views for walkers; LNR, change mitigation; surface with modeveloped land; air quality waste; pedestrian access to	SINC and vater and main				

services; pedestrian access to GP, air quality and main road impacts; access to primary and secondary schools by foot)

Major negative impacts for Objectives 2, 7 (landscape sensitivity and green belt harm; potential increase in air pollution)

Employment

Neutral impacts for Objectives 4, 8, 10, 13

Major positive impacts for Objective 13 (employment floorspace provision

Minor negative impacts for Objective 7 (potential increase in air pollution;

Conclusion

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 form mature hedgerows. It is also constrained by the water course and falls with flood zone 2.

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.

The site would not be an appropriate use for employment.

Site Known as		Ray Hal	l Wa	ter	Works				
Site Address	Ray Hall Water Works								
Ward		Charlemor Grove Vale			Call for Site Ref		N/A		
Site Area (ha)	68.6				pacity proposed in tes submission	n Call fo	or	N/A	4
Land Type	Gree Belt	enfield/Greer	ſ	Si	te Assessment Ref	ference		SA-	-0015-SAN
			Bacl	kgr	ound/Context				
Current uses	to co	o the east (rea orridor. Birmir orner	ar of Pe	ear ⁻ Cou	nity open space, publi Free Road residential unty Football club and	estate) N Great B	Лotorw arr Sp	vay coorts o	orridor, wildlife club to south
Surrounding land uses	V	Vaterworks to	the no	rth,	motorway network, ar	nd reside	ntial e	estate	(Pear Tree)
4000				Co	nstraints				
Gateway Constrai	•		Name	e / D	etails	Amour	t cov	ered	(ha's)
SSSI/SAC/SINC		•	N/A						
Ancient Woodland		an Trees	N/A						
Local Nature Reservation Flood Risk Zone 3	rve		N/A	م الم	art of the site to the				
Registered Park &	Cardo	2	A small part of the site to the south						
Scheduled Ancient			N/A						
Operational Burial			N/A						
Common Land	<u> </u>	-	N/A						
Existing Policy Designations		Archaeologic Water waters	•	ntia	l, SLINC and wildlife o	corridor r	orth w	est a	and south of
Green Belt and I	Lands	cape Sensi	tivity	Ass	sessment				
Criteria	Α	ssessment				Rat	ing		
Green Belt Harm	L	ow to Modera	1109			It is closely settlement mwich, which out and is the key ould not			
Landscape Sensitivity		ow	6	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 employment development as the majority of the criteria score low.				pe is o residential or	
	_			nen	al, economic and	social c	riteri	a	
					Rating				
Greenfield/Previous Developed Land	sly G	Greenfield / Gr			ronmental				
Topography	А	reas access (quite fla	at m	otorway is elevated				
Agricultural Land Quality using		Not agricultural land							

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

Primary schools: walk	ng or public transport (except king only) to key residential be 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 X Density (40-45 dph)		
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	onnections to local Local cycle network to rear of Pear Tree Road and links to canal				
Public Open Space Loss of Playing Field / Sports Pitches	7ha (community open space) Sports pitches associated with Birmingham County Football club and Great Barr Sports club				
Other Social None					
Opportunities The site is piecemeal and in the shadow of the elevated motorway					
Sustainability Appraisal					
Sustainability	Housing				
Appraisal Conclusion	The site has				
	neutral impacts for Objectives 1, 2, 3, 5, 6, 7, 11, 13				
	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)				
	Major positive impacts for Objective 10 (housing provision)				
	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)				
	Major negative impacts for listed building; green belt had previously undeveloped land household waste)	arm; climate change mitig	àtion;		
Employment					
	The site has				
	neutral impacts for Objective	res 4, 8, 10, 13, 14			
	major positive impacts for 0 provision)	Objective 13 (employment	floorspace		
Conclusion					

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.

Site Known as	Site Known as Tamebridge Parkway Station - North of Train Station (a)						f Train	
Site Address		Tamebridg	e Parkway Station - North of Train Station (a)					
Ward		Charlemor Grove Vale	Call for Site Ref		N/A			
Site Area (ha)	7.01	1			apacity propose tes submission	pacity proposed in Call for es submission		N/A
Land Type	Gree	enfield		Si	te Assessment	Reference)	SA-0016-SAN
			Bac	kgr	ound/Context			
Current uses Surrounding land uses		pen space (n rimarily reside		ast)	Railway station (so	outh west)		
				Со	nstraints			
Gateway Constraints (where affecting part of submitted site)			Name N/A	e / C	Details	Amoui	nt cov	ered (ha's)
SSSI/SAC/SINC Ancient Woodland	/ Vete	an Trees	N/A					
Local Nature Reser	rve		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		A	N/A		(C - L (. (D	· -		
Existing Policy Designations		Area or archa	aeologi	cai	potential west of R	iver rame		
Green Belt and I				Ass	sessment			
Criteria		ssessment					ting	
Green Belt Harm	L	ow to Modera	i i	orev cont edge form nfra sepa wea	part of the West Netructure rather thatarating element. Roken the wider Green	ent on the covest and so nesbury and didlands color undevelouse of this en Belt.	ountry uth by d Wes nurbat pped o s parc	rside. It is closely the settlement t Bromwich, which ion, but pen land is the key sel would not
Landscape Sensitivity		ow	(deve cons emp scor	loyment developm e low.	de of these overall low tent as the r	the lar sensiti najorit	ndscape is ivity to residential or y of the criteria
Detailed assess				nen	tal, economic a	nd social o	criteri	
Criteria	_ A	ssessment						Rating
Greenfield/Previous Developed Land		Greenfield / Gr	een be	elt	ronmental			
Topography	m T (e	notorway, rail\ he site is gen	way lin tly slop	e to oing	h the centre of the West and canal to towards the motor all station is situate	south bour way emban	ndary. Ikment	

Agricultural Land	Not agricultural land	
	Not agricultural lariu	
Quality using		
Magicmap		
Landscape post-		
1988 map	N	
Tree Preservation	None	
Orders / Mature		
Trees of Value on		
site or significantly		
affecting boundaries		
Biodiversity or	Potential for haven for wildlife to east of River Tame there are	
Geodiversity on site	laid out paths within the site	
or significantly		
affecting boundaries		
Heritage Assets on	None but area of potential archaeology to the west of the River	
site or significantly	Tame	
affecting boundaries		
Visual amenity and	The site acts as a landscape buffer to the existing residential	
Character of the	estate to the east and the site is marked out with established	
Area	paths which provide routes to the main roads	
Flood risk, drainage	Flood zone one to the north east corner and to north west	
and ground water	adjacent the River Tame.	
Ground	No known issues	
Contamination	THO KHOWH ISSUES	
Ground stability	No known issues	
Air Quality impact of	Proximity to the motorway	
	Proximity to the motorway	
adjoining uses	Describe it at the processor.	
Noise impact of	Proximity to the motorway	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas		
Mineral Infrastructure	Site is within 250m of a Rail-linked Aggregates Depot (i.e.	
and Brickworks	Bescot Sidings in Sandwell or Fairground Way in Walsall)	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
	Economic	
Employment	The site was assessed in the EDNA as suitable, but we did not	
Development	have landowner agreement to allocate as employment land.	
Opportunities		
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 –	Some capacity issues for gas; Water Cycle Study indicates	
electricity, gas, water,	there is significant headroom / capacity at Minworth Waste	
sewage treatment	Water Treatment Works which serves this area, but need to be	
	aware that it also serves Birmingham's growth over the same	
	period	
Infrastructure	Pylon on site	
constraints on / under		
site		
Highways access and	The site is separated by the River Tame but could be access	
transportation	from either Walsall Road (west) and the existing residential	
	estate (Snapdragon Drive) east.	
Impact on the wider	Given the small size of the site it would not affect capacity at	
road network	existing junctions	
Other Economic	None	
	1	

	Sc	ocial					
Primary schools: wa	ing or public transport (except lking only) to key residential ice with BCP Policy HOU2.	GP/Health Centre/Walk in	and half of following	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		mins following le mitigation			
Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore		nins following e mitigation			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45- 100 dph)	Moderate X Density (40-45 dph)				
Any character constraints on density	constraints on to West and canal to south boundary. The site is gently sloping towards the						
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	I N/A						
Other Social	As indicated above the site through	is used for recreation and	d routes				
		rtunities					
Opportunities	The site is close to Tamebr)				
Sustainability	The site has neutral impact	s for Objectives 1, 2, 3, 4	5678				
Appraisal Conclusion		3 101 Objectives 1, 2, 3, 4	, 3, 0, 7, 0,				
	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 (alter views for local resider habitats; flood zones and sundeveloped land; air qualit pollution; pedestrian access road health impacts; pedes	nts and harm to green bel urface water flood risk; pr ty, main road and waterco s to services; air quality a	t; priority eviously ourse nd main				

Conclusion

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.

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.

Site Known as	Tamebridge Parkway Station - North of Train Station (c)						ain		
Site Address		Tamebridg	je Par	kwa	y Station - North of	Train S	tation	(c)	
Ward		Charlemor Grove Vale		vith Call for Site Ref N/A					
Site Area (ha)	2.21	Clove val			pacity proposed in tes submission	n Call fo	or	N/A	
Land Type		Greenfield/F nfield	Part	Si	te Assessment Ref	erence		SA-	0018-SAN
			Bac	kgr	ound/Context				
Current uses	0	pen space (n	orth ea	ast)	Railway station (south	west)			
Surrounding land uses		rimarily reside		<u>,</u>					
				Со	nstraints				
Gateway Constrai			Name	e / D	etails	Amour	t cov	ered ((ha's)
affecting part of s	upmitt	tea site)	N/A						
Ancient Woodland	/ Votor	an Troos	N/A						
Local Nature Reser		an nees	N/A						
Flood Risk Zone 3	VC		N/A						
Registered Park &	Garder		N/A						
Scheduled Ancient			N/A						
Operational Burial			N/A						
Common Land			N/A						
Existing Policy Designations		Area of archa	eologi	ical _l	ootential west of River	Tame			
Green Belt and L	ands	cape Sensi	tivity	Ass	sessment				
Criteria	Α	ssessment				Rat			
Green Belt Harm		ow to Modera	i 3	prev cont edge form infra sepa weal	sub-parcel makes a menting encroachment ained to the northwestes of Walsall, Wednest part of the West Midlestructure rather than carating element. Releated the wider Green Exemples	on the control tand sout the control tands corrundevelows and the corrundevelows endings and the corrundevelows and the corrupt and the corrup	ountry uth by I West nurbati ped op s parc	rside. I the se t Brom ion, bu pen la el wou	It is closely ettlement nwich, which ut and is the key uld not
Landscape Sensitivity		ow	(deve cons emp scor	area has some nature elopment but outside o sidered to have an ove loyment development e low.	of these terall low serall low se	he lan sensiti najority	ndscap ivity to y of th	oe is residential or
	ment	against env	rironn	nen	tal, economic and	social c	riteri	a	
Criteria	Α	ssessment							Rating
					ronmental			,	
Greenfield/Previous Developed Land		reenfield / Gr							
Topography	m Ti (e	otorway, rail\ he site is gen	way lin tly slop	e to oing	h the centre of the site West and canal to so towards the motorway ill station is situated or	uth boun y emban	dary. kment		

Agricultural European Content and Content European European Content European Europea	Agricultural Land	Not agricultural land	
Magicimap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Potential for haven for wildlife to east of River Tame there are laid out paths within the site Orders of Significantly affecting boundaries Potential for haven for wildlife to east of River Tame there are laid out paths within the site Order of Significantly affecting boundaries None but area of potential archaeology to the west of the River Tame Trame		Not agricultural land	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Heritage Assets on Site or significantly affecting boundaries 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 adjacent the River Tame. Ground No known issues Flood risk, drainage and ground water Ground No known issues Orional stability No known issues Noise impact of adjoining uses Noise impact of adjoining uses Noise impact of 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 Site is within 250m of a Rail-linked Aggregates Depot (i.e. Bescot Sidings in Sandwell or Fairground Way in Walsall) Waste Infrastructure Site is within 250m of a Rail-linked Aggregates Depot (i.e. Bescot Sidings in Sandwell or Fairground Way in Walsall) Waste Infrastructure Site Suitable for employment use Development Opportunities — Bescot Sidings in Sandwell or Fairground Way in Walsall) Part Greenfield / Brownfield site in medium / low value area Availability of utilities — Some capacity issues for gas; Water Cycle Study indicates there is significant headroon / capacity at Mirmorth 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 Highways access and transportation — Fried the site in the site in the site of the site it would not affect capacity at existing junctions			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Potential for haven for wildlife to east of River Tame there are laid out paths within the site or significantly affecting boundaries Petriage Assets on site or significantly affecting boundaries Potential for haven for wildlife to east of River Tame there are laid out paths within the site or significantly affecting boundaries Potential for haven for wildlife to east of River Tame there are laid out paths within the site or significantly affecting boundaries Potential for haven for wildlife to east of River Tame there are laid out paths within the site or significantly affecting boundaries Potential for haven for wildlife to east of River Tame there are laid out paths within provide routes to the main roads and the site is marked out with established paths which provide routes to the main roads Plood risk, drainage Flood risk drainage Flood risk, drainage Flood risk, drainage Flood risk,			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or site or significantly affecting boundaries Heritage Assets on Site or significantly affecting boundaries Visual amenity and Character of the Area 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 Ground Ground stability Air Quality impact of adjoining uses Mineral Extraction And Mineral Resource Areas Mineral Infrastructure AmBrickworks Mone Infrastructure Corten Train Suitable for employment Land Delivery / Phasing No to existing employment land Delivery / Phasing No texisting employment land Delivery / Phasing No expension of the site is separated by the River Tame but could be access from either Walsall Road (west) and the existing residential estate to the east and the site is marked out with established paths which provide routes to the main roads Flood zone one to the north east corner and to north west adjacent the River Tame. No known issues Donath Train Road Carbon Street Car			
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Trees of Value on site or significantly affecting boundaries Biodiversity or on site or significantly affecting boundaries Heiritage Assets on site or significantly affecting boundaries Visual amenity and Character of the Area Tibod risk, drainage and ground water adjacent the River Tame. Flood risk, drainage and ground water adjacent the River Tame. Order Stability Air Quality impact of adjoining uses Mineral Extraction Air Mineral Infrastructure And Brickworks Mineral Infrastructure And Brickworks Maste Infrastructure Conter Environmental Delivery / Phasing No text is separated by the River Tame but could be access and transportation Impact on the wider Not existing employment besides it is separated by the River Tame but could be access from existing residential archaeology to the west of the River Tame None but area of potential archaeology to the west of the River Tame The site acts as a landscape buffer to the existing residential existence to the east and the site is marked out with established paths which provide routes to the main roads Flood orse one to the north east corner and to north west adjacent the River Tame. No known issues Proximity to the motorway Air Quality impact of adjoining uses No mineral extraction or mineral resource constraints No waste infrastructure Constraints under the resource of the River Tame but could be access there is significant headroom / capacity at Minworth Waste ware that it also serves Birmingham's growth over the same period Infrastructure Constraints on / under site Impact on the wider Food and the site is well and the existing residential Constraints on / under site Impact on the wider Given the site is twould not affect capacity at existing junctions		Notie	
site or significantly affecting boundaries			
affecting boundaries Biodiversity or Geodiversity or site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries Visual amenity and Character of the Area Plood risk, drainage and ground water Ground Contamination Ground stability Air Quality impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure John Stepheneral Resource Areas Mineral Infrastructure John Stepheneral Resource Areas Mineral Infrastructure Opportunities Employment Development Opportunities Infrastructure Constraints on / under site is separated by the River Tame there are laid out paths within the site Infrastructure constraints and the site is marked out with established paths which provide routes to the main roads Flood risk one 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 rose one to the north east corner and to north west adjacent the River Tame. No known issues No known issues Proximity to the motorway adjoining uses Mineral Extraction No mineral extraction or mineral resource constraints and Mineral Infrastructure Bescot Sidings in Sandwell or Fairground Way in Walsail) No waste infrastructure constraints No waste infrastructure constraints No waste infrastructure constraints No bovious constraints which could affect delivery; All capacity deliverable during Plan period Viability Part Greenfield / Brownfield site in medium / low value area Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste water freatment works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period Infrastructure Constraints	1		
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or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries Visual amenity and Character of the Area Area Highways access and transportation Or site or significantly affecting boundaries Visual amenity and Character of 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 Ground Robert River Tame. Ground No known issues Contamination Contamination Ground stability No known issues Noise impact of adjoining uses Noise impact of and impact of and interest and the site is marked out with established paths which provide routes to the main roads Proximity to the motorway Ali capacity deliverable during Plan period Viability Part Greenfield / Brownfield site in medium / low value area Availability of utilities – electricity, gas, water, sewage treatment Pylon on site Impact on the wider Other Ewiron hourds The site acts as a landscape buffer to the existing residential estate (Snapdragon Drive) east. Impact on the wider Tame The site acts as a landscape buffer to the existing residential estate (shapdragon Drive) east. The site is acts as a landscape buffer to the existing residential estate (Snapdragon Drive) east.			
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Flood risk, drainage and ground water Ground Contamination Ground Contamination Ground No known issues Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks Waste Infrastructure Aste infrastructure opportunities Employment Land Delivery / Phasing Viability Availability of utilities Electricity, gas, water, sewage treatment Under Site Highways access and transportation Impact on the wider Impact of adjoining uses Froximity to the motorway Another Monow issues Another Monow issues Proximity to the motorway Another Monow issues Another Monow issues Another Monow issues Another Monow issues Proximity to the motorway Another Monow issues Another Monow issues Another Monow issues Another Monow issues Proximity to the motorway Another Monow issues Another All Expanding Another Monow issues Another Monow issues Another Another Monow issues Another Monow issues Another Monow issues Another Monow issues Another An			
and ground water			
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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			
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Impact on the wider road network Given the small size of the site it would not affect capacity at existing junctions	transportation		
road network existing junctions			
Ü,			
Other Economic None			
	Other Economic	None	

	So	ocial					
Primary schools: wal	ing or public transport (except king only) to key residential ce with BCP Policy HOU2.	GP/Health Centre/Walk in	and half of following	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)	Density	Moderate X Density (40-45 dph)			
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							
Public Open Space	There is sufficient quantity of meet the needs of new resident required to address local quantity of the required	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							
Other Social	As indicated above the site through	is used for recreation and	d routes				
		tunities					
Opportunities	Opportunities for a small bu	siness park					
		ity Appraisal		1			
Sustainability	The site has:						
Appraisal Conclusion	Neutral impacts for Objectiv						
	transport and accessibility;	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 0 (alter views for local resider habitats; flood zones and su undeveloped land; air qualit pollution; pedestrian access road health impacts; pedest	nts and harm to green bel urface water flood risk; pro cy, main road and waterco to services; air quality an	t; priority eviously ourse nd main				

Conclusion

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.

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.

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.

Site Known as				, 1d, 1e, Wood Cradley Heath		e ar	nd y	ard off	
Site Address		Units 1a, 1 Cradley He	lb, 1c, 1d, 1e, Woods Lane and yard off Cradley Road, eath						
Ward		Cradley He	eath and	b	Call for Site Ref		507	7	
Site Area (ha)	0.2			Capacity proposed in Call for Sites submission			N/A		
Land Type	Brov	vnfield	5	Sit	e Assessment Re	ference		SA-	0049-SAN
			Backg	jrc	ound/Context				
Current uses	С	Car showroom	/ comme	erc	ial / industrial				
Surrounding land uses		Residential / co							
			С	or	nstraints				
Gateway Constrain			Name /	' D	etails	Amoun	t cov	ered	(ha's)
SSSI/SAC/SINC			N/A						
Ancient Woodland	/ Veter	ran Trees	N/A						
Local Nature Reser			N/A						
Flood Risk Zone 3	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 alloc	ation – F	HC	PU1				
Green Belt and L	ands	scape Sensit	tivity A	SS	essment				
Criteria		ssessment				Rat	ing		
Green Belt Harm					Not in the Green	Polt	_		
Landscape					NOT III THE GIEEN	J⊖IL			
Sensitivity	mont	against and	irones	m.t	al aconomic and	oociel -	rito-!	•	
Criteria			ironme	rit	al, economic and	Social C	riteri	d	Dating
Criteria		Assessment	En	vi-	onmental				Rating
Greenfield/Previous	slv D	Brownfield	CIJ	VII	Ullillelllal				
Developed Land	ם עופ	o own in eiu							
Topography	1.	Jniform land le	vel. Exis	stir	g single/two storey b	uildinas i	n situ		
	S	Site is 'eaten in	to' by la	nd	outside of the applic t and a substation in	ation site	· —	-	
Agricultural Land		lot agricultural				-			
Quality using									
Magicmap									
Landscape post-									
1988 map		1/Λ							
Tree Preservation Orders / Mature		I/A							
Trees of Value on									
site or significantly									
affecting boundarie	s								

Biodiversity or		N/A					
Geodiversity on site							
or significantly							
affecting boundaries							
Heritage Assets on		N/A					
site or significantly							
affecting boundaries		N1/A					
Visual amenity and Character of the		N/A					
Area							
Flood risk, drainage		N/A					
and ground water		14/7					
Ground		History of heavy industrial us	ses.				
Contamination		,					
Ground stability		Low Risk coal mining area					
Air Quality impact of	•	No known issues					
adjoining uses							
Noise impact of		Some commercial industrial	uses evident. Noise repo	ort and			
adjoining uses		mitigation required.					
Mineral Extraction		No mineral extraction or min	eral resource constraints	3			
and Mineral Resource Areas							
Mineral Infrastructure		No mineral infrastructure cor	netrainte				
and Brickworks	ٔ ا	No mineral ilmastructure coi	notrainto				
Waste Infrastructure	ure No waste infrastructure constraints						
Other Environmenta	Other Environmental None						
		Econ	nomic				
Employment		Not suitable for employmen	nt; site forms part of a ho	ousing			
Development							
Opportunities							
Employment Land		Not existing employment la					
Delivery / Phasing		No obvious constraints whi	ich could affect delivery;				
		All capacity deliverable dur	ring Plan period				
Viability		Brownfield site in medium	/ low value area				
Availability of utilities		Some capacity issues for g					
electricity, gas, wate	r,	there is significant headroo					
sewage treatment		Water Treatment Works wi					
		aware that it also serves B	irmingnam's growth over	tne same			
Infrastructure		period Sub-Station					
constraints on / unde	⊇r	Sub-Station					
site	01						
Highways access an	nd	No issues					
transportation	-						
Impact on the wider		Negligible					
road network							
Other Economic		None					
			cial				
		or public transport (except	GP/Health	Over 15 m	nins following		
Primary schools: walking only) to key residential Contro (Malk in							
services in accordance with BCP Policy HOO2.							
Primary School	Within 10 mins following any Strategic Centre/Employment Over 30 mins follow						
Tilliary School	viable mitigation Centre/Employment Area				e mitigation		
71100							
Secondary School	Secondary School Over 25 mins following any Centre/Foodstore Over 15 n						
Occordary School		viable mitigation	Gentie/Fudustore	any viabl	e mitigation		

Housing Density	Very High Density (min	High Density (45-	Modera		Х			
Location – BCP	100 dph)	100 dph)	Density					
Policy HOU2			(40-45	dph)				
A	0.1							
Any character		lar site boundary, ownership						
constraints on	reduced site are by 20% to	o allow for mitigation and the	ese constrair	nts				
density								
Connections to local	Within proximity of existing	Vithin proximity of existing and proposed local cycle network.						
cycle route networks								
Public Open Space	N/A	V/A						
Loss of Playing Field	N/A	N/A						
/ Sports Pitches								
Other Social	None							
	Oppo	ortunities						
Opportunities	Opportunity to realise the	residential aspirations pf the	e site as iden	tified in	the			
	Development Plan, as site	e is allocated for housing.						
	Sustainab	oility Appraisal						
Sustainability	Not assessed as under the	e capacity threshold for the	Black					
Appraisal Conclusion	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.

Site Known as		Wildern	ess	Laı	ne/Greenhill G	arden	S	
		Land at Wi	ilderne	255	Lane, Great Barr, B	43 7TB		
Site Address		Great Barr						
Ward		Yew Tree	with	Call for Site Ref			44	
Site Area (ha)	3.2				pacity proposed interest submission	n Call fo	or	
Land Type	Brov	vnfield		Sit	e Assessment Re	ference		SA-0002-SAN
			Bacl	kgro	ound/Context			
Current uses	G	Green belt land	d – no	curr	ent use.			
Surrounding land	R	esidential to t	he eas	st, G	reen belt to the north	with Q3	Acade	emy senior school
uses	to	the west.						
				Co	nstraints			
Gateway Constrain			Name	e / D	etails	Amoun	t cov	ered (ha's)
affecting part of su	ubmit	ted site)	CINIC			0.0		
SSSI/SAC/SINC Ancient Woodland /	/ \/otor	on Troop	SINC		ed trees on site	3.2		
Local Nature Reser		all liees	N/A	ווסוונ	ed trees on site			
Flood Risk Zone 3	VC		N/A					
Registered Park & 0	Garde	n	N/A					
Scheduled Ancient			N/A					
Operational Burial Ground			N/A					
Common Land			N/A					
Existing Policy		Green Belt (v	vhole s	ite);	Flood Zone 1 (whole	site); Pa	rt SLII	NC (part of site
Designations					NC (part of site northe			
					e Allocation (slightly	within so	uth pa	rt of boundary)
Green Belt and L				Ass	sessment			
Criteria		ssessment				Rat		
Creen Belt Harm Landscape Sensitivity		Noderate to Hi	t (((((((((((((((((((the sconting the s	sub-parcel makes a separation of Walsall arbution to preventing relation and preventing relation and preventing tryside. The sub-parces outh by the settleme of the West Midlands to the east of Wildern settlement edge to the dary that would have Isolation of Green Bencrease harm, due to to Green Belt purpos is potentially to be deduced evelopment. Isolation area has a get o residential develoties, including historic	and Birm the spray ng encroa cel is con nt edge o conurba ness Land ne north, little impelt land to the limite es. It is n esignated a modera opment a c field pat	inghar wl of the chme tained of Grection. He would bact or other ed connoted has a state lands it retaterns,	m and a moderate ne West Midlands nt on the to the north, east at Barr, forming dowever, release of ch also borders the form a consistent at the settlement ast (B84A) would attribution of that nowever that this SINC, which would discape sensitivity tains many rural ecological value
					to the extent of priority in the hedgerows.	y habitats	s and	an intact network of
Detailed assessr	nent	against env			al, economic and	social c	<u>riteri</u>	a
Criteria		ssessment						Rating
			E	nvi	ronmental			
Greenfield/Previous Developed Land		lo part of the s Green Belt.	site ha	s be	en previously develor	oed. Who	ole site	e

Topography	The site slopes in level from north to south, largely covered in dense tree and shrub planting.	
Agricultural Land	Not agricultural land.	
Quality using	•	
Magicmap		
Landscape post-		
1988 map		
Tree Preservation	No TPO protected trees on the site.	
Orders / Mature	·	
Trees of Value on		
site or significantly		
affecting boundaries		
Biodiversity or	New survey has redesignated the whole site as a SINC - LSP	
Geodiversity on site	endorsed and Cabinet approved	
or significantly		
affecting boundaries		
Heritage Assets on	No assets / negligible impact on site capacity	
site or significantly		
affecting boundaries		
Visual amenity and	Adversely impact on appearance of Green Belt views/ loss of	
Character of the	trees.	
Area		
Flood risk, drainage	Not within a flood risk zone	
and ground water		
Ground	No known issues.	
Contamination		
Ground stability	Low Risk coal mining area	
Air Quality impact of	Site adjoins elevated section of the M6 motorway. Potential	
adjoining uses	significant air quality impact.	
Noise impact of	Site adjoins elevated section of the M6 motorway. Potential	
adjoining uses	significant air quality impact.	
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas		
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
	Economic	
Employment	Not suitable for employment	
Development		
Opportunities		
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery;	
, ,		
\ \(\text{C} = \frac{1}{2} \text{C} \text{C} \\ \text{C} = \frac{1}{2} \text{C} \text{C} \\ \text{C} = \frac{1}{2} \text{C} \\ \text{C} = \frac{1}{2} \text{C} \\ \text{C} \\ \text{C} = \frac{1}{2} \text{C} \\ \text{C} = \	All capacity deliverable during Plan period	
Viability	Greenfield site in medium / low value area	
Availability of utilities –		
electricity, gas, water,	there is significant headroom / capacity at Minworth Waste	
sewage treatment	Water Treatment Works which serves this area, but need to be	
	aware that it also serves Birmingham's growth over the same	
Infrastructure	period Public Right of Way – CRF5B & CRF5C (Road used as a	
constraints on / under		
site	public path) immediately adjacent North West of site outside of boundary.	
SILE	· ·	
	Electric cables elevated above the site.	
Highways access and	No existing vehicular access points but access potentially	
transportation	viable off Greenhill Gardens and/or Wilderness Lane.	

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	N	lone						
		S	ocia					
Primary schools: wa	ılking o	public transport (except nly) to key residential h BCP Policy HOU2.		GP/Health Centre/Walk in	Most over 15 mins following any viable mitigation			
Primary School	With	n 15 mins following any viable mitigation	С	Strategic entre/Employment Area		ithin 30 r any viabl		0
Secondary School	With	n 20 mins following any viable mitigation		Centre/Foodstore		ver 15 m any viabl		
Housing Density Location – BCP Policy HOU2		High Density (min dph)		High Density (45- 100 dph)		Moderate X Density (40-45 dph)		
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.							the	
Connections to loca cycle route networks	S	osest proposed cycle ne	twork	Newton Road, Grea	t Barı	r.		
Public Open Space		designation. ose to open space						
Loss of Playing Field / Sports Pitches	d N/	A						
Other Social	No	ne						
		Оррс						
Opportunities	Co	nstrained by SINC design						
		Sustainab						
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								
		ad); Major negative impa NCs; surface water flood	risk)	`	greer	n belt;		
		Con	clusi	ion				
There are five red ra	atinas f	or this site including the	whole	site heing designate	ad a S	SINC W	nich is a	n

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.

Site Known as		Peak Ho	ouse Farm						
Site Address Land off Bi				irmingham Road, Great Barr					
Ward	d Great Bar Yew Tree				Call for Site Ref		115		
Site Area (ha)	27.3				pacity proposed ites submission	in Call fo	or	700-900	
Land Type	Gree Belt	nfield/Gree	n	Sit	e Assessment Re	eference		SA-0003-SAN	
			Bac	kgr	ound/Context				
Current uses		ormer agricul							
Surrounding land uses					es to the east/souther ntre to the west.	ast. Q3 A	caden	ny to the south.	
				Co	nstraints				
Gateway Constrai			Name	e / D	etails	Amour	nt cov	ered (ha's)	
affecting part of s	ubmitt	ted site)	0						
SSSI/SAC/SINC	/ \ / ·	T	SINC		L. L	27.3			
Ancient Woodland		an Trees		ent F	ledgerows				
Local Nature Reser	ve		N/A N/A						
Registered Park &	Cardor	<u> </u>	N/A						
Scheduled Ancient			N/A						
Operational Burial			N/A						
Common Land	Siound	4	N/A						
Existing Policy		All Green Be							
Designations		Flood Zone 1							
		Area of poter	ntial of	arch	aeological importand	ce			
0 0 1		SINC - whole		A					
Green Belt and I				ASS	sessment	D-1	•		
Criteria Green Belt Harm		ssessment		Tho	sub-parcel makes a	Rat		ion to maintaining	
(B81As1)		igh		the scont continues the scont court court sout the scont the score court to the score	sub-parcer makes as separation of Walsall ribution to preventing urbation and preventing tryside. The sub-parch by the settlement e West Midlands conurts outh of the sub-parch couth of the sub-parch gnated SINC bounding the a strong distinction ements and the land parcel. To the souther motorway. Any release motorway. Any release motorway and the sub-parch as a SINC, who as e of land within the tion of Green Belt lark, so there would be an Belt status, but this into Green Belt purposition in the Green Belt purp	and Birm of the spraying encroad cel is conced is conced in the spraying the wear in the norm of the spraying and to the spraying th	inghai will of the chime tained reat Bane more gham explained to the strong t	m and a moderate the West Midlands ant on the I to the east and arr, forming part of torway bounding Road bounding the hall Canal and the sub-parcel aurrounding inset est and south of the forub forms a buffer fuld weaken this maked to inset the however that the entially to be stude development. fuld increase feast (B83A and full in retaining their	

Landscape	Moderate	The landscape area has a moderate landscap	•
Sensitivity		rating to residential development as it retains	
(BL25)		qualities, including historic field patterns, ecol-	ogical value
,		due to the extent of priority habitats and an in	
		mature hedgerows. Sensitivity to employment	
		would be moderate-high, as a larger scale de	
		would be conflict with the small scale of the hi	
		pattern and potential loss of priority habitats.	istoric field
Dotailed assessmen	nt against onviror	mental, economic and social criteria	
Criteria	Assessment	iniental, economic and social criteria	Rating
Cilicila	ASSESSITIETIL	Environmental	Rating
Greenfield/Previously	Greenfield / former		
	Greenineid / Ionniei	agricultural land	
Developed Land	11.7 1 1	E latin alama a sana la 11 li angles alama	
Topography		Existing single/two storey buildings in situ.	
		by land outside of the application site –	
		ne east and a substation in the centre.	
Agricultural Land	Part agricultural		
Quality using			
Magicmap			
Landscape post-			
1988 map			
Tree Preservation	No TPO protected t	trees on the site.	
Orders / Mature	·		
Trees of Value on	Ancient hedgerows	across whole of site	
site or significantly			
affecting boundaries	M		
Biodiversity or		vey carried out, endorsed and approved.	
Geodiversity on site	Whole of site now a	a SINC.	
or significantly			
affecting boundaries			
Heritage Assets on	Area of archaeologi	ical importance.	
site or significantly	Ancient Hedgerows	•	
affecting boundaries			
		t is an Area of High Historic Landscape Value	
Visual amenity and	Loss of countryside	views for local residents. Strong negative	
Character of the	impact		
Area			
Flood risk, drainage	Not within a flood ri	sk zone	
and ground water			
Ground	No known issues.		
Contamination			
Ground stability	Low Risk coal minir	ng area	
Air Quality impact of		Air quality issues which can be sufficiently	
adjoining uses		gnificantly reducing capacity	
Noise impact of	Negligible.		
adjoining uses	A1 1 2 2		
Mineral Extraction	No mineral extraction	on or mineral resource constraints	
and Mineral			
Resource Areas			
Mineral Infrastructure	No mineral infrastru	ucture constraints	
and Brickworks			
Waste Infrastructure	No waste infrastruc	ture constraints	
Other Environmental	None		
		Economic	
Employment	Due to the nature	of the surrounding uses unless it is an	
Development		existing operators it would be difficult to	
Opportunities		commercial focused development in this	
- Opportunities	location.	Sommoroidi roodood dovolopiilolit ili tillo	
	ioodion.		

Employment Land	Not existing employment	land					
Delivery / Phasing	No obvious constraints wl						
	All capacity deliverable du	ring Plan period					
Viability	Greenfield site in medium						
Availability of utilities							
electricity, gas, wate							
sewage treatment	Water Treatment Works v						
	aware that it also serves I	Birmingham's growth over	the same				
	period						
Infrastructure	Public Rights of Way						
constraints on / unde site	BR1B/WB (Bridleway) - n	orth of site.					
	CRF5B/WB & CRF5C/WE immediately adjacent, but						
Highways access an	d Existing access from Birm	ningham Road 9 (adj to Pe	eak House				
transportation	Farm house) would not be Birmingham Road would		cess from				
Impact on the wider	Potential for increased co		ng road				
road network	network.						
01	Increased vehicle emission	ons would be of concern.					
Other Economic	None	ocial					
Access time by walk	ing or public transport (except	DCIAI					
	lking only) to key residential	GP/Health		nins following			
	ice with BCP Policy HOU2.	Centre/Walk in	any viable mitigation				
	Most of the site within 15	Stratagia	Within 20 mins on public				
Primary School	mins and part within 10 mins	Strategic Centre/Employment	transport and 30 mins on				
1 minary ocnoor	following any viable	Area		ng any viable			
	mitigation	mitigation Mitigation					
	Within 20 mins following any	a	Over 15 mins following any viable mitigation				
Secondary School	viable mitigation	Centre/Foodstore					
	-			_			
Housing Density	Very High Density (min	High Density (45-	Modera				
Location – BCP Policy HOU2	100 dph)	100 dph)	Density (40-45				
Folicy 11002			(40-45	ирп)			
Any character	Site assessed and now end	dorsed and approved at C	abinet as a S	INC. Area of			
constraints on	high historic landscape valu						
density							
Connections to local							
cycle route networks	Road. Offsite works require Barr Extension through to V		4 Реггу				
Public Open Space	No designation.	vaisaii					
		O would nood to mark the	onor				
	Site is not close to any COS space on site.	S – would need to provide	open				
Loss of Playing Field	<u> </u>						
/ Sports Pitches							
Other Social	None						
On and 1911		rtunities					
Opportunities	Potential to bring forward la habitat/ecology/heritage ca		need; howeve	er, costs to			
		lity Appraisal					
Sustainability	Housing	,					
Appraisal Conclusion		e for Objectives 1 2 2 5	6 7 11				
	12, 13	3 101 ODJEGUVES 1, 2, 3, 5,	0, 1, 11,				
	1.2, .0						

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)

Major positive impacts for Objectives 10, (housing)

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)

Major negative impacts for Objectives 2, 3, 6, 7 (green belt harm; SINC; previously undeveloped land; potential increase in air pollution)

Employment

Neutral impacts for Objective 4, 8, 10, 14

Major positive impacts for Objective 12 (employment floorspace provision)

Conclusion

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.

The site is not suitable for consideration for release from the green belt for housing or employment

Site Known as		Wildern	ess	La	ne – Land sur	roundi	ng (23
Site Address Land surrounding Q3 Academy School off Wilderness Land Barr								
Ward Great Barr Yew Tree			with		Call for Site Ref		N/A	
Site Area (ha)	22.5	5		Capacity proposed in Call for Sites submission			N/A	
Land Type	Gree Belt	enfield/Greer	n .	Sit	e Assessment Re	eference		SA-0004-SAN
			Bacl	kgr	ound/Context			
Current uses					nd used in part by Q , part of Wilderness		ny ext	ernal areas.
Surrounding land uses		ite wraps aro			complex. Elevated to the east.	motorway	to the	e south. Farm land
					nstraints			
Gateway Constrainate affecting part of s			Name N/A	e / D	etails	Amoun	t cov	ered (ha's)
Ancient Woodland Local Nature Reser		an Trees	N/A N/A N/A					
Flood Risk Zone 3 Registered Park &		n	N/A N/A					
Scheduled Ancient Operational Burial	Monur	ment	N/A N/A					
Common Land Existing Policy			N/A					
Designations		archaeologic	al impo	rtar	ce; Open space; SLite; Wildlife corridor.			
Green Belt and I		·						
Criteria		ssessment				Rat	ing	
Green Belt Harm		igh	t c c c c c c c c c c c c c c c c c c c	he second control of the second control of t	sub-parcel makes a separation of Walsall ribution to preventing trbation and preventing tryside. The sub-pare by the settlement event Midlands conurt outh of the sub-parce part of the sub-parce and the land parcel. To the souther ments and the land parcel. To the souther ment across the moin the north of the sugnated as a SINC, wase of land within the tion of Green Belt land, so there would be	and Birm If the spray Ing encroa Ing encroa Ing encroa Ing encroa Ing encroa Ing the wee Ing the wee Ing the wee Ing the wood Ing east wood In	inghai will of the chmed tained teat Bane mote gham to the set of the set of the is not is poted of precipions out the set of the control of the set of th	m and a moderate he West Midlands ent on the I to the east and earr, forming part of torway bounding Road bounding the hall Canal and he sub-parcel eurrounding inset est and south of the scrub forms a buffer uld weaken this inked to inset ted however that entially to be clude development. uld increase east (B83A and

		Green Belt status, but this would not increase	the level of				
		harm to Green Belt purposes.	tile level of				
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.					
		mental, economic and social criteria	l =				
Criteria	Assessment		Rating				
0 (11/12)	0 "11/0	Environmental					
Greenfield/Previously Developed Land	Greenfield / Green						
Topography	to Wilderness Lane the road and flatten	here is a flatter section to the north adjacent but further south the land slopes away from s 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 matur	re trees on the site.					
Biodiversity or Geodiversity on site or significantly affecting boundaries	Part SLINC – Wildli	fe corridor					
Heritage Assets on site or significantly affecting boundaries	Area of potential are	chaeological importance.					
Visual amenity and Character of the Area	Impact of developm	nent on SLINC – wildlife corridor.					
Flood risk, drainage and ground water	Not identified						
Ground Contamination	No known issues						
Ground stability	Low Risk coal minir						
Air Quality impact of adjoining uses		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	on or mineral resource constraints					
Mineral Infrastructure and Brickworks	No mineral infrastru	icture constraints					
Waste Infrastructure	No waste infrastruc	ture constraints					
Other Environmental	None						
		Economic					
Employment Development Opportunities	Not Suitable for e	mployment use					
Employment Land	Not existing emplo						
Delivery / Phasing		raints which could affect delivery;					
	All capacity delive	rable during Plan period					

Viability		Part Greenfield / Brownfield site in medium / low value area							
Availability of utilities	s –	Some capacity issues for	Some capacity issues for gas; Water Cycle Study indicates						
electricity, gas, water									
sewage treatment		Water Treatment Works v							
		aware that it also serves I	3 irmii	ngham's growth over	the s	same			
Infrastructure		period Motorway - south							
constraints on / under site	er	Pylons - south							
Sito		Public Rights of way/Bridl	eway	rs (south)					
		Wilderness Lane highway							
Highways access ar transportation	nd	Access could be achieved							
Impact on the wider road network		Not known – dependent o	n dei	nsity of development					
Other Economic		None							
			cial						
		or public transport (except		GP/Health	0	ver 15 m	ins follo	owing	
		g only) to key residential with BCP Policy HOU2.		Centre/Walk in		any viabl		•	
	\	ery small area within 15		Strategic		f of site			
Primary School	m	ins, majority over 15 mins	С	entre/Employment		nd half w			
		following any viable mitigation	Area			following miti	gation	abie	
Secondary School	Wi	thin 20 mins following any		Centre/Foodstore	Over 15 mins following				
, , , , , , , , , , , , , , , , , , , ,		viable mitigation	viable mitigation			iny viable mitigation			
Housing Density		ery High Density (min	High Density (45-			Modera		Х	
Location – BCP	10	00 dph)) 100 dph)			Density			
Policy HOU2						(40-45	dph)		
Any character	1	Elevated motorway to the s	outh	within the site bound	lary.	Pylons o	ross the	e site.	
constraints on		Site dissected by Wildernes							
density	:	site.							
Connections to local		Not identified							
cycle route networks		AL (I P							
Public Open Space		Not public open space							
Loss of Playing Field / Sports Pitches	ا ^ا	N/A							
Other Social		None							
		Орро	rtuni	ities					
Opportunities		Meet housing demand							
		Sustainabi	lity A	Appraisal					
Sustainability		The site has:							
Appraisal Conclusio	n								
		Neutral impacts for Objective	es 1	, 2, 3, 5, 6, 7, 11, 12,	, 13				
		Minor positive impacts for Objectives 5, 6, 9, 12, 13, 14 (flood							
	;	zones; ALC grade; transpo	rt and	d accessibility; acces	s to h	ospital			
		and public transport access cycling; access to employm							
		Major positive impacts for 0		•	30110	J1)			
			•		7 0	0.12			
		Minor negative impacts for 14 (Grade II listed building characterisation; landscape	and h	nistoric landscape		ઝ, ۱∠,			
		- ,		,					

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;	
INIAIDI HEUALIVE IIIIDACIS IDI ODIECIIVES 2. 1 TUI EEH DEIL HAIIII.	

Major negative impacts for Objectives 2, 7 (green belt harm potential increase in air pollution)

Conclusion

There are amber ratings relating to, SLINC (north-east) and other constrains on the land.

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).

The site is not suitable for residential or employment use.

		Land	to the	North of Pains	swick Clo	se			
Site Known as		(Bustl	eholm	e) sub-station	1				
Site Address				n of Painswick Clos amebridge, Walsa		lme) s	sub-station, Off		
Ward		Great B		Call for Site I	Ref	N/A			
Site Area (ha)	14.6		Capaci submis	ty proposed in Cassion		N/A			
Land Type	Gree	enfield	Site As	sessment Refere	nce	SA-0019-SAN SA-0020-SAN			
			Bacl	ground/Context					
Current uses	La	arge electr	icity gene	rating sub-station sit	te with open la	and.			
Surrounding land	T	o the north	and wes	t by the Tamebridge	housing esta	te, to t	the east by the		
uses	R	ushall can	al and to	the south elevated M	15/M6 motorw	ay inte	erchange.		
				Constraints					
Gateway Constrait affecting part of s				e / Details	Amour	nt cov	ered (ha's)		
SSSI/SAC/SINC			N/A						
Ancient Woodland		an Trees	Yes		10% ar	prox			
Local Nature Reser	rve		N/A						
Flood Risk Zone 3			Yes		South-	South-west corner			
Registered Park & Garden			N/A N/A						
	Scheduled Ancient Monument								
Operational Burial Ground			N/A N/A						
) (0.1.D)					
Existing Policy Designations		site; Part SLIN0 Flood Risk Public foot	C (Ancien Zone 3 (path diss	t Woodland);	injucent to no	iui and	d east section of the		
Green Belt and I	ands	cape Ser	sitivity	Assessment					
Criteria		ssessme			Rat	ting			
Green Belt Harm (B79A)	M	oderate	t 0 - 8 1 8 6 1	The sub-parcel makes a strong contribution to maintaining the separation of Walsall and Birmingham and a moderate contribution to preventing encroachment on the countrysid 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)	Lo	ow	• • • • • • • • • • • • • • • • • • •	the perceived and physical separation of these towns. 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					
Detailed assessi	ment	against e		regetation enclose the ental, economic	· · · · · · · · · · · · · · · · · · ·		ia		

Criteria
Developed Land Topography Site relatively flat. Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity or Geodiversity on significantly Topography Site relatively flat. Grade not known, however area is less than 20 ha in extent therefore assessment not required No TPO protected trees on the site. Mature ancient woodland covers part of the site. Part SLINC (woodland) Ecology/habitat survey required.
Developed Land Topography Site relatively flat. Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity or Geodiversity on significantly Topography Site relatively flat. Grade not known, however area is less than 20 ha in extent therefore assessment not required No TPO protected trees on the site. Mature ancient woodland covers part of the site. Part SLINC (woodland) Ecology/habitat survey required.
Topography Agricultural Land Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly or significantly Site relatively flat. Grade not known, however area is less than 20 ha in extent therefore assessment not required No TPO protected trees on the site. Mature ancient woodland covers part of the site. Part SLINC (woodland) Ecology/habitat survey required.
Quality using Magicmap Landscape post-1988 map 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. Mature ancient woodland covers part of the site. Part SLINC (woodland) Ecology/habitat survey required.
Quality using Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly or significantly Method assessment not required No TPO protected trees on the site. Mature ancient woodland covers part of the site. Part SLINC (woodland) Ecology/habitat survey required.
Magicmap Landscape post- 1988 map Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly or significantly Mo TPO protected trees on the site. Mature ancient woodland covers part of the site. Part SLINC (woodland) Ecology/habitat survey required.
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly Tree Preservation No TPO protected trees on the site. Mature ancient woodland covers part of the site. Part SLINC (woodland) Ecology/habitat survey required.
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly No TPO protected trees on the site. Mature ancient woodland covers part of the site. Part SLINC (woodland) Ecology/habitat survey required.
Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly Mature ancient woodland covers part of the site. Part SLINC (woodland) Ecology/habitat survey required.
Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly Part SLINC (woodland) Ecology/habitat survey required.
site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly Part SLINC (woodland) Ecology/habitat survey required.
affecting boundaries Biodiversity or Geodiversity on site or significantly Part SLINC (woodland) Ecology/habitat survey required.
Biodiversity or Geodiversity on site or significantly Part SLINC (woodland) Ecology/habitat survey required.
Geodiversity on site or significantly Ecology/habitat survey required.
or significantly Ecology/nabitat survey required.
or significantly
affecting boundaries
Heritage Assets on None on the site but Hill Farm Listed Canal Bridge outside the
site or significantly application site on the canal in the north-west corner. Setting
affecting boundaries needs to be considered.
Visual amenity and No impact on visual amenity of adjacent land users. Opportunity
Character of the arises by canal side setting.
Area
Flood risk, drainage Part of the site in flood zones 2 (western side)
and ground water
Ground Site investigations necessary.
Contamination
Ground stability Coal Mining Low Risk Area
Air Quality impact of Site close to M5/M6 interchange.
adjoining uses Air Quality impact requires addressing.
Noise impact of Site close to M5/M6 interchange.
adjoining uses
Noise impact requires addressing.
Mineral Extraction No mineral extraction or mineral resource constraints
and Mineral
Resource Areas Mineral Infrastructure No mineral infrastructure constraints
and Brickworks
Waste Infrastructure No waste infrastructure constraints
Other Environmental None
Economic
Employment Not suitable for employment use
Development
Opportunities
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 – Some capacity issues for gas; Water Cycle Study indicates
electricity, gas, water, there is significant headroom / capacity at Minworth Waste
sewage treatment Water Treatment Works which serves this area, but need to be
aware that it also serves Birmingham's growth over the same
period

Infrastructure	Electricity pylons								
constraints on / unde									
Highways access ar transportation	nd Existing narrow access widened.	Existing narrow access off Woodruff Way but could be widened							
Impact on the wider	Could put pressure on e	existing estate road and at jude to be addressed in Transport							
road network									
Other Economic Not known Social									
Access time by walk	Access time by walking or public transport (except								
	alking only) to key residential nce with BCP Policy HOU2.	GP/Health Centre/Walk in	Within 15 r any viabl						
Primary School	Part of site over 15 mins following any viable mitigation Most of site within 15 mins following any viable mitigation	Part of site over 15 mins following any viable mitigation ost of site within 15 mins following any viable Strategic Centre/Employment Area							
Secondary School	Within 20 mins following an viable mitigation	Centre/Foodstore	Within 15 r any viabl						
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45- 100 dph)	Modera Density (40-45	y	X				
Any character	Flood zone 2 and 3 area	Flood zone 2 and 3 area in the south-west corner of the site.							
constraints on density	footpath dissecting the sit	Identified strip of land dissecting the site as Ancient Woodland (SLINC). Public footpath dissecting the site. Pylons across the site.							
Connections to local	Opportunity from canal N	ensity of more than 40 dph ational Cycle Network adjac		riate.					
cycle route networks Public Open Space	S Loss of Community Open	Loss of Community Open Space within the parcel to the north.							
Public Open Space	This area was subsequer	This area was subsequently removed from the larger parcel as not surplus and therefore a hard constraint and is not included in							
	meet the needs of new re required to address local	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	d 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 dis-	secting the site as Ancient \	Voodland						
	Pylons across the site.	· ·							
	Орр	ortunities							
Opportunities	Contribute to housing targ	gets and opportunity to improcetwork.	ove existing o	open spa	ice				
0 11 1 11		oility Appraisal							
Sustainability Appraisal Conclusio	3, 4, 5, 6, 7, 8, 11, 12, 13 6, 9, 12, 13, 14 (flood zor	has neutral impacts for Obje; minor positive impact for C les; agricultural land classifi h; access to employment; e	Objectives 5, cation;						
	. , , , , , , , , , , , , , , , , , , ,								

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

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.

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.

Employment land not considered appropriate due to access issues and proximity to existing housing.

Site Known as		M6, Jun	ctio	n 7					
Site Address		M6, Juncti	M6, Junction 7						
Ward		Great Barr Yew Tree	with	Call for Site Ref N/A					
Site Area (ha)	4.9			Capacity proposed in Call for Sites submission				N/A	
Land Type	Gree	enfield		Si	e Assessment R	Reference		SA-	0022-SAN
			Background/Context						
Current uses	L	andscape but	fer eith	ner s	ide of the motorway	V			
Surrounding land		Residential				,			
uses									
	ı.			Со	nstraints				
Gateway Constrai	ints (w	here	Name	e / D	etails	Amour	nt cove	ered	(ha's)
affecting part of s				J, <u>L</u>		/	557	J. Ju 1	(0)
SSSI/SAC/SINC			SINC	;		0.9			
Ancient Woodland	/ Veter	an Trees	N/A			0.0			
Local Nature Reser			N/A						
Flood Risk Zone 3			N/A						
Registered Park &	Garde	n	N/A						
Scheduled Ancient			N/A						
Operational Burial									
Common Land									
Existing Policy		SLINC/SINC		nort	hern section of M6,	Greenhelt			
Designations		OLII (O/OII (O	10 1110	11011	nem section of we,	Orcorbon			
Green Belt and L	Lands	cape Sensi	tivity	Ass	sessment	ļ.			
Criteria	Α	ssessment				Rat	ing		
Green Belt Harm	_	ow		safe cons vege cont the e impa	sub-parcel makes a guarding the countr ists principally of th tation. Although the ainment and lack of east mean that its re act on the wider Great dary.	yside from le M6 along e latter mal f connectiv elease wou	encroading with location with the second control with	achm bound contrib ny Gi e no a	ent but dary oution, its reen Belt to adverse
Landscape Sensitivity	N	1oderate	- ! (The ratin qual	landscape area has g to residential devotes, including histo to the extent of prior are hedgerows.	elopment a ric field pa	is it ret tterns,	ains i	many rural ogical value
Detailed assessi				nen	al, economic an	d social o	riteri	а	
Criteria	Α	ssessment							Rating
					ronmental				
Greenfield/Previous Developed Land	sly G	Greenfield / Gr	een be	elt					
Topography	ir th V	ncreased dept ne topography Valtdene Clos	th to th only (e, the	e no gent	arrow, steeply slopion of thern section this in y slopes from the e depth is irregular.	rregular ar	nd while	st	
Agricultural Land Quality using Magicmap	N	lot agricultura	ıl						

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

Access time by walk	Within 15 mins following							
	lking only) to key residential	GP/Health Centre/Walk in	any viable mitigation					
services in accordan	ice with BCP Policy HOU2.							
Drimary Sahaal	Part within 15 mins, part ove		Part within 15 mins and					
Primary School	15 mins following any viable mitigation	Centre/Employment Area	part over 30 mins following any viable mitigation					
	mitigation	Alea	arry viable miligation					
	Within 25 mins following any	<u>, </u>	Over 15 mins following					
Secondary School	viable mitigation	Centre/Foodstore	any viable mitigation					
	•							
Housing Density	Very High Density (min	High Density (45-	Moderate X					
Location – BCP	100 dph)	100 dph)	Density					
Policy HOU2			(40-45 dph)					
Any character	None							
constraints on	None							
density								
Connections to local	None							
cycle route networks								
Public Open Space	N/A							
Loss of Playing Field	d N/A							
/ Sports Pitches	None							
Other Social	None							
On north uniting		ortunities	displicate the property of					
Opportunities		to the topography and prox ility Appraisal	dmity to the motorway.					
Sustainability	The site has:	ility Appraisai						
Appraisal Conclusion								
		ives 1, 2, 3, 4, 5, 6, 7, 8, 1	1, 12, 13					
		Objectives 5, 6, 9, 12, 13,						
		op, pedestrian and road ac						
		local services; access to he						
		public transport) and acces	s to					
	cycleway; pedestrian and							
	employment; access to ed	ucation)						
	Major positive impacts for	Objectives 10 (housing)						
	Minor negative impacts fo	r Objectives 1, 2, 3, 6, 7, 9,	, 12 (Grade					
	•	e sensitivity, views for resid						
		its; previously undeveloped						
		n; railway station and publi						
access to services; air quality, main road and access to greenspace)								
Major negative impacts for Objectives 3, 5, 7 (SINC; surface								
	water flood risk; potential increase in air pollution)							
	Major positive impacts for Objectives 13 (employment floorspace provision)							
Minor negative impacts for Objectives 7 (increase in air pollution)								
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

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.

Site Known as	Land at North site of Queslett Road								
Site Address		Land at no	Land at north site of Queslett Road						
Ward		Great Barr Yew Tree	with	Call for Site Ref 3			304)4	
Site Area (ha)	0.6				Capacity proposed in Call for Sites submission			N/A	
Land Type	Gree Belt	enfield/Greer	n	Site Assessment Reference				SA-0008-SAN	
			Back	gro	ound/Context				
Current uses	U	nused land o	vergrov	vn,	no accessibility, gree	enbelt/SIN	IC		
Surrounding land uses					est, local nature resented near the set of t	erve and S	SINC to	o the north.	
				Co	nstraints				
Gateway Constrai			Name / Details			Amour	Amount covered (ha's)		
affecting part of s	ubmit	ted site)	0010						
SSSI/SAC/SINC	/	.	SINC			0.6	U.O		
Ancient Woodland		an Trees	N/A N/A						
Local Nature Reser	ve		,						
Flood Risk Zone 3 Registered Park &	Carda	•	N/A Yes			0.6			
Scheduled Ancient			N/A			0.0			
Operational Burial (N/A						
Common Land	Jioune	J	N/A						
Existing Policy		SINC: Policy	,	SII	NCS, SLINCS & Loc	⊥ al Natur≙	Reser	ves: Greenhelt:	
Designations					Sardens – Policy EN				
2 30igilations					try Millennium Fores				
					ept access road); Flo				
Green Belt and L								,	
Criteria	Α	ssessment				Rating			
Green Belt Harm		Not assessed as SINC and part of Registered Park and Garden							
Landscape Sensitivity	Not assessed as SING and part of Registered Park and Galden								
Conclusion									
This site is covered by absolute constraints – SINC and Registered Park and Garden.									

Site Known as		Tipton Central Clinic, Horseley Road, Tipton								
Site Address		Tipton Central Clinic, Horseley Road, Tipton								
Ward Great Brid			ge	ge Call for Site Ref 545						
Site Area (ha)	0.12	Capacity proposed in Ca Sites submission				n Call for				
Land Type	Brow	wnfield Site Assessment Reference S.					SA-	0046-SAN		
Background/Context										
Current uses	С	linic								
Surrounding land uses			North,	Eas	t & West and SLIN	NC to th	ne Sou	ıth		
				Со	nstraints					
Gateway Constrai			Name	e / C	etails	Α	moun	t cov	ered ((ha's)
SSSI/SAC/SINC			N/A							
Ancient Woodland	/ Veter	an Trees	N/A							
Local Nature Reser		411 11000	N/A							
Flood Risk Zone 3			N/A							
Registered Park &	Gardei	n	N/A							
Scheduled Ancient			N/A							
Operational Burial			N/A							
Common Land		-	N/A							
Existing Policy						ı				
Designations										
Green Belt and I	_ands	cape Sensi	tivity	Ass	sessment					
Criteria	Α	ssessment					Rati	ing		
Green Belt Harm										
Landscape					Not in the Gr	een Be	elt			
Sensitivity										
Detailed assessi	ment	against env	ironm	nen	tal. economic a	nd so	cial c	riteri	а	
Criteria		ssessment			,					Rating
				nvi	ronmental					
Greenfield/Previous	slv T	he site is prev								
Developed Land	· ' '	c io pio		J-0 V	2.0000 101101					
Topography	Т	The site is generally quite flat.								
Agricultural Land		lot agricultura		,						
Quality using		or angles and an								
Magicmap										
Landscape post-										
1988 map										
Tree Preservation	N	lo Tree Prese	rvation	Or	ders; no mature tre	ees of v	value	on site	е;	
Orders / Mature										
Trees of Value on										
site or significantly										
affecting boundarie			p			., .		.1		
Biodiversity or				im	pact on site capac	ity. SLI	INC to	the		
Geodiversity on site	e S0	outh of the sit	e.							
or significantly										
affecting boundarie	5									

Heritage Assets on site or significantly affecting boundaries	None							
Visual amenity and Character of the Area	Existing residential proper site.							
Flood risk, drainage and ground water	_	No drainage / flood risk issues / negligible impact on site capacity.						
Ground	Potential given the area.							
Contamination	3							
Ground stability	constraint on capacity.	Low risk coal mining referral area. No known issues/negligible constraint on capacity. No known issues / negligible constraint on capacity.						
Air Quality impact of	No known issues / negligil	ble constraint on capacity.						
adjoining uses	No known issues / negligil	ale constraint an conscitu						
Noise impact of adjoining uses	No known issues / negligii	ble constraint on capacity.						
Mineral Extraction	No mineral extraction or m	nineral resource constraints						
and Mineral	140 mineral extraction of h	inicial resource constraints	,					
Resource Areas								
Mineral Infrastructure	No mineral infrastructure	constraints						
and Brickworks								
Waste Infrastructure	No waste infrastructure co	onstraints						
Other Environmental	None							
	Ec	onomic						
Employment	Not Suitable for employr	nent use						
Development	, ,							
Opportunities								
Employment Land	Not existing employmen							
Delivery / Phasing								
	All capacity deliverable during Plan period							
Viability	Greenfield site in mediur							
Availability of utilities		r gas; Water Cycle Study in	ndicates					
electricity, gas, water		oom / capacity at Minworth						
sewage treatment		which serves this area, bu						
		Birmingham's growth over	r the same					
	period							
Infrastructure		e impact on development v	iability.					
constraints on / unde	r							
Site	d Eviating vahials assess	acinto from Haraday Bood						
Highways access and transportation		points from Horseley Road	•					
Impact on the wider road network	No / negligible impact.							
Other Economic	None							
OTHER ECONOMIC		Social						
Access time by walki	ng or public transport (except							
		GP/Health		mins following				
Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.								
		Centre/walk in	arry viabl	e miligation				
	ce with BCP Policy HOU2.	Strategic	,	ŭ				
Primary School	ce with BCP Policy HOU2. Within 10 mins following any	Strategic Centre/Employment	Within 20 r	mins following				
	ce with BCP Policy HOU2.	Strategic	Within 20 r	ŭ				
	ce with BCP Policy HOU2. Within 10 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 r any viabl	nins following e mitigation				
	with BCP Policy HOU2. Within 10 mins following any viable mitigation Within 20 mins following any	Strategic Centre/Employment Area	Within 20 r any viabl Within 10 r	mins following le mitigation mins following				
Primary School	ce with BCP Policy HOU2. Within 10 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 r any viabl Within 10 r	nins following e mitigation				
Primary School Secondary School	with BCP Policy HOU2. Within 10 mins following any viable mitigation Within 20 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 r any viabl Within 10 r	mins following le mitigation mins following le mitigation				
Primary School	with BCP Policy HOU2. Within 10 mins following any viable mitigation Within 20 mins following any	Strategic Centre/Employment Area Centre/Foodstore	Within 20 r any viabl Within 10 r any viabl	mins following le mitigation mins following le mitigation ate X				

A a b a t a	None No reduction action to discrete and the second control of the					
Any character	None. No reduction anticipated in site area due no constraints and					
constraints on	access. Density will largely depend on whether the site incorporate	es flats or				
density	houses					
Connections to local	Good connectivity					
cycle route networks	·					
Public Open Space	N/A					
Loss of Playing Field	N/A					
/ Sports Pitches						
Other Social	None					
	Opportunities					
Opportunities	To bring forward an underused site.					
	Sustainability Appraisal					
Sustainability	Not assessed as under the capacity threshold for the Black					
Appraisal Conclusion	Country Plan					
Conclusion						
_	eing 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.

Site Known as	Land ac	dj. A	SD	A, Wolverhamp	oton R	Road	l, Ol	dbury
Site Address	Land adj. ASDA, Wolverhampton Road, Oldbury							
Ward Langley			Call for Site Ref 548					
Site Area (ha)	2.1		Capacity proposed in C Sites submission		Call for		N/A	
Land Type Brownfield			Site Assessment Reference				SA-	0042-SAN
		Ва	ckgr	ound/Context				
Current uses	Vacant land, p	artial	lv self	-settled with trees and	shrubs			
Surrounding land				ion 2 to north/north w		arv sc	chool t	o east and
uses	residential pro				,	, ,		
	•			nstraints				
Ontower On materiate	(Nin			A	.4		(lo = 1 =)
Gateway Constraints affecting part of subm		Nar	ne / D	etails	Amour	it cov	erea ((na ⁻ s)
SSSI/SAC/SINC		N/A						
Ancient Woodland / Vet	teran Trees	N/A						
Local Nature Reserve		con	nment	nated see s 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 & Gard		N/A						
Scheduled Ancient Mor		N/A						
Operational Burial Grou		N/A						
Common Land	iiiu	N/A						
Existing Policy	Local quality			nt site (EMP3)				
Designations	Wildlife corrid		ioyiiio	nicolo (Livii o)				
Green Belt and Land	dscape Sensi	itivit	v Ass	sessment				
Criteria	Assessment				Rat	ing		
Green Belt Harm				Not in the Green	•	J		
Landscape Sensitivity								
Detailed assessmen	it against env	/iron	ment	tal, economic and	social o	riteri	а	
Criteria	Assessment	t						Rating
			Envi	ronmental				
Greenfield/Previously	The site was h	istori	cally t	used as allotment gard	dens and	so is		
Developed Land	PDL.							
Topography	The site is gen	erally	quite	flat accepting to the	boundari	ies wit	h	
	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	Not agricultura			· · · · · · · · · · · /				
Quality using								
Magicmap								
Landscape post-								
1988 map								
Tree Preservation	No TPO, the site benefits from tree cover which adds to the							
Orders / Mature	visual amenity of the area and assist with pollution given the							
Trees of Value on	elevated M5							

site or significantly affecting boundaries		
	The cite is not decignated as a CLINC however comments	
Biodiversity or	The site is not designated as a SLINC, however comments	
Geodiversity on site	received from the Wildlife Trust during the determination of the	
or significantly	last planning application suggested that as it formed part of the	
affecting boundaries	Tame Valley PSI it merited being designated as SLINC.	
	Therefore, an ecological survey would be required.	
Heritage Assets on	No heritage assets	
site or significantly	•	
affecting boundaries		
Visual amenity and	The levels to the south for existing residents could cause harm	
Character of the	in terms of loss of privacy/outlook depending on layout and	
Area	heights. The existing space is also valued by residents which	
7.1.00	was demonstrated at the time of the previous planning	
	application	
Flood risk, drainage	Part of the site to the north/north west which follows the water	
and ground water	course is designated as flood zone 2. Therefore, some	
and ground water	constraints but not insurmountable	
Ground		
Contamination	Site formerly used as allotments, potential risk of herbicides and	
	pesticides so negligible concerns Historia calliany adjacent the site to porth and west of the site but	
Ground stability	Historic colliery adjacent the site to north and west of the site but	
Air Quality impact of	no probable recordings of shallow workings within the site	
Air Quality impact of	Proximity to elevated M5 Motorway so potential air quality issues	
adjoining uses	and mitigation may reduce site area along the water course	
	adjacent to M5 corridor	
Noise impact of	Potential noise from M5 corridor but likely to be negligible	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas		
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Franks, was a set	Economic Cuitable for a substantial this citature and a suitable	
Employment	Suitable for employment – this site was assessed as suitable	
Development	for employment use in the EDNA	
Opportunities Employment Land	Not ampleyment land	
Employment Land Delivery / Phasing	Not employment land No obvious constraints which could affect delivery;	
Delivery / Fliasing	1	
	All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development	
	unviable without external funding	
Availability of utilities –		
electricity, gas, water,	there is significant headroom / capacity at Minworth Waste	
sewage treatment	Water Treatment Works which serves this area, but need to be	
-	aware that it also serves Birmingham's growth over the same	
	period	
Infrastructure	No limitations	
constraints on / under		
site		
Highways access and	Access for employment would be gained from Junction 2 M5	
transportation	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	As above potential impact on M5 junction2	
road network		

Other Economic	None				
Social					
Any character constraints on density	The location of the watercourse and proximity to residential proper along with concerns regarding access and wider impact on the exinetwork (Birchley island/J2 M5) for future employment use – 30% developable land estimated for the above reasons	sting road			
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 M	5 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				

Conclusion

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.

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.

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.

Therefore, it is considered not suitable for allocation for housing.

Site Known as	Dudley	Road E	ast		
Site Address	Land at D	Oudley Roa	d East / Brades Roa	ad, Oldbury	
Ward	Oldbury		Call for Site Ref	N/A	
Site Area (ha)	2.65	Capacity submissi	proposed in Call f	or Sites	N/A
Land Type	Brownfield	Site Asse	essment Reference)	SA-0033-SAN
		Backgr	ound/Context		
Current uses	General indus		de centre, Offices, Hir	e businesses i	ncluding plant,
Surrounding land uses			school, canal to the s	outhern bound	lary,
		Co	nstraints		
Gateway Constraints		Name / D	Details	Amount cov	ered (ha's)
affecting part of subm	itted site)	N1/A			
SSSI/SAC/SINC	T	N/A			
Ancient Woodland / Vet	eran Trees	N/A			
Local Nature Reserve		N/A			
Flood Risk Zone 3	1	N/A			
Registered Park & Gard		N/A			
Scheduled Ancient Mor		N/A			
Operational Burial Grou	ina	N/A			
Common Land		N/A	" O. INIO O.		21.11.6
Existing Policy Designations			djacent to a SLINC; Si and river trust consul		
	consultation zone; Major Canal police	n zone; Half rity of the sit es ENV2, El	n site boundaries with of the site within midde within outer gas pipoly NV3, ENV4 and ENV5	lle gas pipeline eline HSE cons 5.	HSE consultation sultation zone;
Croon Bolt and Land			ferral area; Local Emp	noyment Land	Allocation.
Green Belt and Land	•		sessment	Detina	
Criteria Green Belt Harm	Assessmer	ìτ		Rating	
Landscape Sensitivity			Not in the Green	Belt	
Detailed assessmen	t against en	vironmen	tal, economic and	social criteri	ia
Criteria	Assessmer				Rating
		Envi	ronmental		
Greenfield/Previously	Previously de				
Developed Land	- ,	,			
Topography	Slight levels r	ise across t	he site leading toward	s the canal.	
Agricultural Land Quality using Magicmap Landscape post- 1988 map	N/Ă		Ţ.		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No protected survey neede		e site. Some mature tr	ees present. T	ree

Biodiversity or	The canal frontage on two boundaries would need to be	
Geodiversity on site	addressed when a scheme is designed.	
or significantly		
affecting boundaries		
Heritage Assets on	No heritage assets present on the site. Although, the site is	
site or significantly	adjacent to a canal on two boundaries.	
affecting boundaries		
Visual amenity and	Likely to improve amenity for existing residents.	
Character of the		
Area	The site is not within a flood zone.	
Flood risk, drainage and ground water	The site is not within a nood zone.	
Ground	No know issues, although the site is currently commercial in	
Contamination	nature.	
Ground stability	Coal Mining Low Risk Area	
Air Quality impact of	Dudley Road East suffers from high levels of traffic congestion.	
adjoining uses		
Noise impact of	Potential traffic noise.	
adjoining uses		
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas Mineral Infrastructure	No minoral infrastructure constraints	
and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
Ctrior Environmental	Economic	
Employment	Loss of allocated local employment land. The site appears to	
Development	be well used within only an office block fronting onto Dudley	
Opportunities	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	
Dolivory / Dhooing	that it is a low value employment site No obvious constraints which could affect delivery;	
Delivery / Phasing		
	All capacity deliverable during Plan period	
Viability	Brownfield site in medium / low value area	
Availability of utilities –		
electricity, gas, water,	there is significant headroom / capacity at Minworth Waste	
sewage treatment	Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same	
	period	
Infrastructure	The site falls within a gas pipeline major HSE consultation	
constraints on / under	zone. The HSE would need to be consulted for comments.	
site		
Highways access and	Dudley Road East suffers from high levels of congestion,	
transportation	potentially two accesses to the site required.	
Impact on the wider	Potential to see increased congestion from the proposed	
road network	development	
Other Economic	Impact on shortfall of employment land.	
Any character	Social Given local character a density of more than 40 deh is not appropri	iato Tho sito
Any character constraints on	Given local character a density of more than 40 dph is not approprialls within the major consultation zone for a gas pipeline which may	
density	density. The canal frontage would need to be addressed. Mature	
	buffer should be retained.	9
Connections to local	No connection to the LCRN, Offsite works required to create	
cycle route networks	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	No allocated as public open space,	
/ Sports Pitches		
Other Social	None	

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 but not suitable for employment use.

Site Known as	Forge Farm - Forge Lane (b)								
Site Address		Forge Fari	m, Foi	rge Lane, W	est Bromwi	ch			
Ward		West Bron	nwich	h Central Call for Site Ref			N	I/A	
Site Area (ha)	46.5	5	Capacity proposed in Call for Sites submission			N/A			
Land Type	Gree	enfield		Site Asse	ssment Re	ference		SA-0011-SAN	
	Background/Context								
Current uses	F	armland/natu	re rese	erve with der	elict farm buil	dings			
Surrounding land	Farmland/nature reserve with derelict farm buildings Open space/park land/nature reserve								
uses									
				Constrain	s				
Gateway Constrai	nts (w	here	Nam	e / Details		Amount c	ΟV	ered (ha's)	
affecting part of s								, ,	
SSSI/SAC/SINC			N/A						
Ancient Woodland		an Trees	N/A						
Local Nature Reser	ve		N/A						
Flood Risk Zone 3			N/A						
Registered Park &			N/A						
Scheduled Ancient			N/A						
Operational Burial	round	d	N/A						
Common Land		Local avala a	N/A	,					
Existing Policy Designations		Local cycle n	etwork						
Green Belt and I	ands	cano Sonsi	tivity	Assassma	nt				
Criteria				Accessine		Ratino			
Green Belt Harm		Very High The sub-parcel makes a strong contribution to prevention the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valled landform creates a strong distinction from the urban edso any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns.				tion, maintaining rmingham, and side. The valley n the urban edges, akening of the he separation			
Landscape Sensitivity	IV	Moderate to High The area is considered to have an overall moderat sensitivity to residential or employment developme on its combination of historic field patterns, valued features and significant recreational value (in parts the M5 cuts through the area running north-south, tranquillity and forming an isolated urbanising feature not particularly prominent in views, and the area relargely rural character, so that on balance is not conto justify reducing the overall sensitivity rating.			evelopment, based				
<i>25</i>			† •	features and the M5 cuts t tranquillity ar not particular largely rural (nation of histor significant re hrough the and forming and ly prominent character, so	creational varea running isolated urb in views, an that on bala	alu noi oan id ti inc	e (in parts). While rth-south, reducing ising feature, this is he area retains a e is not considered	
Detailed assessi			rironn	features and the M5 cuts to tranquillity ar not particular largely rural of to justify reduced.	nation of histor significant re hrough the a not forming an ly prominent character, so ucing the ove	creational varea running isolated urb in views, an that on balarall sensitivit	alu noi ban id ti inc ty r	e (in parts). While rth-south, reducing ising feature, this is he area retains a e is not considered ating.	
ŕ		against env	rironn	features and the M5 cuts to tranquillity ar not particular largely rural to justify redunental, eco	nation of history significant responsible the and forming and ly prominent character, so ucing the overall and momic and	creational varea running isolated urb in views, an that on balarall sensitivit	alu noi ban id ti inc ty r	e (in parts). While rth-south, reducing ising feature, this is he area retains a e is not considered ating.	
Detailed assess	Α	ssessment	rironn	features and the M5 cuts to tranquillity ar not particular largely rural of to justify reduced.	nation of history significant responsible the and forming and ly prominent character, so ucing the overall and momic and	creational varea running isolated urb in views, an that on balarall sensitivit	alu noi ban id ti inc ty r	e (in parts). While rth-south, reducing ising feature, this is he area retains a e is not considered ating.	
Detailed assessi Criteria Greenfield/Previous	Α		rironn	features and the M5 cuts to tranquillity ar not particular largely rural to justify redunental, eco	nation of history significant responsible the and forming and ly prominent character, so ucing the overall and momic and	creational varea running isolated urb in views, an that on balarall sensitivit	alu noi ban id ti inc ty r	e (in parts). While rth-south, reducing ising feature, this is he area retains a e is not considered ating.	
Detailed assessi Criteria Greenfield/Previous Developed Land	sly G	reenfield	vironn	features and the M5 cuts to tranquillity are not particular largely rural of to justify redunental, economical	nation of history significant responsible the and forming and ly prominent character, so ucing the overall and momic and	creational varea running isolated urb in views, an that on balarall sensitivit	alu noi ban id ti inc ty r	e (in parts). While rth-south, reducing ising feature, this is he area retains a e is not considered ating.	
Detailed assessi Criteria Greenfield/Previous	sly G	ssessment	vironn E	features and the M5 cuts to tranquillity are not particular largely rural of to justify redunental, economical	nation of history significant responsible the and forming and ly prominent character, so ucing the overall and momic and	creational varea running isolated urb in views, an that on balarall sensitivit	alu noi ban id ti inc ty r	e (in parts). While rth-south, reducing ising feature, this is he area retains a e is not considered ating.	

Landscapa post		
Landscape post- 1988 map		
Tree Preservation	None	
Orders / Mature	NOTE	
Trees of Value on		
site or significantly		
affecting boundaries		
Biodiversity or	Hedgerows along the perimeter, watercourse in the centre of the	
Geodiversity on site	southern part of the site	
or significantly	obtaining part of the oite	
affecting boundaries		
Heritage Assets on	Farm buildings are historic and whilst derelict have architectural	
site or significantly	and historic merit	
affecting boundaries		
Visual amenity and	The whole area is absent of built form linking to nature reserve	
Character of the	and provides wide views and vistas due to the topography north	
Area	 south and across the site west. 	
Flood risk, drainage	Flood zone 2	
and ground water	1 1004 20110 2	
Ground	No known issues / negligible constraint on capacity	
Contamination	3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Ground stability	Low Risk coal mining area	
Air Quality impact of	The western fringe would as abuts the M5	
adjoining uses	g	
Noise impact of	The western fringe would as abuts the M5	
adjoining uses	· ·	
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas		
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
	Economic	
Employment	Not suitable for employment use	
Development		
Opportunities		
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,	there is significant headroom / capacity at Minworth Waste	
sewage treatment	Water Treatment Works which serves this area, but need to be	
	aware that it also serves Birmingham's growth over the same	
	period	
Infrastructure	None within the site	
constraints on / under		
site		
Highways access and	Access points could be served from Forge Lane	
transportation		
Impact on the wider	Unlikely to be affected due to the existing road network being	
road network	well established	
Other Economic	None Social	

Primary schools: wal	ng or public transport (except king only) to key residential ce with BCP Policy HOU2.	GP/Health Centre/Walk in	Over 15 n any viab			
Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area	Within 20 ı any viab			
Secondary School	Over 25 mins following any viable mitigation	nins follo le mitiga				
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)					
Any character constraints on density	Flood zone 2 may prohibit dual carriageway (Newton and sandwiched between t	Road) Northern team is close to the east	ose to M5 mo st used for gr	torway	(west)	
Connections to local cycle route networks	Part of the site forms a cyc nature reserve to the south		n pool			
Public Open Space	Not public open space					
Loss of Playing Field / Sports Pitches	N/A					
Other Social	None					
Opportunities	Would help meet housing t	rtunities	Very High ha	rm and		
Орроналиос	Moderate / High landscape	sensitivity to remaining G		iiii ana		
Sustainability	Sustainabi The site has:	lity Appraisal				
Appraisal Conclusion						
	neutral impacts for Objective	voc 1 2 2 5 6 7 11 12				
	·		1.4 (flood			
	Minor positive impacts for of zones; ALC grades; pedes public transport to local ser public transport, access to employment by foot and puschool by public transport)	trian and road access and vices; access to hospital a green space and cycleway ablic transport; access to s	access by and GP (by y; access to			
	Major positive impacts for 0	Objectives 10 (housing)				
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)						
	Major negative impacts for sensitivity and green belt h previously undeveloped lar	arm; surface water flood ri	sk;			
	Employment					
	neutral impacts for Objective	ves 4, 8, 10, 13, 14				
	major positive impact for O provision) Major positive impacts for 0 provision)		•			

Conclusion

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

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

Site Known as		Sandwell Park Farm, West Bromwich						
Site Address		Sandwell F	Park F	arm, West E	Bromwich			
Ward		West Bron	nwich	ich Central Call for Site Ref		ite Ref	N/A	
Site Area (ha)	131.	31		Capacity proposed in Call for Sites submission			N/A	
Land Type	Gree	enfield	Site Assessment Reference SA-			SA-0012-SAN		
Background/Context								
Current uses	С	ommunity op	en spa	ace/local natu	re reserve/fa	arm		
Surrounding land				tmouth Park)			e re	eserve
uses		3	(,	,	3		
	•			Constraint	S			
Gateway Constrai	nts (w	rhere	Nam	e / Details		Amount c	ove	ered (ha's)
affecting part of s								,
SSSI/SAC/SINC		•	SINC	;		9.6		
Ancient Woodland	/ Veter	an Trees	Yes,	established to	rees			
Local Nature Reser	ve		N/A					
Flood Risk Zone 3			N/A					
Registered Park & 0			N/A					
Scheduled Ancient			N/A					
Operational Burial (Ground	<u>d</u>	N/A					
Common Land		OLINO.	N/A					
Existing Policy		SLINC						
Designations Green Belt and L	anda	sana Canai	41.,14.,	Assassmen	n4			
Criteria			uvity	ASSESSIIIEI				
		aaaaamant			110	Dotino		
		ssessment				Rating		on to preventing
Green Belt Harm	V	ery High		The sub-parce the sprawl of the separation preventing er landform crea so any expan Green Belt bo between towr	el makes a s the West Mi n of West Br acroachment ates a strong sion would r bundary and	strong contril dlands conu- comwich and on the coun distinction for epresent a would reduce	buti rba Bir ntrys rom wea ce tl	he separation
	V		igh	The sub-parce the sprawl of the separation preventing er landform creat so any expant Green Belt be between town The area is combinate sensitivity to a combinate of the M5 cuts the tranquillity an not particular	el makes a sethe West Min of West Bracroachment ates a strong sion would roundary and as. onsidered to residential or ation of historicant reprough the adforming are by prominent character, so	strong contril dlands conu comwich and con the coun distinction f represent a v would reduce have an over creational value in views, an that on bala	buti rba Bir ntrys rom wea ce the eral dern alue nor panind the nor	tion, maintaining mingham, and side. The valley on the urban edges, kening of the he separation I moderate-high evelopment, based s, valued natural e (in parts). While th-south, reducing ising feature, this is the area retains a e is not considered
Green Belt Harm Landscape	N N	ery High Ioderate to Hi	igh	The sub-parce the sprawl of the separation preventing er landform crea so any expan Green Belt be between town The area is constitute to a sensitivity to a on its combin features and the M5 cuts the tranquillity an not particular largely rural of to justify redu	el makes a sethe West Min of West Bracroachment ates a strong asion would roundary and as. Considered to residential or ation of historicant reprough the adforming are bracreter, so icing the overline western over the overline the overline western over the overline western over the overline western over the overline western of the overline	strong contril dlands conu comwich and con the coun distinction f represent a v would reduce have an ove r employmer oric field patt ecreational v area running n isolated urb in views, an othat on bala erall sensitivit	buti rba la	tion, maintaining mingham, and side. The valley in the urban edges, kening of the he separation I moderate-high evelopment, based s, valued natural e (in parts). While th-south, reducing ising feature, this is ne area retains a e is not considered ating.
Creen Belt Harm Landscape Sensitivity	N Ment	ery High Ioderate to Hi	igh	The sub-parce the sprawl of the separation preventing er landform crea so any expan Green Belt be between town The area is co sensitivity to re on its combin features and the M5 cuts the tranquillity an not particular largely rural of to justify redu nental, ecor	el makes a sthe West Min of West Bracroachment ates a strong sion would roundary and as. onsidered to residential or ation of historia significant reprough the ad forming are bracreter, so cing the over	strong contril dlands conu comwich and con the coun distinction f represent a v would reduce have an ove r employmer oric field patt ecreational v area running n isolated urb in views, an othat on bala erall sensitivit	buti rba la	tion, maintaining mingham, and side. The valley in the urban edges, kening of the he separation I moderate-high evelopment, based s, valued natural e (in parts). While th-south, reducing ising feature, this is ne area retains a e is not considered ating.
Candscape Sensitivity Detailed assessi	Ment :	ery High loderate to Hi against env	igh	The sub-parce the sprawl of the separation preventing er landform crea so any expan Green Belt be between town The area is constitute to a sensitivity to a on its combin features and the M5 cuts the tranquillity an not particular largely rural of to justify redu	el makes a sthe West Min of West Bracroachment ates a strong sion would roundary and as. onsidered to residential or ation of historia significant reprough the ad forming are bracreter, so cing the over	strong contril dlands conu comwich and con the coun distinction f represent a v would reduce have an ove r employmer oric field patt ecreational v area running n isolated urb in views, an othat on bala erall sensitivit	buti rba la	tion, maintaining mingham, and side. The valley in the urban edges, kening of the he separation I moderate-high evelopment, based s, valued natural e (in parts). While th-south, reducing ising feature, this is ne area retains a e is not considered ating.
Criteria Green Belt Harm Landscape Sensitivity Detailed assess Criteria	ment a	ery High loderate to Hi against env	igh	The sub-parce the sprawl of the separation preventing er landform crea so any expan Green Belt be between town The area is co sensitivity to re on its combin features and the M5 cuts the tranquillity an not particular largely rural of to justify redu nental, ecor	el makes a sthe West Min of West Bracroachment ates a strong sion would roundary and as. onsidered to residential or ation of historia significant reprough the ad forming are bracreter, so cing the over	strong contril dlands conu comwich and con the coun distinction f represent a v would reduce have an ove r employmer oric field patt ecreational v area running n isolated urb in views, an othat on bala erall sensitivit	buti rba la	tion, maintaining mingham, and side. The valley in the urban edges, kening of the he separation I moderate-high evelopment, based s, valued natural e (in parts). While th-south, reducing ising feature, this is ne area retains a e is not considered ating.
Criteria Green Belt Harm Landscape Sensitivity Detailed assessi Criteria Greenfield/Previous Developed Land	Ment (A	against env	igh	The sub-parce the sprawl of the separation preventing er landform crea so any expan Green Belt be between town The area is co sensitivity to re on its combin features and the M5 cuts the tranquillity an not particular largely rural of to justify redu nental, ecor	el makes a sthe West Min of West Bracroachment ates a strong sion would roundary and as. onsidered to residential or ation of historia significant reprough the ad forming are bracreter, so cing the over	strong contril dlands conu comwich and con the coun distinction f represent a v would reduce have an ove r employmer oric field patt ecreational v area running n isolated urb in views, an othat on bala erall sensitivit	buti rba la	tion, maintaining mingham, and side. The valley in the urban edges, kening of the he separation I moderate-high evelopment, based s, valued natural e (in parts). While th-south, reducing ising feature, this is ne area retains a e is not considered ating.
Criteria Greenfield/Previous Developed Land Topography	Ment : Sly G	against envassessment	rironn E	The sub-parce the sprawl of the separation preventing er landform crea so any expan Green Belt be between town The area is co sensitivity to re on its combin features and the M5 cuts the tranquillity an not particular largely rural of to justify redu nental, ecor	el makes a sthe West Min of West Bracroachment ates a strong sion would roundary and as. onsidered to residential or ation of historia significant reprough the ad forming are bracreter, so cing the over	strong contril dlands conu comwich and con the coun distinction f represent a v would reduce have an ove r employmer oric field patt ecreational v area running n isolated urb in views, an othat on bala erall sensitivit	buti rba la	tion, maintaining mingham, and side. The valley in the urban edges, kening of the he separation I moderate-high evelopment, based s, valued natural e (in parts). While th-south, reducing ising feature, this is ne area retains a e is not considered ating.
Criteria Green Belt Harm Landscape Sensitivity Detailed assessi Criteria Greenfield/Previous Developed Land	Ment : Sly G	against env	rironn E	The sub-parce the sprawl of the separation preventing er landform crea so any expan Green Belt be between town The area is co sensitivity to re on its combin features and the M5 cuts the tranquillity an not particular largely rural of to justify redu nental, ecor	el makes a sthe West Min of West Bracroachment ates a strong sion would roundary and as. onsidered to residential or ation of historia significant reprough the ad forming are bracreter, so cing the over	strong contril dlands conu comwich and con the coun distinction f represent a v would reduce have an ove r employmer oric field patt ecreational v area running n isolated urb in views, an othat on bala erall sensitivit	buti rba la	tion, maintaining mingham, and side. The valley in the urban edges, kening of the he separation I moderate-high evelopment, based s, valued natural e (in parts). While th-south, reducing ising feature, this is ne area retains a e is not considered ating.

Landscape post-		
Landscape post- 1988 map		
Tree Preservation	None	
Orders / Mature	None	
Trees of Value on		
site or significantly		
affecting boundaries		
Biodiversity or	Yes (SLINC 7.77ha)	
Geodiversity on site	163 (OLINO 1.111Ia)	
or significantly		
affecting boundaries		
Heritage Assets on	Sandwell park buildings are Grade II listed and Dartmouth park	
site or significantly	is a registered park which is adjacent to the site.	
affecting boundaries	is a registered park inner to adjacent to the ener	
Visual amenity and	Existing properties back on to the park and enjoy wider views	
Character of the	across the valley. The area offers wide views across the valley	
Area	internally from the elevated Dartmouth Park and across the	
7.1.50	flatter sections within the wider parkland	
Flood risk, drainage	No drainage / flood risk issues / negligible impact on site	
and ground water	capacity	
Ground	No known issues / negligible constraint on capacity	
Contamination	The same of the sa	
Ground stability	Low Risk coal mining area	
Air Quality impact of	M5 is situated to the eastern boundary but would only affect a	
adjoining uses	small part of the site	
Noise impact of	M5 is situated to the eastern boundary but would only affect a	
adjoining uses	small part of the site	
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas		
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
	Economic	
Employment	Not suitable for employment use	
Development		
Opportunities		
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery;	
Viobility	All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities		
Availability of utilities – electricity, gas, water,	there is significant headroom / capacity at Minworth Waste	
sewage treatment	Water Treatment Works which serves this area, but need to be	
Sewage neaminem	aware that it also serves Birmingham's growth over the same	
	period	
Infrastructure	Limited to the motorway	
constraints on / under	Emiliod to the motorway	
site		
Highways access and	Access is limited to the site with one road leading to the farm	
transportation	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	The immediate road would be affected	
road network		
	1	

Other Economic Loss of income to the Council from the park and associated leisure						
		ocial				
Primary schools: wa	ring or public transport (except llking only) to key residential nce 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	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	art of the site within 20 mins with part within 25 mins following any viable Centre/Foodstore				
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45- 100 dph)	Moderate X Density (40-45 dph)			
Any character constraints on density	SLINC, archaeological impo	ortance, Sandwell Valley (Country Park			
Connections to loca cycle route networks	S '					
Public Open Space	The whole site is part of Sa	ndwell Valley Country Pa	rk			
Loss of Playing Field / Sports Pitches	IN/A					
Other Social	Loss of recreational amenity	y, the parkland provides o	outdoor play			
	equipment	tunities				
Opportunities	It would provide a substanti		ould destroy an established			
	wildlife habitat, recreational infrastructure.					
		ity Appraisal				
Sustainability	The site has	,				
Appraisal Conclusio	n Housing					
	neutral impacts for Objectiv	es 1, 2, 3, 5, 6, 7, 11, 13				
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 C	Objectives 10 (housing)				
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 (Grade II listed building; lan harm; potential increase in risk; previously undevelope	dscape sensitivity and grecarbon footprint; surface v	een belt water flood			

pollution; household waste increase; pedestrian access to GP, air quality and main road impacts and loss of open space)	
Employment	
neutral impacts for Objectives 4, 8, 10, 12, 14	
Major positive impacts for Objectives 13 (employment floorspace provision)	

Conclusion

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

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

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

Site Known as	Sandwell Park Golf Club (a)								
Site Address		Sandwell F	Park C	Golf Club					
Ward		West Brom	nwich	ch Central Call for Site Ref		ite Ref	N/A		
Site Area (ha)	53.7		Capacity proposed in Call for Sites submission			N/A			
Land Type	Gree	enfield		Site Asses	ssment Re	ference		SA-0013-SAN	
	Background/Context								
Current uses	G	olf course ma	ijority	with cricket cl	ub to the so	uth west			
Surrounding land		l5 motorway/J					(sc	outh east),	
uses	Н	Handsworth cemetery east, Priory Woods and Sandwell Priory archaeological site to the north, Limited access to site but land falls away south to north				y archaeological			
				Constraint	s				
Gateway Constrain affecting part of se	•		Nam	e / Details		Amount c	OV	ered (ha's)	
SSSI/SAC/SINC	uviiill	ica sitej	N/A						
Ancient Woodland	/ Veter	an Trees	N/A						
Local Nature Reser		an mees	N/A						
Flood Risk Zone 3	<u>vc</u>		N/A						
Registered Park & (Garder	n	N/A						
Scheduled Ancient				in part		Adjacent t	o th	ne parcel	
	Operational Burial Ground			N/A			<u> </u>	the parcer	
Common Land									
Existing Policy		Fringe of site		rth scheduled	ancient mor	nument (Sar	ndw	ell priory), SLINC	
Designations		(4.45 ha), Gre				(- 1 - 37,	
Green Belt and L					nt				
Criteria		ssessment				Rating	a		
Green Belt Harm		igh	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 go 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				ation, maintaining rmingham, and side. The valley in the urban edges, akening of the int to which the golf inces and natural 5 to the west, e Priory Woods is potential harm to		
Landscape Sensitivity		ow to Modera	the wider Green belt. 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.				evelopment, as voodland and ole as part of the nimal sensitive es.		
Detailed assessr				nental, ecor	nomic and	social crit	eri		
Criteria	A	ssessment						Rating	
			E	<u>Environmen</u>	tal				
Greenfield/Previous Developed Land		reenfield							
Topography	Ū	ndulating slop	oes so	outh/north eas	t				

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

Impact on the wider			n the				
Other Economic	ad network 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 any viable residential any viable residential control of the control of th							
Primary School	Over 15 mins following any viable mitigation	Strategic Centre/Employment Area		mins following le 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 X Density (40-45 dph)				
Any character constraints on density	Access poor, borders Sanda monument). Immediate surr employment land to the sou	ound off Birmingham Roa					
Connections to local cycle route networks	6						
Public Open Space	N/A						
Loss of Playing Field / Sports Pitches Other Social	d N/A Loss of recreation facility						
Other Social		tunities					
Opportunities	Small part of the site has po		se				
		ity Appraisal					
Sustainability	The site has						
Appraisal Conclusion	n Housing						
	neutral impacts for Objective	es 1, 2, 3, 5, 6, 7, 11					
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)							
	Major positive impacts for C	Objectives 10 (housing)					
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)							
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)							

Employment	
neutral impacts for Objectives 4, 8, 10, 13, 14	

Conclusion

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

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

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

Site Known as		Sandwe	II Pa	ark Golf (Club (b)			
Site Address		Sandwell F	Sandwell Park Golf Club					
Ward		West Bromwich Central Call for Site Ref N/A			/A			
Site Area (ha)	5.18			Capacity Sites sub	oroposed i mission	n Call for		N/A
Land Type	Gree	enfield		Site Asse	ssment Re	ference		SA-0014-SAN
			Bac	kground/Co	ontext			
Current uses	G	olf course ma	ajority	with cricket c	ub to the so	uth west		
Surrounding land		15 motorway/s					(s	outh east).
uses	Н		meter	ry east, Priory	Woods and	Sandwell P	rior	y archaeological
				Constraint	s			
Gateway Constrain affecting part of s	•		Nam	e / Details		Amount c	OV	ered (ha's)
SSSI/SAC/SINC	uviiill	iou site)	N/A					
Ancient Woodland	/ Veter	an Trees	N/A					
Local Nature Reser		all fiees	N/A					
Flood Risk Zone 3	VC		N/A					
Registered Park &	Gardei	n	N/A					
Scheduled Ancient				in part		Adjacent t	n th	ne parcel
Operational Burial			N/A	iii pait		/ tajaooni t	<u> </u>	ic paroci
Common Land	Oround	4	N/A					
Existing Policy		Fringe of site		rth scheduled	ancient mor	nument (Sar	ndw	vell priory), SLINC
Designations		(4.45 ha), Gre			andionit mor	iament (Gai	IGVV	on phory), OLINO
Green Belt and I					nt			
Criteria		ssessment		7.000000		Rating		
Green Belt Harm		igh	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				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 assessi				nental, ecoi	nomic and	social crit	eri	
Criteria	A	ssessment			4.1			Rating
			E	<u>Environmen</u>	tal			
Greenfield/Previous Developed Land		reenfield						
Topography	U	ndulating slop	oes so	outh/north eas	t			

Agricultural Land	Not agricultural	
Agricultural Land	Not agricultural	
Quality using		
Magicmap		
Landscape post-		
1988 map	Fred Pala Louis 202 de 29 de 182 de 182 de 183 de 1	
Tree Preservation	Established trees within the site and Prior Woods to the north	
Orders / Mature		
Trees of Value on		
site or significantly		
affecting boundaries		
Biodiversity or	Likely to serve habitats	
Geodiversity on site		
or significantly		
affecting boundaries		
Heritage Assets on	Scheduled ancient monument to north	
site or significantly		
affecting boundaries		
Visual amenity and	No to adjacent residents but would impact on the wider	
Character of the	character of priory woods and swan pool to the south.	
Area		
Flood risk, drainage	No drainage / flood risk issues / negligible impact on site	
and ground water	capacity	
Ground	No known issues / negligible constraint on capacity	
Contamination		
Ground stability	Low Risk coal mining area	
Air Quality impact of	M5 corridor to west and existing business to south east	
adjoining uses	· ·	
Noise impact of	M5 corridor to west and existing business to south east	
adjoining uses	J	
Mineral Extraction	No mineral extraction or mineral resource constraints	
and Mineral		
Resource Areas		
Mineral Infrastructure	No mineral infrastructure constraints	
and Brickworks		
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental	None	
	Economic	
Employment	Suitable for employment use	
Development	Guitable for employment dee	
Opportunities		
Employment Land	Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery;	
Delivery / Trideling	·	
	All capacity deliverable during Plan period	
Viability	Significant capacity limitations / likely to make development	
	unviable without external funding	
Availability of utilities –	Some capacity issues for gas; Water Cycle Study indicates	
electricity, gas, water,	there is significant headroom / capacity at Minworth Waste	
sewage treatment	Water Treatment Works which serves this area, but need to be	
	aware that it also serves Birmingham's growth over the same	
	period	
Infrastructure	No limitations / negligible impact on development viability	
constraints on / under		
site		
Highways access and	Access is served from Birmingham Road off a narrow one-way	
transportation	road this would need to be widened but could achieved.	
	Access could potentially be served from Park lane too,	
	dependant of levels	

Impact on the wider road network	A single access point cou proximity to junction 2 (als		n the			
Other Economic	None	<u>-</u> .				
		ocial	1			
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 any viable residential any viable residential control of the control of th						
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)	Moder Densit (40-45	у	X	
Any character constraints on density	Access poor, borders Sand monument). Immediate sur employment land to the sou	round off Birmingham Roa			ated for	
Connections to local cycle route networks	3					
Public Open Space Loss of Playing Field / Sports Pitches	N/A d N/A					
Other Social	Loss of recreation facility					
		rtunities				
Opportunities	Small part of the site has po		se			
		lity Appraisal				
Sustainability	The site has					
Appraisal Conclusion	n Housing					
	neutral impacts for Objectiv	ves 1, 2, 3, 5, 6, 7, 10, 11				
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)						
	Major positive impacts for C	Objectives 10 (housing)				
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)						
	Major negative impacts for potential increase in air poll		elt harm;			
	Employment					
	Neutral impacts for Objective	ves 4, 8, 10, 13				
	Minor negative impacts for pollution)	Objectives 7 (potential inc	crease in air			

Conclusion

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

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

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

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

				er 'Star 8		-			
Site Known as	7QG.	Duchess Parade, High St, West Bromwich, B70 7QG.							
Site Address				tar & Garter ich, B70 7Q	•	ıse, 252 Du	ıch	ness P	arade, High
Ward		West Bron	nwich	Central	Call for S	ite Ref	5	35	
Site Area (ha)	0.05	5		Capacity Sites sub	proposed i mission	n Call for		N/A	
Land Type	Brov	wnfield		Site Asse	ssment Re	ference		SA-C	0026-SAN
			Bac	kground/Co	ontext				
Current uses	Τ.	/acant Public	House						
Surrounding land		Vest Bromwic			orth-east				
uses			·	•		oiol ucas			
		Surrounded pr							
	5	Sandwell Colle	ge Six	th Form to th	e north-east				
				Constraint	s				
Gateway Constrain affecting part of s			Name	e / Details		Amount c	ov	ered (ha's)
SSSI/SAC/SINC	ubiiii	iteu site)	N/A						
Ancient Woodland	/ \/_t_	ran Trees	N/A						
Local Nature Reser		ian rices	N/A						
Flood Risk Zone 3	1 7 0		N/A						
Registered Park &	Garde	en	N/A						
Scheduled Ancient			N/A						
Operational Burial			N/A						
Common Land		-	N/A						
Existing Policy		CEN1 - Non-		uses in town	centres; CEN	N2 – Hierard	hy	of cen	tres; CEN3 -
Designations		Growth in str							•
Green Belt and I	Lands	scape Sensi	tivity	Assessme	nt				
Criteria		Assessment				Rating	a		
Green Belt Harm				Not	in the Green		·		
Landscape Sensitivity				1400		Den			
Detailed assess	ment	against env	rironn	nental, ecoi	nomic and	social crit	eri	ia	
Criteria	, A	Assessment							Rating
			E	nvironmen	tal				
Greenfield/Previous Developed Land	sly A	A vacant public	c house	e is situated	on the site.				
Topography	١	No / negligible constraint on capacity.							
Agricultural Land		Not agricultura		•					
Quality using									
Magicmap									
Landscape post-									
1988 map		1							
Tree Preservation		No relevant tre	es						
Orders / Mature									
Trees of Value on site or significantly									
affecting boundarie	es								
andoming boundario									

Biodiversity or	No habitat				
Geodiversity on site	140 Habitat				
or significantly					
affecting boundaries					
Heritage Assets on	No assets / negligible impac	t on site capacity			
site or significantly		' '			
affecting boundaries					
Visual amenity and	Provides a green corridor for	r existing residents and s	creen to		
Character of the	motorway				
Area					
Flood risk, drainage	No drainage / flood risk issue	es / negligible impact on	site		
and ground water	capacity				
Ground	No known issues / negligible	e constraint on capacity			
Contamination					
Ground stability	No known issues / negligible				
Air Quality impact of	Likely to be air quality issues	s to proximity to busy roa	d networks		
adjoining uses					
Noise impact of	Likely to be noise impact du				
adjoining uses	proximity to road network an				
Mineral Extraction	No mineral extraction or min	eral resource constraints	;		
and Mineral					
Resource Areas	No reignard infractive at the con-	a atra inta			
Mineral Infrastructure and Brickworks	No mineral infrastructure con	nstraints			
Waste Infrastructure	No woote infrastructure cons	atrainta			
Other Environmental	No waste infrastructure cons None	straints			
Other Environmental		amia			
Employment		nomic			
Employment Development	Not Suitable for employme	int use			
Opportunities					
Employment Land	Not existing employment la	and			
Delivery / Phasing	No obvious constraints wh				
Donvery / I ridding		•			
	All capacity deliverable dur				
Viability	Brownfield site in medium				
Availability of utilities -					
electricity, gas, water,	there is significant headroo				
sewage treatment	Water Treatment Works wi				
	aware that it also serves B	irmingnam's growth over	the same		
Infrastructure	No limitations / negligible in	mpact on dovolopment vi	ability		
constraints on / under	140 iii iii iii ations / negligible ii	inpact on development vi	ability		
site					
Highways access and	Town centre location with a	access to public transpor	t links		
transportation					
tranoportation	Access constraints / highw	ay safety impact which c	an be viably		
	overcome				
Impact on the wider	No / negligible impact				
road network	Nice				
Other Economic	None				
A		cial			
Access time by walking or public transport (except Brime are selected within 10 mins GP/Health Within 10 mins					
Primary schools: walking only) to key residential Contro Molk in any v				e mitigation	
		Cerille/walk in	arry viabi	e miligation	
	e with BCP Policy HOU2.		arry viabi	e miligation	
services in accordance	e with BCP Policy HOU2. Within 10 mins following any	Strategic	Within 20 r	nins following	
services in accordance	e with BCP Policy HOU2.		Within 20 r		

Secondary School	Within 20 mins following any viable mitigation	Centre/Foodstore		mins following le mitigation			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45- 100 dph)	• `				
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	d N/A						
Other Social	None						
	Орро	ortunities					
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.						
		ility Appraisal					
Sustainability	Not assessed as within the		e Black				
Appraisal Conclusion	n Country Plan does not cov	er.					
Conclusion							

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.