

Appendix D - Wolverhampton

Appendix D-1: Summary of Sites Assessed (Wolverhampton)

Site Assessment Reference (Draft BCP site ref)	Ward	Address	Site Area (ha)	Appropriate Capacity (if selected)	Link to interactive map
Housing Sites					
Selected					
SA-0001-WOL (WOH257)	Bushbury,North	Northycote Lane, Bushbury, Wolverhampton	7.44	182 homes	Click Here
SA-0002-WOL (WOH258)	Bushbury,North	South of Moseley Road, Bushbury, Wolverhampton	4.26	124 homes	Click Here
SA-0003-WOL (WOH259)	Bushbury,North	North of Moseley Road, Bushbury, Wolverhampton	2.01	78 homes	Click Here
SA-0005-WOL (WOH260)	Bushbury,North	Land at Bushbury Lane/ Legs Lane, Bushbury, Wolverhampton	7.30	148 homes	Click Here
SA-0009-WOL (WOH262)	Fallings Park	Open Space at Grassy Lane, Fallings Park, Wolverhampton	3.20	88 homes	Click Here
SA-0010-WOL (WOH263)	Fallings Park	Land North of Grassy Lane, Fallings Park, Wolverhampton	2.70	80 homes	Click Here
SA-0015-WOL (WOH264)	Fallings Park	Land at Grassy Lane, Fallings Park, Wolverhampton	2.38	95 homes	Click Here
SA-0030-WOL (WOH271)	Fallings Park	Land East of Wood Hayes Road, Wolverhampton	2.04	40 homes	Click Here
SA-0018-WOL (WOH265)	Tettenhall Wightwick	Land West of 74 Perton Road, Wightwick, Wolverhampton	0.60	4 homes	Click Here
SA-0021-WOL (WOH266)	Park	City of Wolverhampton College (buildings), Paget Road, Compton Park, Wolverhampton	3.52	140 homes	Click Here
SA-0024-WOL (WOH267)	Tettenhall Regis	South Staffordshire Golf Course Land at Codsall Road, Wolverhampton	0.85	8 homes	Click Here

D-1 Summary of Sites Assessed (Wolverhampton)

SA-0008-WOL (WOH261)	Oxley	Oxley Park Golf Club land adjacent to 139 Oxley Moor Road	0.13	3 homes	Click Here
SA-0025-WOL (WOH268)	Oxley	Oxley Park Golf Club land adjacent to 1A Ribbesford Avenue	0.06	3 homes	Click Here
SA-0027-WOL (WOH269)	Oxley	Oxley Park Golf Club land adjacent to 21 Oxley Links Road	0.14	3 homes	Click Here
SA-0028-WOL (WOH270)	Oxley	Oxley Park Golf Club land adjacent to 10 Oxley Links Road	0.23	4 homes	Click Here
SA-0032-WOL (WOH272)	Bilston East	Lane Street / Highfields Road, Bradley, Wolverhampton	1.79	72 homes	Click Here
SA-0040-WOL (WOH273)	Bilston North	Moseley Road Open Space (part), Langdale Drive, Bilston	1.89	85 homes	Click Here
SA-0053-WOL (WOH274)	Tettenhall Wightwick	Former Wolverhampton Environment Centre (buildings), Westacre Crescent, Finchfield	0.83	14 homes	Click Here
Not Selected					
SA-0004-WOL	Bushbury North	West of Cannock Road, Bushbury	3.45	NA	Click Here
SA-0006-WOL	Bushbury North	Land adjoining Bushbury Hill Farm, Bushbury Lane	2.36	NA	Click Here
SA-0007-WOL	Bushbury North	Former Bushbury Swimming Baths, Sandy Lane	0.83	NA	Click Here
SA-0011-WOL	Blakenhall	Land at Pennwood Farm, Goldthorn Park (north)	27.8	NA	Click Here
SA-0012-WOL	Blakenhall	Colton Hills Community School	4.56	NA	Click Here
SA-0014-WOL	Penn	Mount Farm, Pennwood Lane	0.85	NA	Click Here
SA-0016-WOL	Penn	Land South of Vicarage Road, Penn	1.05	NA	Click Here
SA-0019-WOL	Tettenhall Wightwick	Land between 301 and 302 Bridgnorth Road	1.24	NA	Click Here
SA-0020-WOL	Tettenhall Wightwick	Wightwick Mill Field, Bridgnorth Road, Compton	2.11	NA	Click Here
SA-0022-WOL	Park	Playing Fields to Rear of City of Wolverhampton College, Paget Road	4.02	NA	Click Here
SA-0026-WOL	Penn	Land off 385 Penn Road and Vicarage Road	2.80	NA	Click Here
SA-0031-WOL	Blakenhall	Land at Pennwood Farm (part) - South	24.4	NA	Click Here
SA-0048-WOL	Tettenhall Wightwick	Land rear of Pattingham Road / Tinacre Hill	0.76	NA	Click Here
SA-0049-WOL	Penn	Land South of Vicarage Road Cemetery, Penn	0.97	NA	Click Here

D-1 Summary of Sites Assessed (Wolverhampton)

SA-0054-WOL	East Park	Sites at Sutherland Avenue / Cooper Street	1.50	NA	Click Here
Employment Sites					
Selected					
SA-0034-WOL (WOE662)	Ettingshall	Major Street Dixon Street	2.53	2.53 ha	Click Here
SA-0035-WOL (WOE698)	Wednesfield South	Wednesfield 9 (Phoenix Road)	1.77	1.77 ha	Click Here
SA-0036-WOL (WOE729)	Wednesfield South	Wednesfield 12 (Bentley Bridge Business Park, Well Lane)	1.24	1.24 ha	Click Here
SA-0037-WOL (WOE731)	Wednesfield South	Glynweds (Pantheon Park - fmr Prime 10, Bentley Bridge)	7.22	7.22 ha	Click Here
SA-0039-WOL (WOE618)	Wednesfield South	Tata Steel	4.26	4.26 ha	Click Here
SA-0041-WOL (WOE732)	Wednesfield South	Bowmans Harbour, Planetary Road	2.63	2.63 ha	Click Here
SA-0044-WOL (WOE658)	Ettingshall	Millfield Road EDNA	0.70	0.70 ha	Click Here
SA-0045-WOL (WOE758)	Bushbury South & Low Hill	Shaw Road (Strykers)	0.77	0.77 ha	Click Here
SA-0047-WOL (WOE703)	East Park	Dean's Road/ Neachells Lane	8.00	8.00 ha	Click Here
SA-0051-WOL (WOE763)	Bilston East	Former Starr Road Transport Depot, Dale Street	0.91	0.91 ha	Click Here
SA-0052-WOL (WOE694)	East Park	Land behind Keyline Builders Merchants, Willenhall Road	1.21	1.21 ha	Click Here
Not Selected					
None					

Table D-2 Call for Sites not Assessed and Reasons Why (Sandwell)

Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed
10544 (north part)	Bilston East	Land North of Hughes Road, Wednesbury	7.93 (part)	<p>Proposed for Employment Use</p> <p>Existing employment allocation (Bilston Corridor AAP) carried forward into the Draft Black Country Plan. South part of site falls within Walsall and is also an existing employment allocation carried forward into the Draft Black Country Plan.</p>
336	Ettingshall	Ettingshall Lodge, Ettingshall Road, Wolverhampton WV2 2LA	0.05	<p>Proposed for Housing Use</p> <p>Site is located in the urban area and has no designations which preclude housing development. The capacity of the site is less than 10 homes, falling below the threshold for allocation in the Draft Black Country Plan.</p>

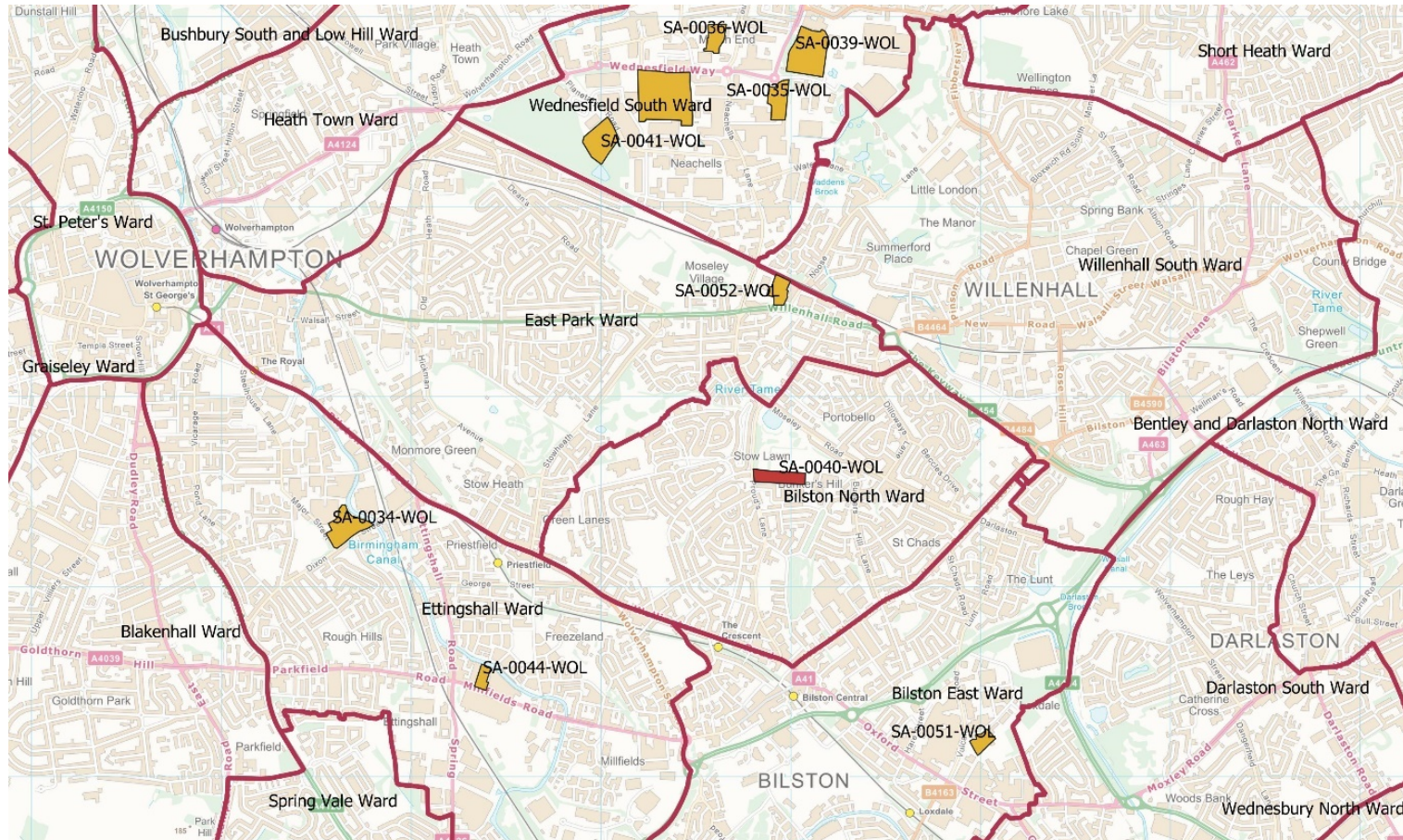
Bilston East - Selected Site



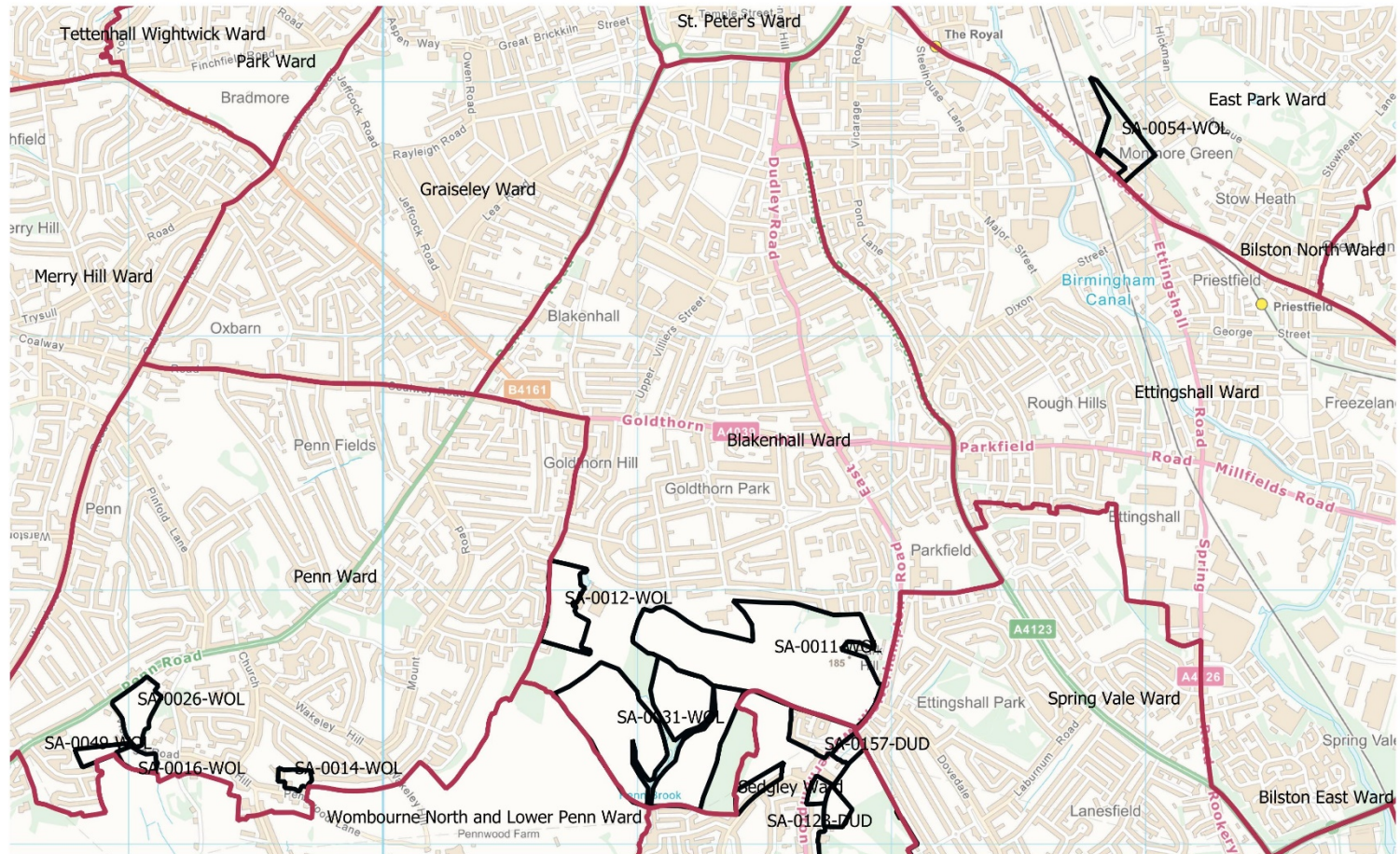
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D-3 Wolverhampton Ward Maps

Bilston North - Selected Site



Blakenhall - Rejected Sites



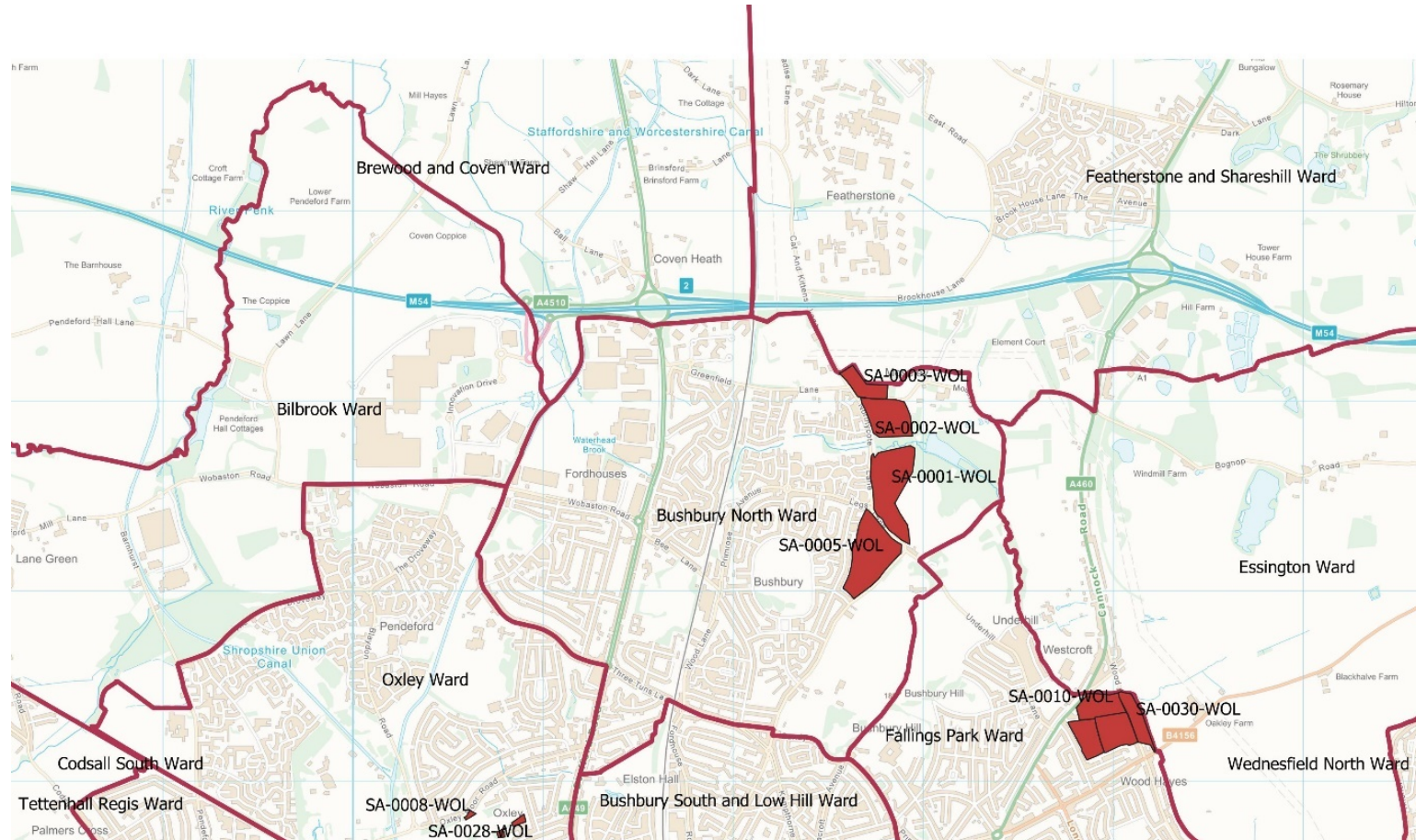
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Blakenhall Ward

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D-3 Wolverhampton Ward Maps

Bushbury North - Selected Sites



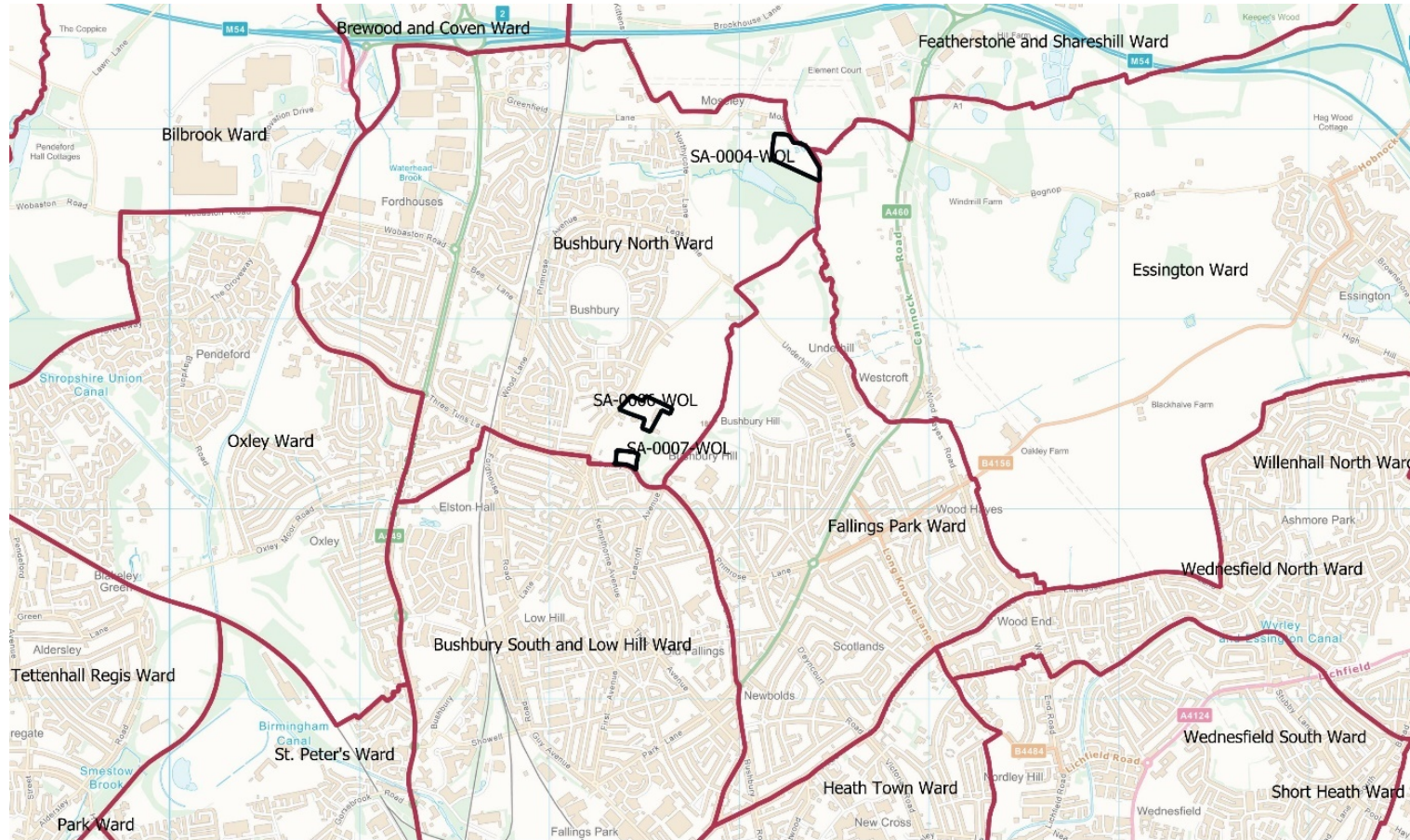
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Bushbury North Ward

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D-3 Wolverhampton Ward Maps

Bushbury North - Rejected Sites



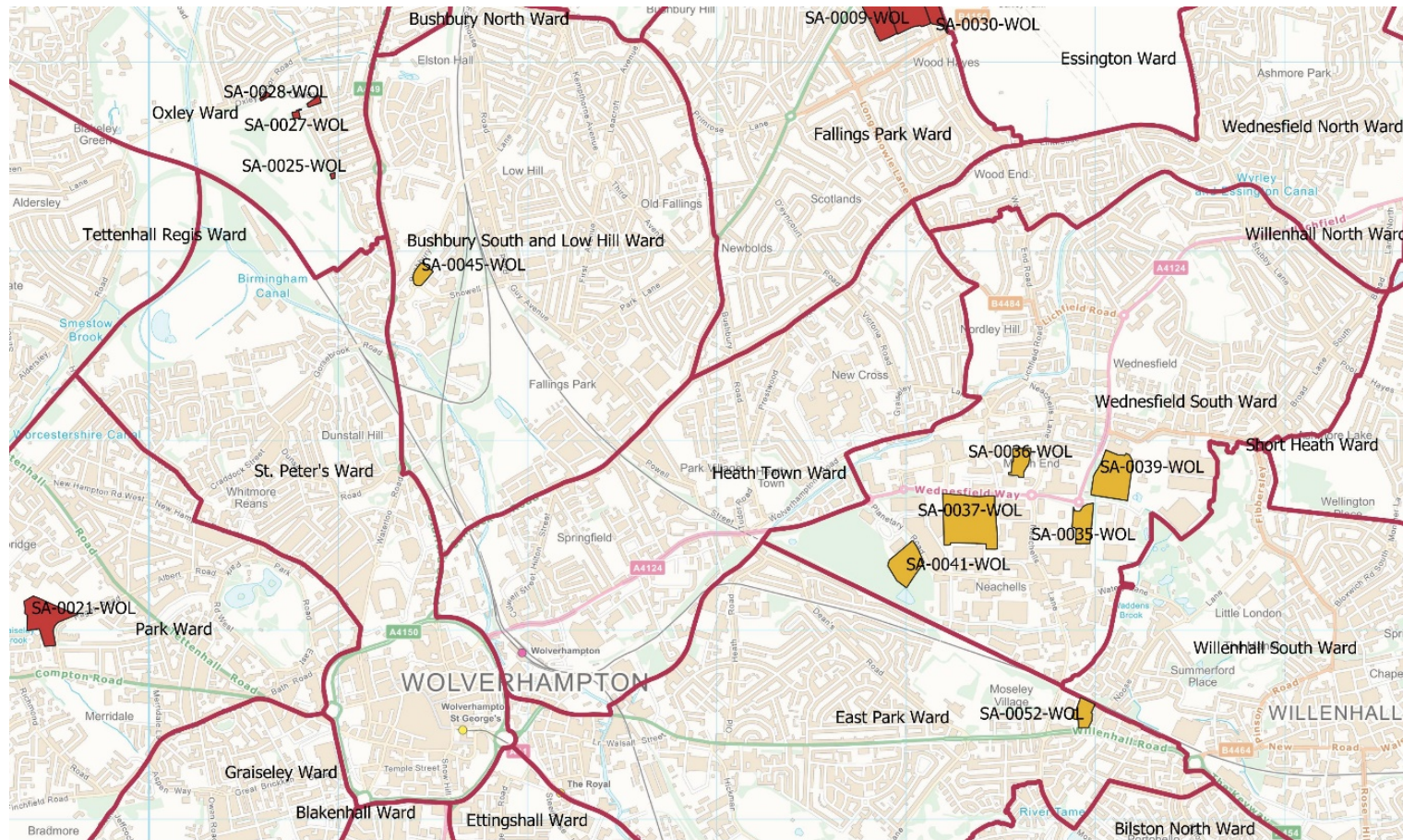
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Bushbury North Ward

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D-3 Wolverhampton Ward Maps

Bushbury South and Low Hill - Selected Sites



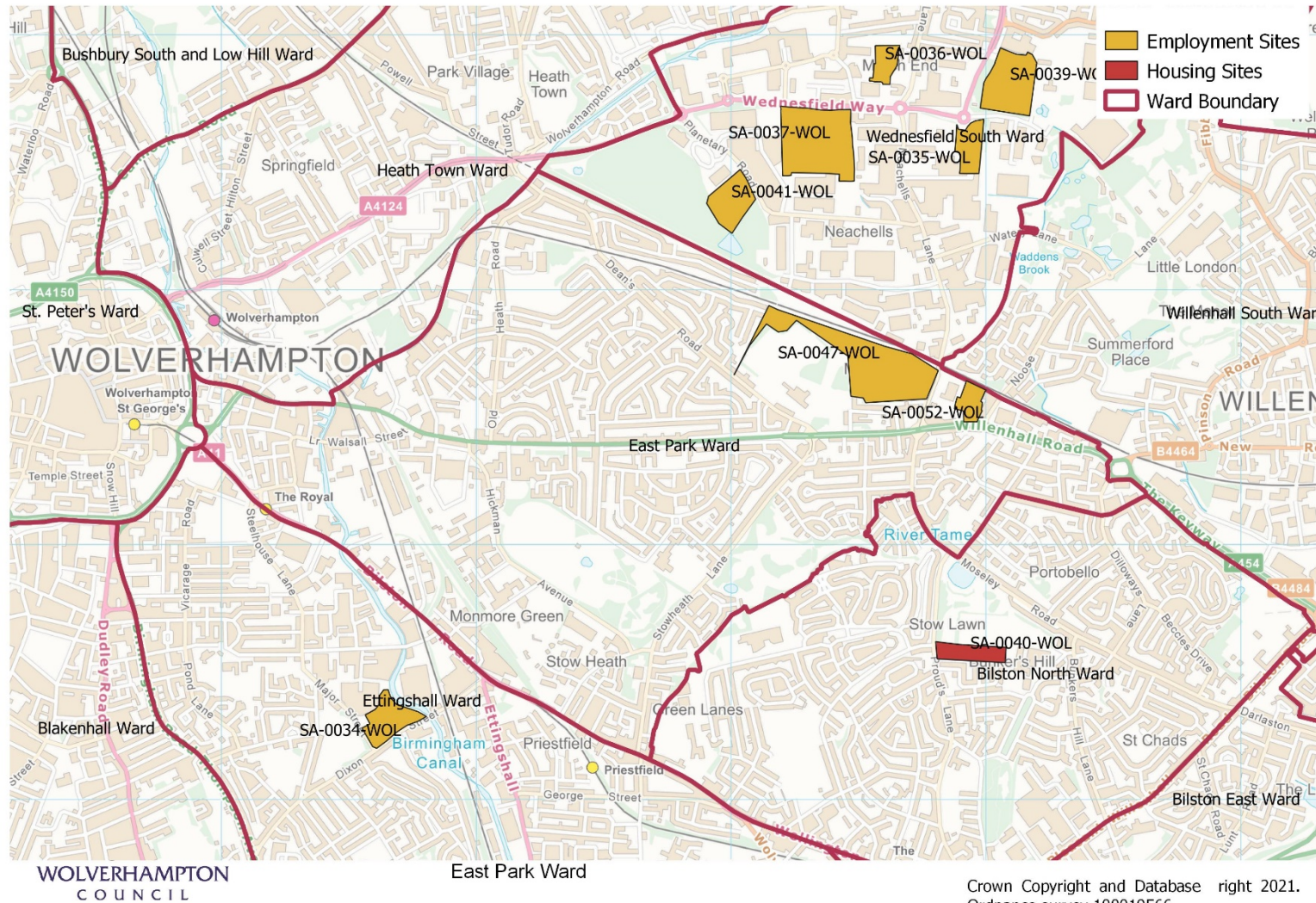
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Bushbury South and Low Hill Ward

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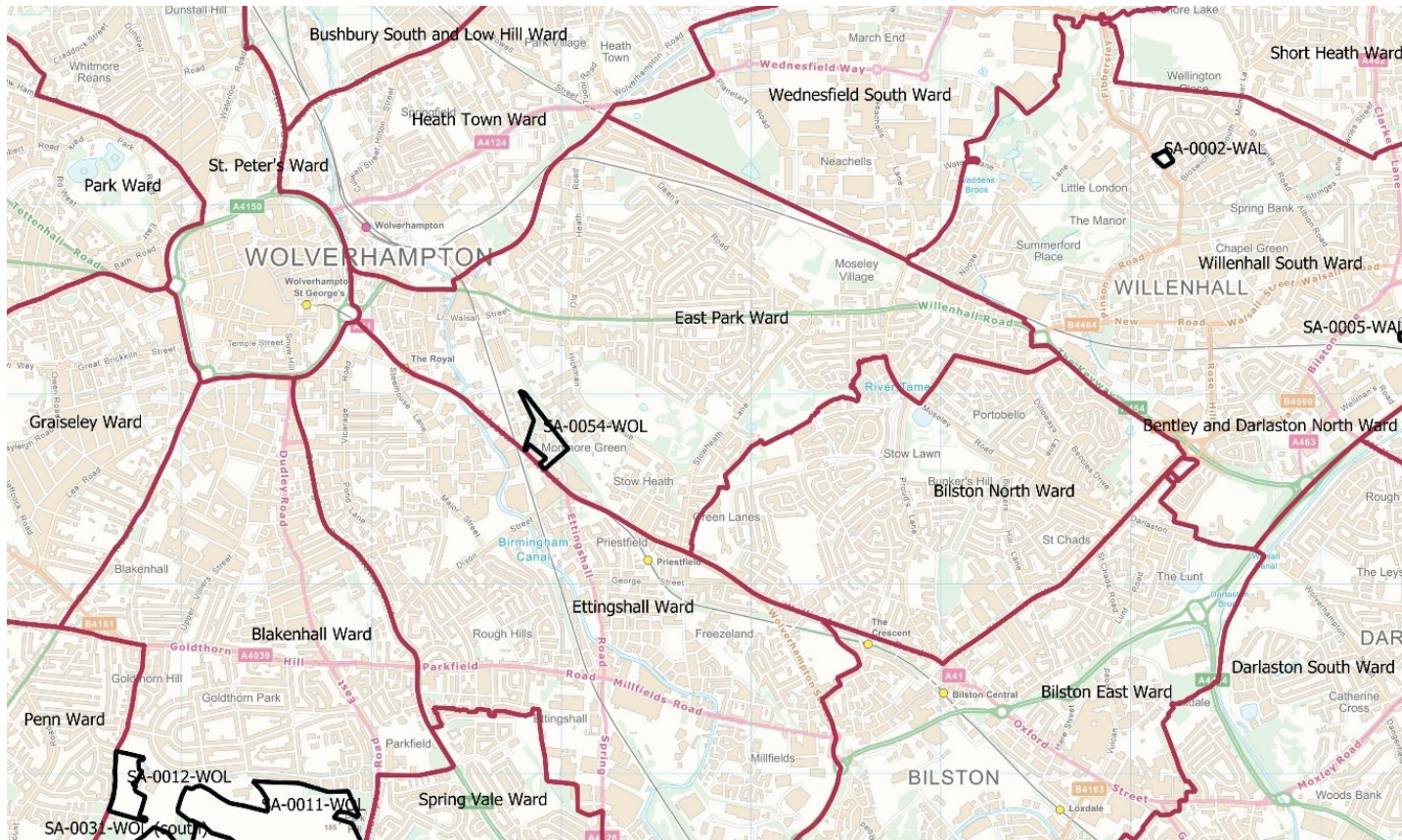
D-3 Wolverhampton Ward Maps

East Park - Selected Sites



D-3 Wolverhampton Ward Maps

East Park - Rejected Sites



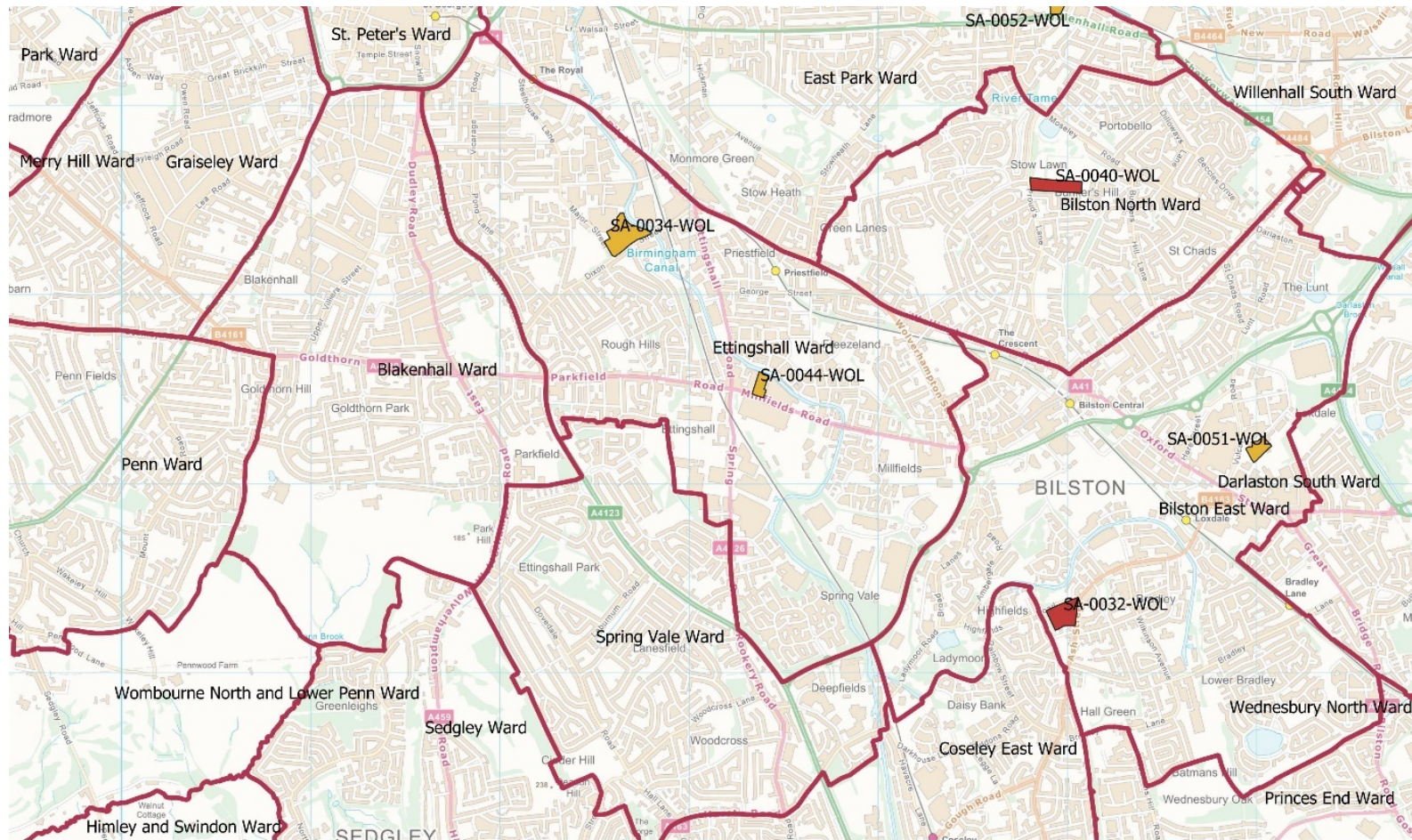
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East Park Ward

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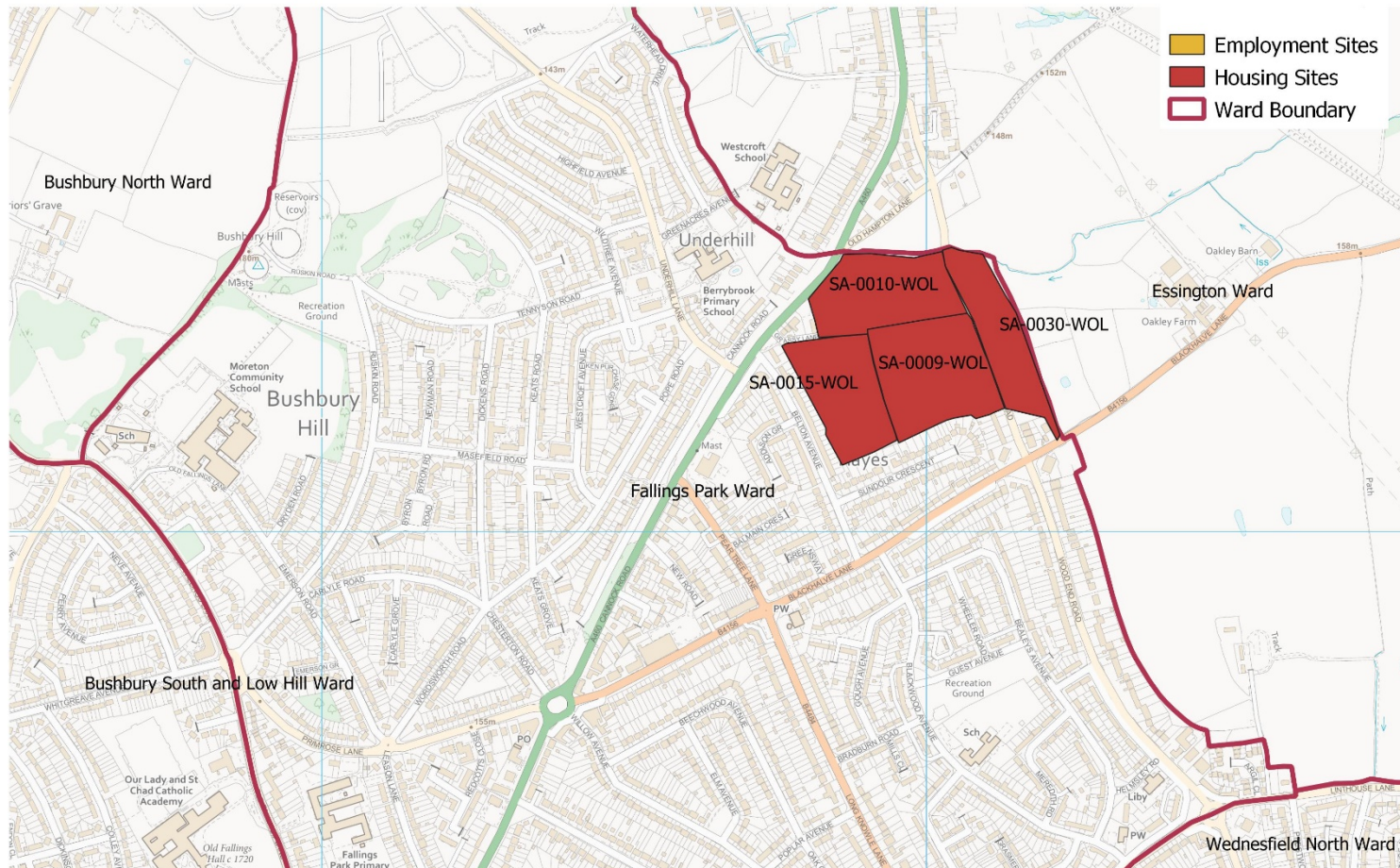
D-3 Wolverhampton Ward Maps

Ettingshall - Selected Sites



D-3 Wolverhampton Ward Maps

Fallings Park - Selected Sites



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Fallings Park Ward

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D-3 Wolverhampton Ward Maps

Oxley - Selected Sites



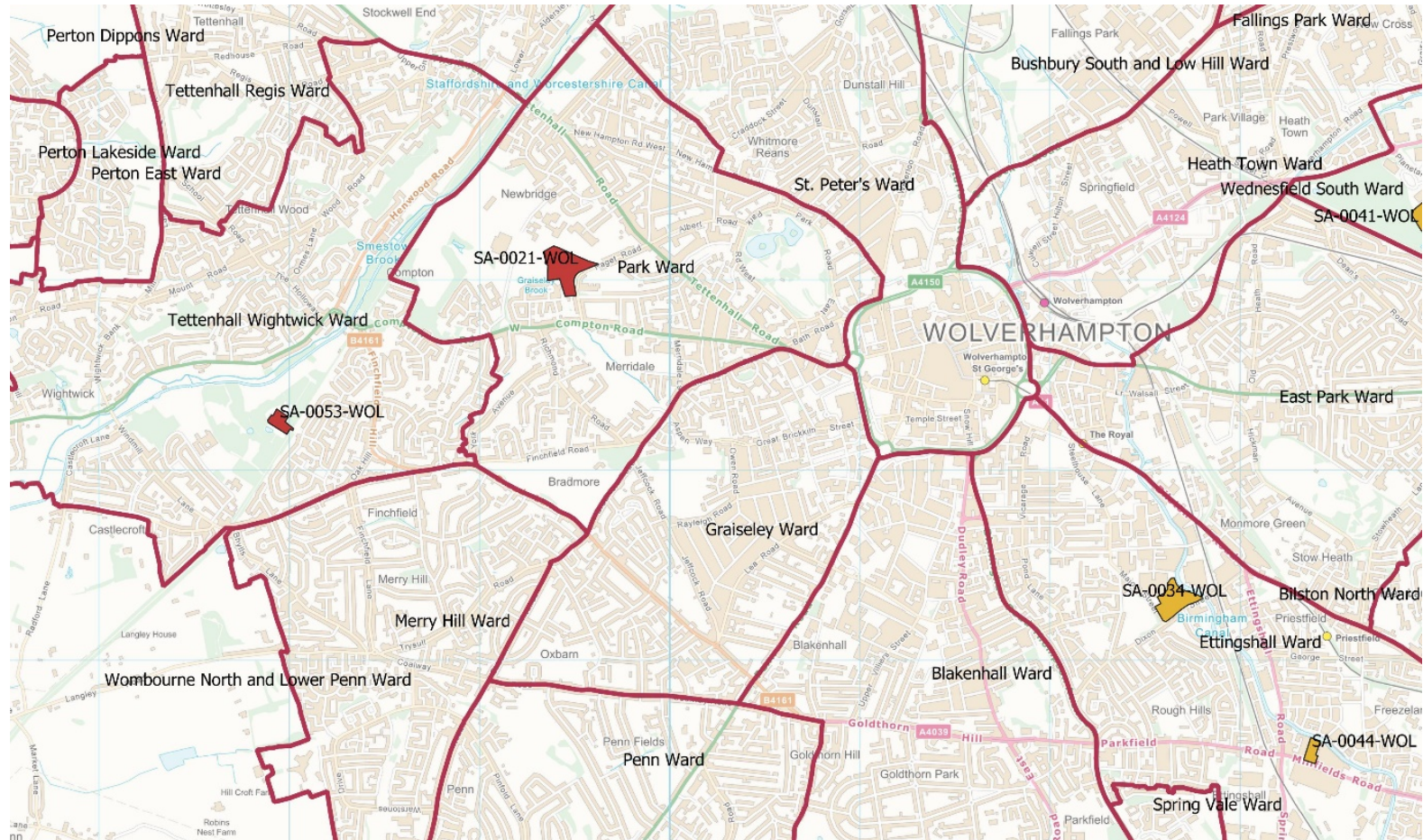
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Oxley Ward

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D-3 Wolverhampton Ward Maps

Park - Selected Sites



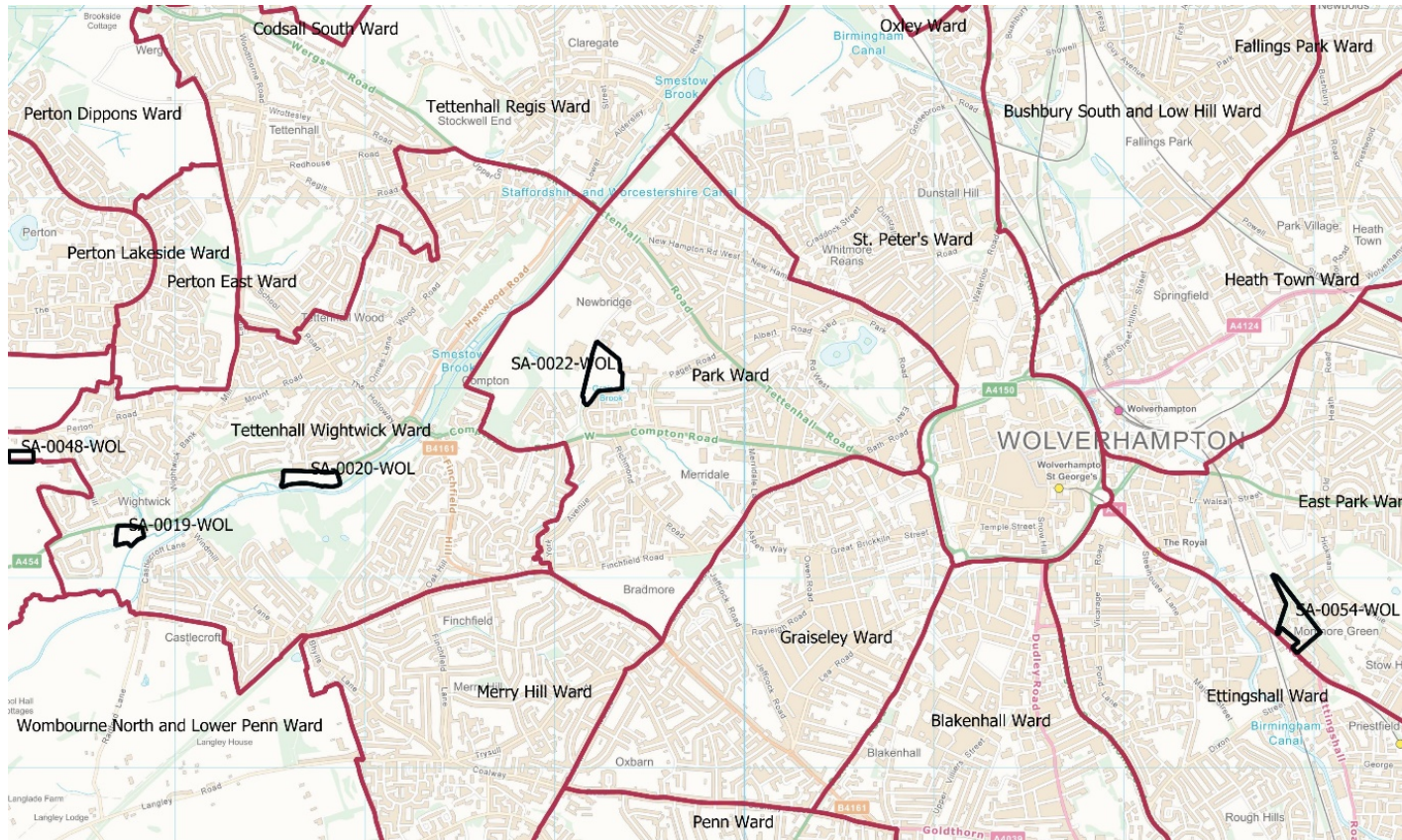
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Park Ward

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D-3 Wolverhampton Ward Maps

Park - Rejected Sites



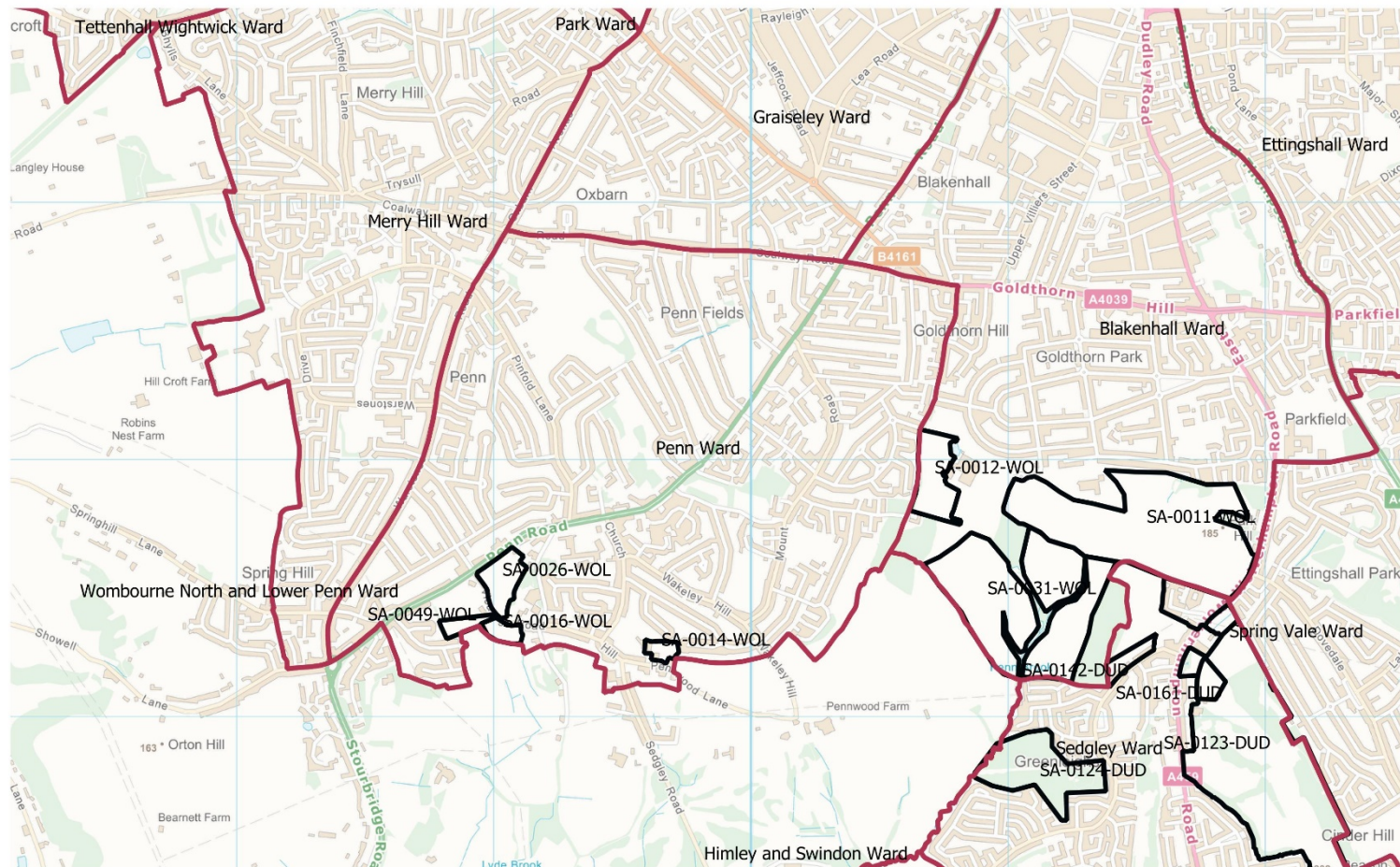
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Park Ward

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D-3 Wolverhampton Ward Maps

Penn - Rejected Sites



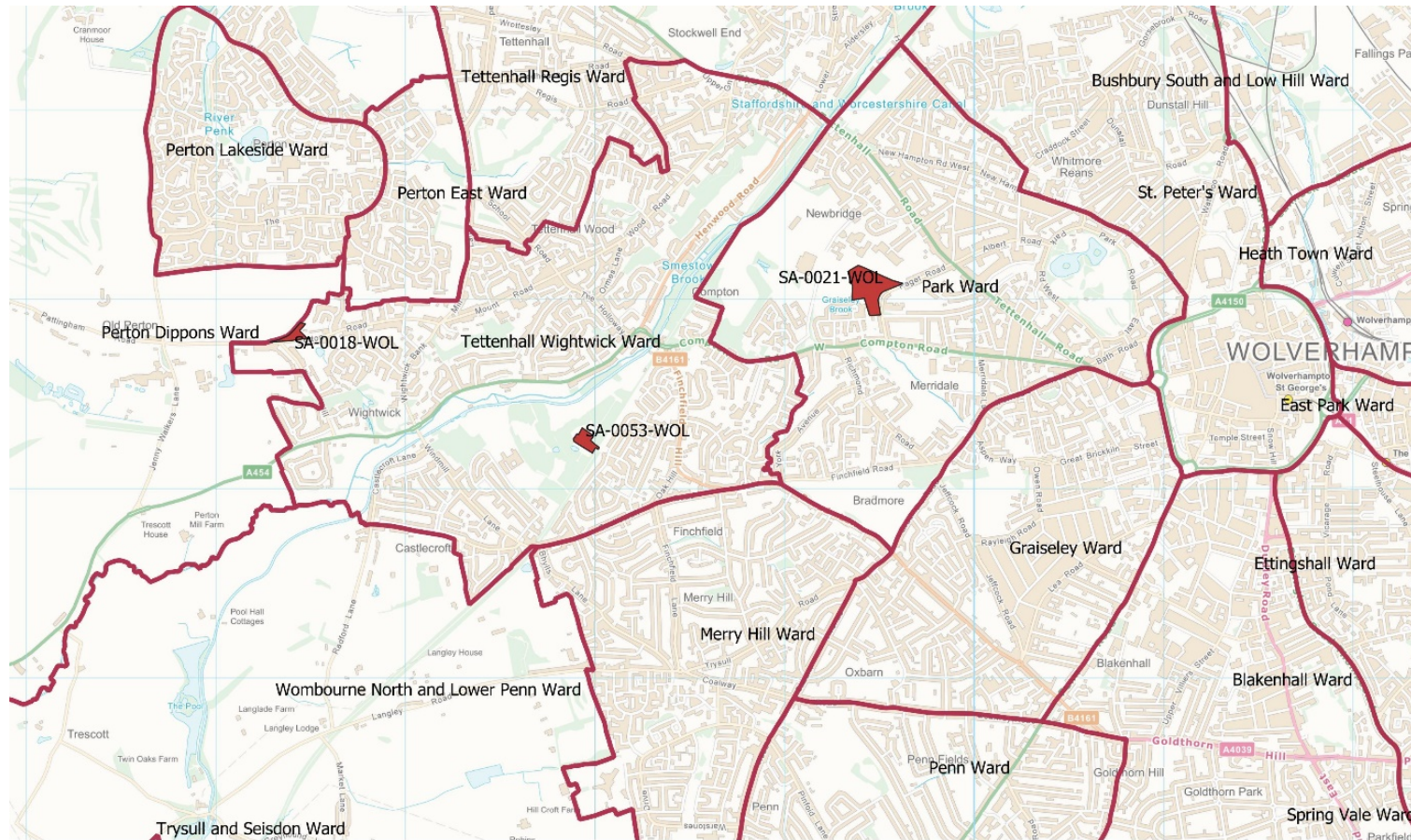
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Penn Ward

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D-3 Wolverhampton Ward Maps

Tettenhall Wightwick - Selected Sites



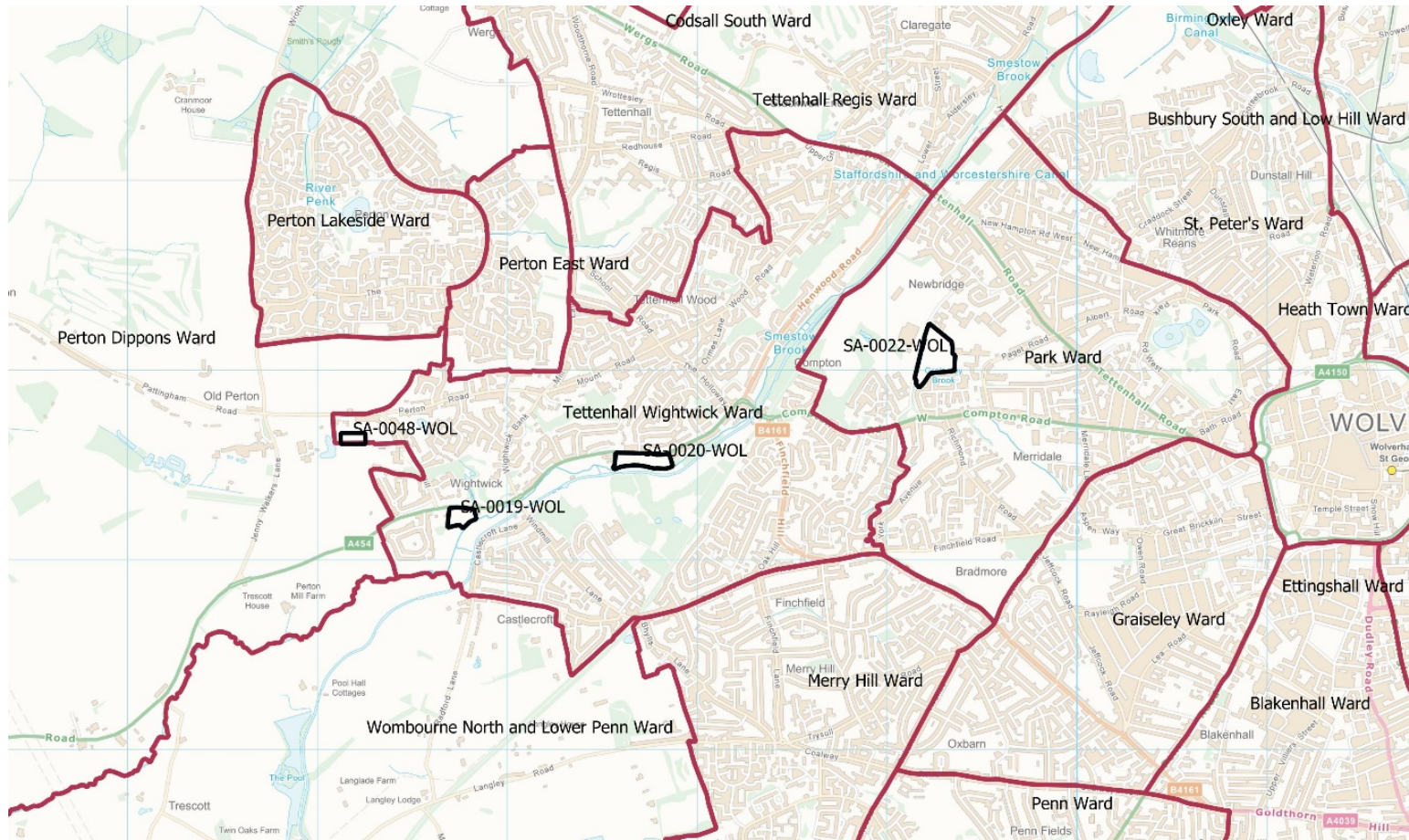
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Tettenhall Wightwick Ward

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D-3 Wolverhampton Ward Maps

Tettenhall Wightwick - Rejected Sites



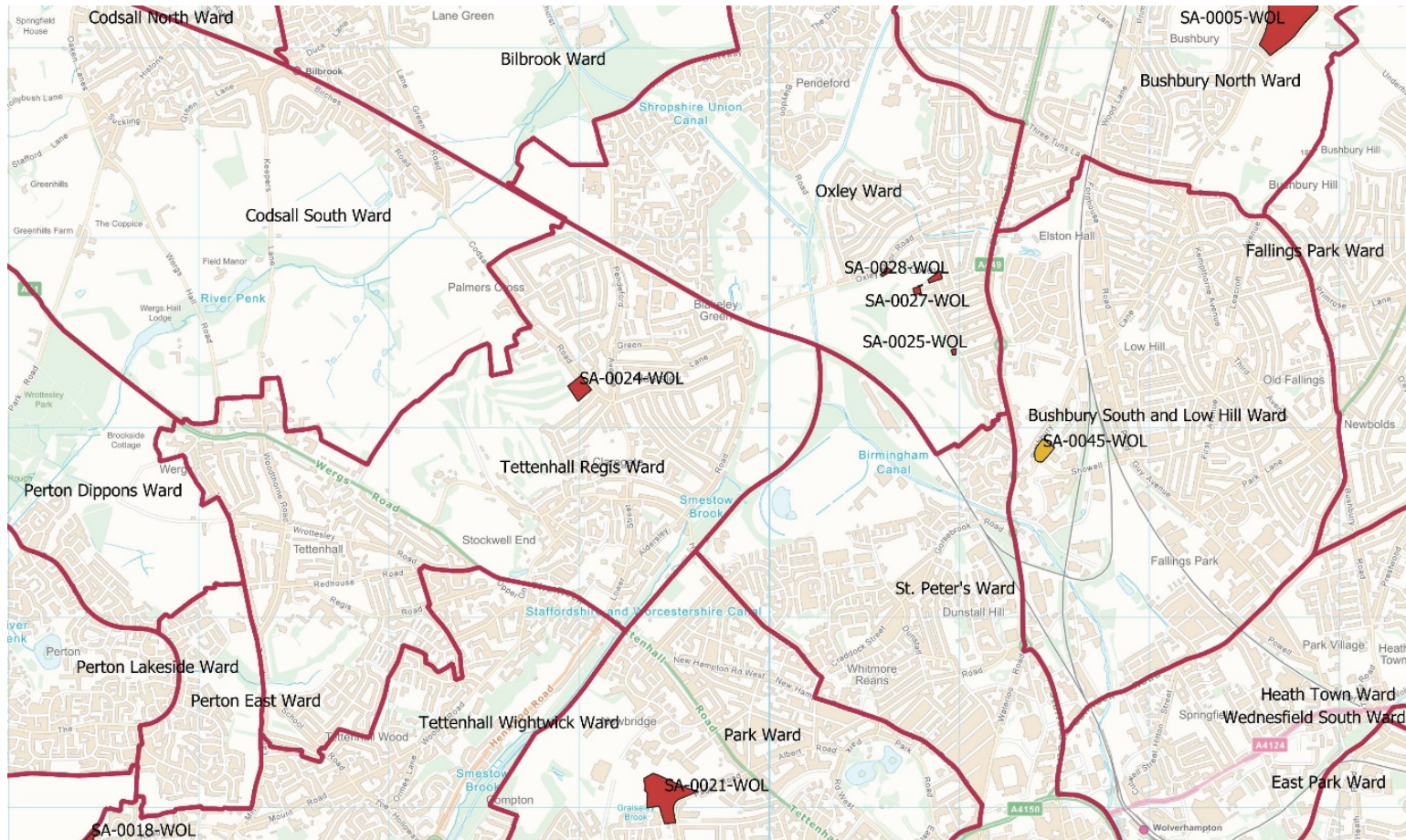
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Tettenhall Wightwick Ward

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D-3 Wolverhampton Ward Maps

Tettenhall Regis - Selected Sites



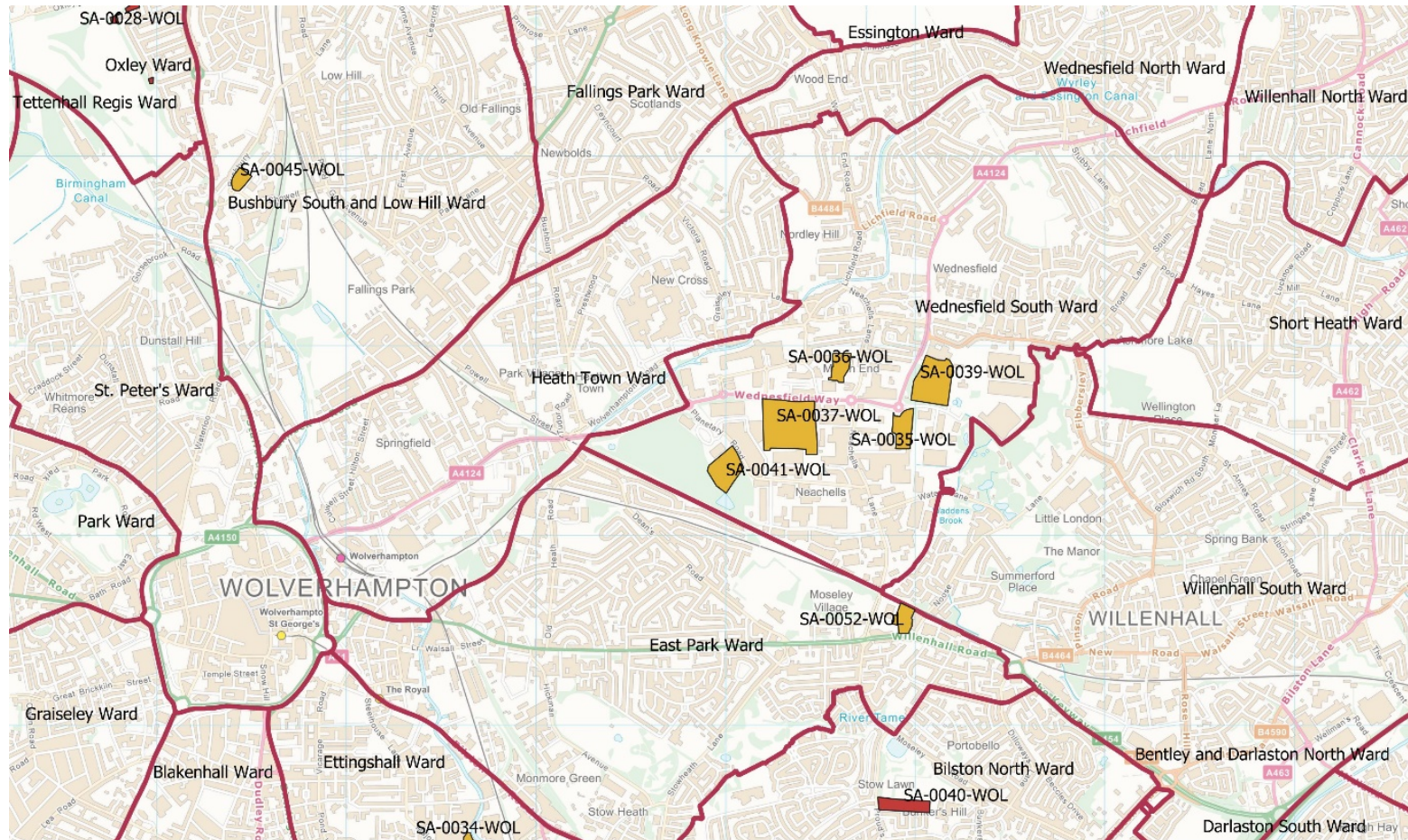
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Tettenhall Regis Ward

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D-3 Wolverhampton Ward Maps

Wednesfield South - Selected Sites



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Wednesfield South Ward

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Appendix D-4: Sites Assessed for Housing and Selected (Wolverhampton)

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

Contents

Ward	Site Known As	Site Reference	Page
Bushbury North	Northcote Lane	SA-0001-WOL	24
	South of Moseley Road, Bushbury, Wolverhampton	SA-0002-WOL	28
	North of Mosley Road	SA-0003-WOL	32
	Land at Bushbury Lane/ Legs Lane, Bushbury, Wolverhampton	SA-0005-WOL	36
Fallings Park	Open Space at Grassy Lane, Fallings Park, Wolverhampton	SA-0009-WOL	40
	Land North of Grassy Lane, Fallings Park, Wolverhampton	SA-0010-WOL	44
	Land at Grassy Lane, Fallings Park, Wolverhampton	SA-0015-WOL	48
	Land East of Wood Hayes Road, Wolverhampton	SA-0030-WOL	52
Tettenhall Wightwick	Land West of 74 Perton Road, Wightwick, Wolverhampton	SA-0018-WOL	56
Park	City of Wolverhampton College (buildings), Paget Road, Compton Park, Wolverhampton	SA-0021-WOL	60
Tettenhall Regis	South Staffordshire Golf Course Land at Codsall Road, Wolverhampton	SA-0024-WOL	64
Oxley	South Staffordshire Golf Course Land at Codsall Road, Wolverhampton	SA-0008-WOL	68
	Oxley Park Golf Club land adjacent to 139 Oxley Moor Road	SA-0025-WOL	72
	Oxley Park Golf Club land adjacent to 21 Oxley Links Road	SA-0027-WOL	76
	Oxley Park Golf Club land adjacent to 10 Oxley Links Road	SA-0001-WOL	79
Bilston East	Lane Street / Highfields Road, Bradley, Wolverhampton	SA-0032-WOL	83
Bilston North	Moseley Road Open Space (part), Langdale Drive, Bilston	SA-0040-WOL	87
Tettenhall Wightwick	Former Wolverhampton Environment Centre (buildings), Westacre Crescent, Finchfield	SA-0053-WOL	90

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	Northcote Lane		
Site Address	Northcote Lane, Bushbury, Wolverhampton		
Ward	Bushbury North	Call for Site Ref	197 (part)
Site Area (ha)	7.44	Capacity proposed in Call for Sites submission	NA (part of larger site)
Land Type	Greenfield	Site Assessment Reference	SA-0001-WOL
Background/Context			
Current uses	Agricultural land and Northcote Lane (track)		
Surrounding land uses	Northcote Farm Country Park / SINC and Moseley Hall Farm to east, Northcote Lane and residential to west, Northcote Lane and grazing land (Land at Northwood Road) to south west. A narrow track running through the centre of the site (also called Northcote Lane) divides it into north east and south west parts.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to checking sprawl from the West Midlands conurbation and preventing encroachment onto the countryside, and a moderate contribution to preventing the merging of settlements between the West Midlands conurbation and Cheslyn Hay. The topographic gradient within the sub-parcel creates a strong distinction between the settlement edge and the Green Belt, so any release in this area would weaken this role.		Very High
Landscape Sensitivity	The landscape is considered to have moderate overall sensitivity to residential development as the majority of the criteria score moderate and no criteria override that judgement.		Moderate
Environmental			
Greenfield / Previously Developed Land	All greenfield		
Topography	Generally flat site.		
Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.		
Tree Preservation Orders / Mature Trees of Value on site or	Large provisional TPO belts to eastern and south west boundaries of site, plus one belt running along the track through the centre of the site which divides it into north east and south west parts and would need to be breached to provide an access road to open up the north east part of the		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

significantly affecting boundaries	site. Further work would assist in identifying significant trees within this belt and any potential mitigation. Beyond the site boundaries there are TPO areas to the north and east. Buffers required to all site boundaries to preserve value and mitigate potential impacts.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The whole site was subject to ecological survey in 2019, which recommends designation of whole hedgerow to east, and hedgerow / tree belt running along track as SLINCs. Track belt would need to be breached to provide an access road to open up the north east part of the site. Beyond the site boundary, there are significant SINC areas to the north and east. Buffers required to all site boundaries to preserve value and mitigate potential impacts. Net biodiversity gain could be secured through improvements to the adjoining Northcote Farm Country Park SINC and improved links from the development to this site, including Council adoption /management of land along the brook / fish pond, to extend Northcote Farm Country Park by c. 10.4 ha.	
Heritage Assets on site or significantly affecting boundaries	The south-eastern tip of the site falls within 20m of the curtilage of Northcote Farm Grade 2 Listed Building. This could be addressed through a landscape buffer along this edge. Moseley Mill and Fishponds Area of High Historic Landscape Value lies to the north east of the site and Moseley Court Bushbury Designed Landscape of High Historic Value lies along most of the east boundary of the site (HLC Study). Bushbury Hill Conservation Area adjoins the south-eastern tip of the site, however a recent Conservation Area Appraisal recommends reducing the CA boundary to the extent that no part of this site will be within the setting of the CA.	
Visual Amenity and Character of the Area	Small number of residential properties to west of Northcote Lane are bungalows and well set back and/or with high hedges. If majority of TPO / SLINC woodland on western boundary is retained, development is unlikely to have a negative impact.	
Flood risk, drainage and ground water	Limited surface flooding risk (0.1%) along track. No other flood risk or drainage issues on site. Brook with associated flood risk zone 3a lies at northern boundary of site. SUDs areas will be required on site of approx. 0.5 ha.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Employment Land	NA					Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery.						
Viability	No obvious constraints / obligations which could affect viability.						
Availability of utilities – electricity, gas, water, sewage treatment	Water Cycle Study indicates there is limited headroom/capacity at the Coven Heath wastewater treatment works which serves this area. Severn Trent indicates that upgrades will be required however this is not a constraint on development.						
Infrastructure constraints on / under site	Public Right of Way needs to be incorporated into any layout. Public foul sewer runs under northern edge of north east part of the site (falling within the landscape buffer shown on the site plan below).						
Highways access and transportation	Access possible to the south west part of the site from Northcote Lane and Legs Lane. North east part of the site can only be accessed through the south west part of the site, by crossing the track and TPO belt. Further work would assist in identifying significant trees within this belt and any potential mitigation.						
Impact on the wider road network	To avoid impacts on the wider road network improvements to the Northcote Lane / Greenfield Lane junction may be required. Potential further impacts if large-scale sites come forward nearby. This could require major improvements along the Northcote Lane / Legs Lane / Bushbury Lane route and junction improvements towards Stafford Road.						
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 Centre				
Primary School	Currently most of site is outside 15 mins, however if new primary school is provided on site SA-0005-WOL the site will be within 10 mins.		Strategic Centre/Employment Area				
Secondary School	Most of site is within 25 mins pedestrian access. Gaps could be addressed through local bus service improvements		Centre/Foodstore				
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X	
Any character constraints on density	Given local character a density of more than 40 dph is not appropriate.						
Connections to local cycle route networks	No issues						
Public Open Space	There is a sufficient quantity of open space in the local area to meet the needs of new residents. The site is <400 m walking distance from Abbeyfield Neighbourhood Park and from Northcote Farm Country Park, at Bushbury Hill. An off-site contribution will be required to address local quality deficiencies, which could also form mitigation for loss of green belt. This is likely to take the form of improvements to the adjoining Northcote Farm Country Park and improved links from the development to this site, including Council						

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

	adoption /management of c. 10.4 ha of land along the brook / fish pond, to extend Northcote Farm Country Park.					
Loss of Playing Field / Sports Pitches	No issues					
Other Social	There is likely to be a shortage of primary and secondary school places locally which will need to be addressed through off-site investment.					
Opportunities						
Potential to form part of larger development area which could jointly fund any necessary school place / wider road network improvements.						
Potential to secure improvement / extension to, and long term protection, community use and management of, adjoining SINC / TPOs, and potential incorporation of c. 10.4 ha into adjoining Northcote Farm Country Park, which is in control of the land owner.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 2, 3, 4, 6, 7, 8, 9, 12, 14 and a major positive impact for SA Objective 10 – Housing						
Conclusion						
<p>Agricultural land in the green belt. Whole hedgerow to east, and hedgerow / tree belt running along track within site are proposed for designation as SLINCs (following recent ecological survey), with some TPOs. Track belt would need to be breached to provide an access road to open up the north east part of the site. Beyond the site boundary, there are significant existing / proposed SINC areas to the north and east. Buffers required to all site boundaries and along track belt to preserve value and mitigate potential impacts. Net biodiversity gain, green belt mitigation and open space provision could be secured through improvements to the adjoining Northcote Farm Country Park SINC and improved links from the development to this site, including Council adoption /management of c. 10.4 ha of land along the brook / fish pond, to extend Northcote Farm Country Park.</p> <p>The site falls within an area with very high green belt harm, however it demonstrates moderate landscape sensitivity and forms one of a limited number of larger development opportunities in the Wolverhampton Green Belt.</p> <p>There is a shortage of primary and secondary school places locally, requiring off-site contributions to increase capacity. Access to residential services is satisfactory subject to provision of a potential new primary school on land at Bushbury Lane / Legs Lane immediately to the south and local bus service improvements to secondary schools. Site has access to a wide range of types of open space, therefore on-site open space is not required, subject to investment in and access improvements to adjoining Northcote Farm Country Park.</p> <p>Off-site highways works required to address potential highways impacts.</p> <p>Site is suitable for development for 182 homes, subject to retention of existing habitats of value and securing investment for off-site highways works, to increase school place capacity and to significantly improve and extend facilities at the neighbouring Northcote Farm Country Park to address green belt mitigation, net biodiversity gain and open space requirements.</p>						
Appropriate uses given constraints and infrastructure requirements	Housing	4.56 ha (2.3 ha in NE part, 2.26 ha in SW part)	Employment	0 ha	Other (specify): Track; SUDs features; retention of TPO / hedgerows and landscape buffers to majority of boundary	2.88 ha

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	South of Moseley Road, Bushbury, Wolverhampton		
Site Address	South of Moseley Road, Bushbury, Wolverhampton		
Ward	Bushbury North	Call for Site Ref	197 (part)
Site Area (ha)	4.26	Capacity proposed in Call for Sites submission	NA (part of larger site)
Land Type	Greenfield	Site Assessment Reference	SA-0002-WOL
Background/Context			
Current uses	Agricultural land		
Surrounding land uses	Northycote Lane and residential to west, lane and Moseley Hall Farm to east, Moseley Road and agricultural land to north, woodland / brook (SINC and flood zone 3a) to south.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to checking sprawl from the West Midlands conurbation and preventing encroachment onto the countryside, and a moderate contribution to preventing the merging of settlements between the West Midlands conurbation and Cheslyn Hay. The topographic gradient within the sub-parcel creates a strong distinction between the settlement edge and the Green Belt, so any release in this area would weaken this role.		Very High
Landscape Sensitivity	The landscape is considered to have moderate overall sensitivity to residential development as the majority of the criteria score moderate and no criteria override that judgement.		Moderate
Environmental			
Greenfield / Previously Developed Land	All greenfield		
Topography	Generally flat site.		
Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.		
Tree Preservation Orders / Mature Trees of Value on site or significantly	Extensive hedgerows / tree belts to northern, eastern and southern boundaries of site, parts of which are SLINC status and include 7 TPO trees. Beyond the site boundaries there are TPO areas to the east and south. Buffers required to all site boundaries to preserve value and mitigate potential impacts.		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The whole site was subject to ecological survey in 2019, which recommends designation of whole hedgerow to east, part hedgerow to north and small part hedgerow to west as SLINCs. Buffers required to all site boundaries to preserve value and mitigate potential impacts. Beyond the site boundaries there are SINC areas to the east and south. Net biodiversity gain could be secured through improvements to the adjoining Northcote Farm Country Park SINC and improved links from the development to this site, including Council adoption /management of c. 10.4 ha of land along the brook / fish pond, to extend Northcote Farm Country Park.	
Heritage Assets on site or significantly affecting boundaries	The eastern boundary of the site falls within 20m of curtilage of Moseley Hall Grade 2 Listed Building. This could be addressed through a landscape buffer along this edge. Moseley Mill and Fishponds Area of High Historic Landscape Value (HLC Study) lies to the east and south, and Moseley Historic Rural Settlement Area of High Historic Townscape Value (HLC Study) lies to the north east of the site.	
Visual Amenity and Character of the Area	Residential properties across Northcote Lane to the west would have some views of the site and the main access road, however the levels are flat and existing / new landscaping could reduce impacts.	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site. Brook with associated flood risk zone 3a lies at southern boundary of site. SUDs areas will be required on site of approx. 0.5 ha.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Water Cycle Study indicates there is limited headroom/capacity at the Coven Heath wastewater treatment works which serves this area. Severn Trent indicates that upgrades will be required however this is not a constraint on development.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Infrastructure constraints on / under site	Public Right of Way needs to be incorporated into any layout.					
Highways access and transportation	Access possible from Northcote Lane to the west and from Moseley Road to the north, subject to improvements.					
Impact on the wider road network	To avoid impacts on the wider road network improvements to the Northcote Lane / Greenfield Lane junction and the Northcote Lane / Moseley Road junction may be required. Potential further impacts if large-scale sites come forward nearby. This could require major improvements along the Northcote Lane / Legs Lane / Bushbury Lane route and junction improvements towards Stafford Road.					
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 Centre			
Primary School	Currently most of site is outside 15 mins, however if new primary school is provided on site SA-0005-WOL the site will be within 10 mins.		Strategic Centre/Employment Area			
Secondary School	Half of the site is within 25 mins PT access. Gaps could be addressed through local bus service improvements		Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Given local character a density of more than 40 dph is not appropriate.					
Connections to local cycle route networks	No issues					
Public Open Space	There is a sufficient quantity of open space in the local area to meet the needs of new residents. The site is <400 m walking distance from Abbeyfield Neighbourhood Park and from Northcote Farm Country Park, at Bushbury Hill. An off-site contribution will be required to address local quality deficiencies, which could also form mitigation for loss of green belt. This is likely to take the form of improvements to the adjoining Northcote Farm Country Park and improved links from the development to this site, including Council adoption /management of c. 10.4 ha of land along the brook / fish pond, to extend Northcote Farm Country Park.					
Loss of Playing Field / Sports Pitches	No issues					
Other Social	There is likely to be a shortage of primary and secondary school places locally which will need to be addressed through off-site investment.					
Opportunities						
Potential to form part of larger development area which could jointly fund any necessary school place / wider road network improvements.						

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Potential to secure improvement / extension to, and long term protection, community use and management of, adjoining SINC / TPOs, and potential incorporation of c. 10.4 ha into adjoining Northcote Farm Country Park, which is in control of the land owner.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 2, 3, 4, 6, 7, 8, 9, 12, 14 and a major positive impact for SA Objective 10 - Housing						
Conclusion						
<p>Agricultural land in the green belt. Hedgerow to boundaries, some proposed for SLINC designation following recent ecological survey and including TPO trees. Buffers required to all site boundaries to preserve value and mitigate potential impacts. Net biodiversity gain, green belt mitigation and open space provision could be secured through improvements to the adjoining Northcote Farm Country Park SINC and improved links from the development to this site, including Council adoption /management of c. 10.4 ha of land along the brook / fish pond, to extend Northcote Farm Country Park.</p> <p>The site falls within an area with very high green belt harm, however it demonstrates moderate landscape sensitivity and forms one of a limited number of larger development opportunities in the Wolverhampton Green Belt.</p> <p>There is a shortage of primary and secondary school places locally, requiring off-site contributions to increase capacity. Access to residential services is satisfactory subject to provision of a potential new primary school on land at Bushbury Lane / Legs Lane immediately to the south and local bus service improvements to secondary schools. Site has access to a wide range of types of open space, therefore on-site open space is not required, subject to investment in and access improvements to adjoining Northcote Farm Country Park.</p> <p>Off-site highways works required to address potential highways impacts.</p> <p>Site is suitable for development for 124 homes, subject to retention of existing habitats of value and securing investment for off-site highways works, to increase school place capacity and to significantly improve and extend facilities at the neighbouring Northcote Farm Country Park to address green belt mitigation, net biodiversity gain and open space requirements.</p>						
Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	3.1 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i> SUDs features / retention of hedgerows and landscape buffers to all boundaries	1.16 ha

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	North of Moseley Road		
Site Address	North of Moseley Road, Bushbury, Wolverhampton		
Ward	Bushbury North	Call for Site Ref	197 (part)
Site Area (ha)	5.30	Capacity proposed in Call for Sites submission	NA (part of larger site)
Land Type	Greenfield	Site Assessment Reference	SA-0003-WOL
Background/Context			
Current uses	Strip of agricultural land bisected by Moseley Old Hall Lane		
Surrounding land uses	Northcote Lane to west, Moseley Hall Farm to south, agricultural land to north, east and south.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to checking sprawl from the West Midlands conurbation and preventing encroachment onto the countryside, and a moderate contribution to preventing the merging of settlements between the West Midlands conurbation and Cheslyn Hay. The topographic gradient within the sub-parcel creates a strong distinction between the settlement edge and the Green Belt, so any release in this area would weaken this role.		Very High
Landscape Sensitivity	The landscape is considered to have moderate overall sensitivity to residential development as the majority of the criteria score moderate and no criteria override that judgement.		Moderate
Environmental			
Greenfield / Previously Developed Land	Whole site is greenfield		
Topography	Generally flat site		
Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.		
Tree Preservation Orders / Mature Trees of Value on site or significantly	Group Moseley Hall Farm TPO covers eastern part of site and woodland in the centre of the site. Eastern part now has no trees apart from a few along Moseley Old Hall Lane. The net developable area of the site has been reduced accordingly.		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The whole site was subject to ecological survey in 2019, which recommends designation of a small woodland SLINC in centre of site and SLINC hedgerow to southern boundary of site. Net biodiversity gain could be secured through improvements to the adjoining Northcote Farm Country Park SINC and improved links from the development to this site, including Council adoption /management of land along the brook / fish pond, to extend Northcote Farm Country Park by c. 10.4 ha.	
Heritage Assets on site or significantly affecting boundaries	Moseley Historic Rural Settlement Area of High Historic Townscape Value (HLC Study) lies to the south of the eastern half of the site and would be impacted by development in this part of the site.	
Visual Amenity and Character of the Area	Development could be visible from National Trust property Moseley Old Hall to the north. The site forms part of an existing agricultural field, in an area of rural character. Housing development in the eastern part would represent an incongruous urban element within a rural landscape.	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Water Cycle Study indicates there is limited headroom/capacity at the Coven Heath wastewater treatment works which serves this area. Severn Trent indicates upgrades will be required however this is not a constraint on development.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Main access onto Northcote Lane or Moseley Road, subject to improvements. Satisfactory access to eastern two thirds of the site is not possible.					
Impact on the wider road network	To avoid impacts on the wider road network improvements to the Northcote Lane / Moseley Road and Northcote Lane / Greenfield Lane junctions may be required. Potential further impacts if large-scale sites come forward nearby. This could require major improvements along the Northcote Lane / Legs Lane / Bushbury Lane route and junction improvements towards Stafford Road.					
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 Centre			
Primary School	Within 10 mins following any viable mitigation. Currently all of site is outside 15 mins, however if new primary school is provided on SA-0005-WOL the site will be within 10 or 15 mins.		Strategic Centre/Employment Area			
Secondary School	Within 25 mins following any viable mitigation		Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph) X	
Any character constraints on density	Given rural character, housing is not suitable in the eastern part of the site. In the western part, given local character a density of more than 40 dph is not appropriate.					
Connections to local cycle route networks	No issues					
Public Open Space	There is a sufficient quantity of open space in the local area to meet the needs of new residents. The site is <400 m walking distance from Abbeyfield Neighbourhood Park and from Northcote Farm Country Park, at Bushbury Hill. An off-site contribution will be required to address local quality deficiencies, which could also form mitigation for loss of green belt. This is likely to take the form of improvements to the nearby Northcote Farm Country Park and improved links from the development to this site, including Council adoption /management of c. 10 ha of land along the brook / fish pond, to extend Northcote Farm Country Park.					
Loss of Playing Field / Sports Pitches	No issues					
Other Social	There is likely to be a shortage of primary and secondary school places locally which will need to be addressed through off-site investment.					
Opportunities						
Potential to form part of larger development area which could jointly fund any necessary school place / wider road network improvements.						

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Potential to secure improvement and long term protection of habitat on eastern two thirds of site and potential to fund incorporation of c. 10.4 ha into adjoining Northcote Farm Country Park.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12, 14 and a major positive impact for SA Objective 10 – Housing						
Conclusion						
Strip of agricultural land in the green belt, on the edge of Wolverhampton. Small woodland proposed SLINC to east of site and SLINC hedgerow to southern boundary, following recent ecological survey.						
<p>The larger part of the site which lies east of the proposed woodland SLINC is located within an area of wholly rural character and detached from the edge of the urban area. The part of the site west of the proposed woodland SLINC is capable of being attached to the edge of the urban area through development of site SA-0002-WOL.</p> <p>Net biodiversity gain, green belt mitigation and open space provision could be secured through improvements to the nearby Northcote Farm Country Park SINC and improved links from the development to this site, including Council adoption /management of c. 10.4 ha of land along the brook / fish pond, to extend Northcote Farm Country Park.</p> <p>The site falls within an area with very high green belt harm, however it demonstrates moderate landscape sensitivity and forms one of a limited number of larger development opportunities in the Wolverhampton Green Belt.</p> <p>There is a shortage of primary and secondary school places locally, requiring off-site contributions to increase capacity. Access to residential services is satisfactory subject to provision of a potential new primary school on land at Bushbury Lane / Legs Lane immediately to the south and local bus service improvements to secondary schools. Site has access to a wide range of types of open space, therefore on-site open space is not required, subject to investment in and access improvements to adjoining Northcote Farm Country Park.</p> <p>Upgrading of Moseley Road and other off-site highways works required to address potential highways impacts.</p> <p>The City boundary cuts through the middle of farmland therefore developing this strip in isolation from the larger site could create a less defensible green belt boundary and affect the viability of remaining farmland.</p> <p>Part of site west of the SLINC woodland is suitable for development for 78 homes, subject to: providing a defensible green belt boundary in the form of a landscaped buffer; retention of existing habitats of value; and securing investment for off-site highways works, to increase school place capacity and to significantly improve and extend facilities at the neighbouring Northcote Farm Country Park to address green belt mitigation, net biodiversity gain and open space requirements.</p> <p>Part of the site east of the SLINC woodland is not suitable for development, as it is substantially detached from the edge of the urban area and not capable of attachment through another suitable site.</p>						
Appropriate uses given constraints and infrastructure requirements	<i>Housing (inc retention of hedgerows and landscape buffers to all boundaries</i>	1.95 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i> <i>Area substantially detached from the urban area / proposed woodland SLINC</i>	3.35 ha

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	Land at Bushbury Lane/ Legs Lane, Bushbury, Wolverhampton		
Site Address	Land at Bushbury Lane/ Legs Lane, Bushbury, Wolverhampton		
Ward	Bushbury North	Call for Site Ref	197 (part)
Site Area (ha)	7.30	Capacity proposed in Call for Sites submission	NA (part of larger site)
Land Type	Greenfield	Site Assessment Reference	SA-0005-WOL
Background/Context			
Current uses	Agricultural land used for grazing		
Surrounding land uses	Residential to west, Bushbury Lane and cemetery to south east, Legs Lane and agricultural land to north east.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to checking sprawl from the West Midlands conurbation and preventing encroachment onto the countryside. The sub-parcel also makes a moderate contribution to preventing the merging of settlements between the West Midlands conurbation and Cheslyn Hay. This is a flatter area contained by roads which already form the settlement edge to the north and south, so its release would not weaken the integrity of the neighbouring Green Belt.		Moderate – High
Landscape Sensitivity	The landscape is considered to have moderate overall sensitivity to residential development as the majority of the criteria score moderate and no criteria override that judgement.		Moderate
Environmental			
Greenfield / Previously Developed Land	All greenfield		
Topography	Generally flat site, with a rise in levels along the western edge (backing onto residential gardens) and a drop in levels along the northern edge, along part of Legs Lane.		
Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Some small trees / bushes at road boundaries to north east and south east which could be retained as part of development.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No natural habitat on site. Net biodiversity gain could be secured through habitat provision on site.	
Heritage Assets on site or significantly affecting boundaries	A Conservation Area Appraisal has been completed for Bushbury Hill Conservation Area, which currently adjoins the south east boundary of this site. The Appraisal recommends reducing the northern part of the Conservation Area meaning that it will no longer adjoin the site. Therefore any development is unlikely to affect the setting of this Conservation Area.	
Visual Amenity and Character of the Area	Adjoining residential properties back onto the site, with some trees/bushes along rear gardens which could reduce views into the site. The site rises away from these gardens, therefore development would need to be designed with a buffer	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site. SUDs areas will be required on site of approx. 0.5 ha.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas,	Water Cycle Study indicates there is limited headroom/capacity at the Coven Heath wastewater treatment works which serves this area. Severn Trent indicates that upgrades will be required however this is not a constraint on development.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

water, sewage treatment		
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Multiple access points possible from Bushbury Lane, Legs Lane and Pendrill Road to the west, which could accommodate separate residential and school accesses.	
Impact on the wider road network	To avoid impacts on the wider road network improvements to the Northcote Lane \ Greenfield Lane junction may be required. Potential further impacts if large-scale sites come forward nearby. This could require major improvements along the Northcote Lane \ Legs Lane \ Bushbury Lane route and junction improvements towards Stafford Road.	
Social		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2	<i>GP/Health Centre/Walk in Centre</i>	
<i>Primary School</i>	Currently most of site is within 15 mins. If new primary school is provided on site the site will be within 10 mins.	<i>Strategic Centre/Employment Area</i>
<i>Secondary School</i>		<i>Centre/Foodstore</i>
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45-100 dph) Moderate Density (40-45 dph) X
Any character constraints on density	Given local character a density of more than 40 dph is not appropriate.	
Connections to local cycle route networks	No issues	
Public Open Space	There is a sufficient quantity of open space in the local area to meet the needs of new residents. The site is <400 m walking distance from Northwood Park, which includes a range of play and sport facilities, and <800m walking distance from a variety of open space, including allotments and Northcote Farm Country Park, at Bushbury Hill. An off-site contribution will be required to address local quality deficiencies, which could also form mitigation for loss of green belt. This is likely to take the form of improvements to Northcote Farm Country Park and improved links from the development to this site.	
Loss of Playing Field / Sports Pitches	No issues	
Other Social	There is a shortage of primary and secondary school places locally. The in-combination effect of potential housing developments in the local area would require the provision of a new primary school of at least one form entry, with sufficient space for potential expansion to two form entry. This site provides the best location for a new primary school in the local area and is Council-owned, making early delivery easier. It is likely that provision of the school site will mean the development is not required to provide a financial	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

	contribution to school construction. An off-site contribution is likely to be necessary for secondary school place provision.					
Opportunities						
Potential to provide primary school which could meet the school place needs arising from this and other housing sites in the local area, and to jointly fund any necessary wider road network improvements.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 2, 3, 4, 6, 7, 8, 9, 12, 14 and a major positive impact for SA Objective 10 – Housing						
Conclusion						
<p>Agricultural land in the green belt. Limited areas of small trees/ bushes along road boundaries. Net biodiversity gain could be secured through improvements to the nearby Northcote Farm Country Park SINC and improved links from the development to this site, including Council adoption /management of c. 10.4 ha of land along the brook / fish pond, to extend Northcote Farm Country Park.</p> <p>There is a shortage of primary and secondary school places locally, requiring off-site contributions to increase capacity. Access to residential services is satisfactory subject to provision of a potential new primary school on land at Bushbury Lane / Legs Lane immediately to the south and local bus service improvements to secondary schools. Site has access to a wide range of types of open space, therefore on-site open space is not required, subject to investment in and access improvements to adjoining Northcote Farm Country Park.</p> <p>Off-site highways works required to address potential highways impacts.</p> <p>Site is suitable for development for minimum 148 homes and a potential new primary school, subject to retention of existing habitats of value and securing investment for off-site highways works, to increase school place capacity and to significantly improve and extend facilities at the neighbouring Northcote Farm Country Park to address green belt mitigation, net biodiversity gain and open space requirements.</p>						
Appropriate uses given constraints and infrastructure requirements	Housing	3.7 ha	Employment	0 ha	Other (specify): SUDs features / retention of trees and hedges / landscape buffers to all boundaries of site Primary School	1.3 ha 2.3 ha (est.)

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	Open Space at Grassy Lane, Fallings Park, Wolverhampton		
Site Address	Open Space at Grassy Lane, Fallings Park, Wolverhampton		
Ward	Fallings Park	Call for Site Ref	278
Site Area (ha)	2.70	Capacity proposed in Call for Sites submission	2.7 ha for housing
Land Type	Greenfield	Site Assessment Reference	SA-0009-WOL
Background/Context			
Current uses	Recreational open space		
Surrounding land uses	Residential to south and west; horse grazing land to west; agricultural land to north		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt All Recreational Open Space		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to safeguarding the countryside from encroachment, and a moderate contribution to checking sprawl from the West Midlands conurbation and preventing the merging of settlements. However its release would not weaken the neighbouring Green Belt to the east, as housing along Wood Hayes Road forms a consistent settlement edge to the north and south. Release of this sub-parcel would increase containment of neighbouring sub-parcel S45A, leaving less justification for the latter remaining within the Green Belt, but this would not increase the level of harm to Green belt purposes.		Low-Moderate
Landscape Sensitivity	The area is considered to have an overall low-moderate sensitivity to development, as although there is limited time-depth and natural sensitivity, the area provides an open rural backdrop to the surrounding settlement edges.		Low-Moderate
Environmental			
Greenfield / Previously Developed Land	Whole site is greenfield		
Topography	Gently sloping down to west and north-west		
Agricultural Land Quality	Not agricultural land.		
Tree Preservation	Trees / hedges along site boundary, which should be retained as part of development.		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Orders / Mature Trees of Value on site or significantly affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No habitat value. Net biodiversity gain could be delivered on site as part of new open space.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets.	
Visual Amenity and Character of the Area	Development would be visible from rear of residential properties north of Sundour Crescent. Site is lower than surrounding residential, reducing impact. This impact could be minimised through design of development.	
Flood risk, drainage and ground water	Strip of 1% / 0.1% surface flooding risk runs across northern part of site. This could be incorporated into SUDs required to serve site / recreational open space.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	Capacity issues on A460 Cannock Road / junction improvement requirements could affect viability of site. Further work is needed to scope improvements required and likely costs.	
Availability of utilities – electricity, gas, water, sewage treatment	Water Cycle Study indicates there is limited headroom/capacity at the Coven Heath wastewater treatment works which serves this area. Severn Trent indicates upgrades will be required however this is not a constraint on development.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Infrastructure constraints on / under site	Right of way crosses site. Can be partly incorporated into new public open space / diverted.					
Highways access and transportation	Multiple accesses possible from Grassy Lane (with limited access to Cannock Road junction / main access to Wood Hayes Road junction) and to Wood Hayes Road. Major improvements would be required to Grassy Lane, Wood Hayes Road, Grassy Lane \ Wood Hayes Road junction & Wood Hayes Road \ Wood End Road signal controlled junction.					
Impact on the wider road network	One of a number of sites in this area which would contribute towards increasing congestion on Cannock Road – identified as a pinch point requiring medium term investment. Cumulative impact of this site and sites SA-0010-WOL, SA-0015-WOL and SA-0030-WOL would increase the need for major improvements along Cannock Road route and Wood Hayes Road route.					
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 Centre			
Primary School			Strategic Centre/Employment Area			
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Given local character a density of more than 40 dph is not appropriate.					
Connections to local cycle route networks	Not well connected on the east side of the site– no footpaths currently.					
Public Open Space	Wolverhampton Open Space Strategy and Action Plan 2018 supports the replacement of this low quality amenity open space with a smaller (c. 1 ha) high quality open space including play facilities to serve new residents of this site and surrounding sites.					
Loss of Playing Field / Sports Pitches	No issues					
Other Social	There is likely to be a shortage of primary and secondary school places locally which will need to be addressed through off-site investment.					
Opportunities						
Potential to combine with adjoining sites to form a more comprehensive development and jointly fund any necessary school place / wider road network improvements.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12 and a positive impact for SA Objective 10 - Housing						
Conclusion						
Public open space in the green belt, within an area demonstrating low-moderate green belt harm and low-moderate landscape sensitivity. There is a shortage of primary and secondary school places						

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

locally, requiring off-site contributions to increase capacity. Off-site highways works required to address potential highways impacts.

The replacement of this low quality, amenity open space with a 1 ha high quality open space including play facilities to serve new residents (of this site and surrounding sites) is supported by the 2018 Wolverhampton Open Space Strategy and Action Plan. The remaining land is suitable for development for 88 homes, subject to securing investment for off-site highways works, to increase school place capacity and to carry out accessibility, biodiversity and environmental quality improvements to recreational open space at nearby Bushbury Hill green belt area to address green belt mitigation, net biodiversity gain and open space requirements.

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	2.2 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i> Recreational Open Space and potential SUDs	1 ha
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D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	Land North of Grassy Lane, Fallings Park, Wolverhampton		
Site Address	Land North of Grassy Lane, Fallings Park, Wolverhampton		
Ward	Fallings Park	Call for Site Ref	65 / 138
Site Area (ha)	2.70	Capacity proposed in Call for Sites submission	NA (part of larger sites)
Land Type	Greenfield	Site Assessment Reference	SA-0010-WOL
Background/Context			
Current uses	Agricultural		
Surrounding land uses	Residential to the north west beyond Cannock Road and north of Old Hampton Lane. Agricultural land to east and north, open space and horse grazing land to the south.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to safeguarding the countryside from encroachment, and a moderate contribution to checking sprawl from the West Midlands conurbation and preventing the merging of settlements. However, its release would not weaken the neighbouring Green Belt to the east, as housing along Wood Hayes Road forms a consistent settlement edge to the north and south. Release of this sub-parcel would increase containment of neighbouring sub-parcel S45A, leaving less justification for the latter remaining within the Green Belt, but this would not increase the level of harm to Green belt purposes.		Low-Moderate
Landscape Sensitivity	The area is considered to have an overall low-moderate sensitivity to development, as although there is limited time-depth and natural sensitivity, the area provides an open rural backdrop to the surrounding settlement edges.		Low-Moderate
Environmental			
Greenfield / Previously Developed Land	Whole site is greenfield		
Topography	Land slopes slightly down from north to south. Boundary extends up to brook/culvert which runs west to east across the site. The culvert forms the boundary between Wolverhampton and South Staffordshire.		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Trees / hedges along south and north west site boundary and 2/3 mature trees in the centre of the site which could be retained as part of development.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Part of Countryside Stewardship Fund, however site appears to have little ecological value. Net biodiversity gain could be delivered on site.	
Heritage Assets on site or significantly affecting boundaries	None.	
Visual Amenity and Character of the Area	Development would have some visual impact on properties west of Cannock Road. However, views are limited by distance and existing vegetation and could be reduced further through design and on site landscaping.	
Flood risk, drainage and ground water	Western edge of site subject to surface water flooding risk of 1%-3%. This area could be incorporated into on-site SUDs.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	Capacity issues on A460 Cannock Road / junction improvement requirements could affect viability of site. Further work is needed to scope improvements required and likely costs.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Availability of utilities – electricity, gas, water, sewage treatment	Water Cycle Study indicates there is limited headroom/capacity at the Coven Heath wastewater treatment works which serves this area. Severn Trent indicates upgrades will be required however this is not a constraint on development.					
Infrastructure constraints on / under site	Culvert along northern boundary. Standoff zone from culvert would reduce developable area.					
Highways access and transportation	Multiple accesses from Cannock Road, Grassy Lane and Wood Hayes Road. Major improvements would be required to Grassy Lane, Wood Hayes Road, Grassy Lane \ Wood Hayes Road junction & Wood Hayes Road \ Wood End Road signal controlled junction.					
Impact on the wider road network	One of a number of sites in this area which would contribute towards increasing congestion on Cannock Road – identified as a pinch point requiring medium term investment. Cumulative impact of this site and sites SA-0009-WOL, SA-0015-WOL and SA-0030-WOL would increase the need for major improvements along Cannock Road route and Wood Hayes Road route.					
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 Centre			
Primary School			Strategic Centre/Employment Area			
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph) X	
Any character constraints on density	Given local character a density of more than 40 dph is not appropriate.					
Connections to local cycle route networks	Not well connected on the east side of the site– no footpaths currently.					
Public Open Space	There is a 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. This is likely to take the form of contributions towards the creation of approx 1 ha of improved quality public open space, including play facilities and SUDs, on the nearby Grassy Lane Open Space (site SA-0009-WOL).					
Loss of Playing Field / Sports Pitches	No issues					
Other Social	There is likely to be a shortage of primary and secondary school places locally which will need to be addressed through off-site investment.					
Opportunities						
Potential to combine with adjoining sites to form a more comprehensive development and jointly fund any necessary school place / wider road network improvements.						
Sustainability Appraisal						

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12 and a positive impact for SA Objective 10 - Housing						
Conclusion						
<p>Agricultural land in the green belt, on the edge of Wolverhampton, within an area demonstrating low-moderate green belt harm and low-moderate landscape sensitivity. Trees / hedges along south and north west site boundary and a few mature trees in the centre of the site which could be retained as part of development. The City boundary cuts through the middle of farmland, along a brook/culvert, therefore developing this strip in isolation from the larger site could create a less defensible green belt boundary. There is a shortage of primary and secondary school places locally, requiring off-site contributions to increase capacity. Off-site highways works required to address potential highways impacts. Open space requirements of residents to be met through contributions towards provision of new high quality open space on Open Space at Grassy Lane site.</p> <p>Site is suitable for development for 80 homes, subject to providing a defensible green belt boundary in the form of a landscaped buffer along the brook/culvert and securing investment for off-site highways works, to increase school place capacity and to carry out accessibility, biodiversity and environmental quality improvements to Open Space at Grassy Lane and recreational open space at nearby Bushbury Hill green belt area to address green belt mitigation, net biodiversity gain and open space requirements.</p>						
Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	2.0 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i> SUDs / surface water flood risk area	0.7 ha

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	Land at Grassy Lane, Fallings Park, Wolverhampton		
Site Address	Land at Grassy Lane, Fallings Park, Wolverhampton		
Ward	Fallings Park	Call for Site Ref	47
Site Area (ha)	2.38	Capacity proposed in Call for Sites submission	50 homes
Land Type	Greenfield	Site Assessment Reference	SA-0015-WOL
Background/Context			
Current uses	Horse grazing land		
Surrounding land uses	Residential to south and west; open space to east; agricultural land to north		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
HSE Consultation Zone 1 (for residential)	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	All Green Belt SLINC to north, east and south borders of site – proposed for de-designation following ecological survey		
Criteria	Assessment	Rating	
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to safeguarding the countryside from encroachment, and a moderate contribution to checking sprawl from the West Midlands conurbation and preventing the merging of settlements. However its release would not weaken the neighbouring Green Belt to the east, as housing along Wood Hayes Road forms a consistent settlement edge to the north and south. Release of this sub-parcel would increase containment of neighbouring sub-parcel S45A, leaving less justification for the latter remaining within the Green Belt, but this would not increase the level of harm to Green belt purposes.		Low-Moderate
Landscape Sensitivity	The area is considered to have an overall low-moderate sensitivity to development, as although there is limited time-depth and natural sensitivity, the area provides an open rural backdrop to the surrounding settlement edges.		Low-Moderate
Environmental			
Greenfield / Previously Developed Land	Whole site is greenfield		
Topography	Mainly flat site		
Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.		
Tree Preservation	Trees / hedges on part of north boundary and along eastern boundary which could be retained as part of development.		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Orders / Mature Trees of Value on site or significantly affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Site was subject to ecological survey in 2018, which recommended that the SLINC along north, east and southern boundaries should be de-designated due to lack of ecological value. Net biodiversity gain could be delivered on site or on adjoining site SA-0009-WOL, where open space could be delivered to serve this development.	
Heritage Assets on site or significantly affecting boundaries	None.	
Visual Amenity and Character of the Area	Development would be visible from rear of residential properties north of Sundour Crescent, east of Belton Avenue and north of Grassy Lane. This impact could be minimised through design of development.	
Flood risk, drainage and ground water	Area of 1% / 0.1% surface flooding risk covers north east corner and other small parts of site. This could be incorporated into SUDs and may reduce capacity of site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	Capacity issues on A460 Cannock Road / junction improvement requirements could affect viability of site. Further work is needed to scope improvements required and likely costs.	
Availability of utilities – electricity, gas, water, sewage treatment	Water Cycle Study indicates there is limited headroom/capacity at the Coven Heath wastewater treatment works which serves this area. Severn Trent indicates upgrades will be required however this is not a constraint on development.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Main access to Grassy Lane (with limited access to Cannock Road junction / main access to Woodhayes junction) and secondary access possible to south between 12 & 13 Sundour Crescent. Major improvements would be required to Grassy Lane, Wood Hayes Road, Grassy Lane \ Cannock Road junction, Grassy Lane \ Wood Hayes Road junction & Wood Hayes Road \ Wood End Road signal controlled junction.					
Impact on the wider road network	One of a number of sites in this area which would contribute towards increasing congestion on Cannock Road – identified as a pinch point requiring medium term investment. Cumulative impact of this site and sites SA-0009-WOL, SA-0010-WOL and SA-0030-WOL would increase the need for major improvements along Cannock Road route and Wood Hayes Road route.					
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 Centre			
Primary School			Strategic Centre/Employment Area			
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph) X	
Any character constraints on density	Given local character a density of more than 40 dph is not appropriate.					
Connections to local cycle route networks	Good connection to existing network to the south and north-west.					
Public Open Space	There is a 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. This is likely to take the form of contributions towards the creation of approx 1 ha of improved quality public open space, including play facilities and SUDs, on the adjoining Grassy Lane Open Space (site SA-0009-WOL).					
Loss of Playing Field / Sports Pitches	No issues					
Other Social	There is likely to be a shortage of primary and secondary school places locally which will need to be addressed through off-site investment.					
Opportunities						
Potential to combine with adjoining sites to form a more comprehensive development and jointly fund any necessary school place / wider road network improvements.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12 and a positive impact for SA Objective 10 – Housing						
Conclusion						

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Grazing land with stabling in the green belt on the edge of Wolverhampton, within an area demonstrating low-moderate green belt harm and low-moderate landscape sensitivity. SLINC covering boundary hedgerows is proposed for deletion following recent ecological survey. There is a shortage of primary and secondary school places locally, requiring off-site contributions to increase capacity. Off-site highways works required to address potential highways impacts. Open space requirements of residents to be met through contributions towards provision of new high quality open space on Open Space at Grassy Lane site.

Site is suitable for development for 95 homes, subject to securing investment for off-site highways works, to increase school place capacity and to carry out accessibility, biodiversity and environmental quality improvements to Open Space at Grassy Lane and recreational open space at nearby Bushbury Hill green belt area to address green belt mitigation, net biodiversity gain and open space requirements.

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	2.38 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i>	
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D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	Land East of Wood Hayes Road, Wolverhampton		
Site Address	Land East of Wood Hayes Road, Wolverhampton		
Ward	Fallings Park	Call for Site Ref	123 (part) / 138 (part)
Site Area (ha)	2.04	Capacity proposed in Call for Sites submission	NA (parts of larger sites)
Land Type	Greenfield	Site Assessment Reference	SA-0030-WOL
Background/Context			
Current uses	Agricultural		
Surrounding land uses	Residential to the south and across road to the south west. Agricultural land to east and north, open space to the west.		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
HSE Consultation Zone 1 (for residential)	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	All Green Belt		
Criteria	Assessment	Rating	
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to safeguarding the countryside from encroachment, and a moderate contribution to checking sprawl from the West Midlands conurbation and preventing the merging of settlements. However its release would not weaken the neighbouring Green Belt to the east, as housing along Wood Hayes Road forms a consistent settlement edge to the north and south. Release of this sub-parcel would increase containment of neighbouring sub-parcel S45A, leaving less justification for the latter remaining within the Green Belt, but this would not increase the level of harm to Green belt purposes.		Low-Moderate
Landscape Sensitivity	The area is considered to have an overall low-moderate sensitivity to development, as although there is limited time-depth and natural sensitivity, the area provides an open rural backdrop to the surrounding settlement edges.		Low-Moderate
Environmental			
Greenfield / Previously Developed Land	Whole site is greenfield		
Topography	The land is generally flat with a slight dip running north to south around the centre of the site where the land appears higher than the road.		
Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Established hedgerow along west boundary with the road, with trees to the north and east boundary. Hedgerow and trees should be retained where possible and the tree line strengthened along the eastern and northern boundaries of the site to form a defensible green belt boundary.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Part of Countryside Stewardship Fund, however site appears to have little ecological value. Net biodiversity gain could be delivered on site.	
Heritage Assets on site or significantly affecting boundaries	None	
Visual Amenity and Character of the Area	<p>Development would have limited visual impact on properties to east and west of Wood Hayes Road. However, impact could be minimised through low density design and on site landscaping.</p> <p>Given the linear shape of the site, the rural local character and the need to create a defensible new green belt boundary to the western boundary, only a ribbon development with a density of no more than 25 dph would be appropriate, in line with the density of the short ribbon of housing south of the site.</p>	
Flood risk, drainage and ground water	A very small area of 0.1% chance surface water flood risk runs through the middle of the site	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Viability	Capacity issues on A460 Cannock Road / junction improvement requirements could affect viability of site. Further work is needed to scope improvements required and likely costs.					
Availability of utilities – electricity, gas, water, sewage treatment	Water Cycle Study indicates there is limited headroom/capacity at the Coven Heath wastewater treatment works which serves this area. Severn Trent indicates upgrades will be required however this is not a constraint on development.					
Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Multiple accesses from Cannock Road, Grassy Lane and Wood Hayes Road. Major improvements would be required to Grassy Lane, Wood Hayes Road, Grassy Lane \ Wood Hayes Road junction & Wood Hayes Road \ Wood End Road signal controlled junction.					
Impact on the wider road network	One of a number of sites in this area which would contribute towards increasing congestion on Cannock Road – identified as a pinch point requiring medium term investment. Cumulative impact of this site and sites SA-0009-WOL, SA-0010-WOL and SA-0015-WOL would increase the need for major improvements along Cannock Road route and Wood Hayes Road route.					
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 Centre			
Primary School			Strategic Centre/Employment Area			
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph) X	
Any character constraints on density	Given the linear shape of the site, the rural local character and the need to create a defensible new green belt boundary, only a ribbon development with a density of no more than 25 dph is appropriate, in line with the density of the short ribbon of housing south of the site.					
Connections to local cycle route networks	Not well connected on the west side of the site– no footpaths currently.					
Public Open Space	There is a 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. This is likely to take the form of contributions towards the creation of approx 1 ha of improved quality public open space, including play facilities and SUDs, on the adjoining Grassy Lane Open Space (site SA-0009-WOL).					
Loss of Playing Field / Sports Pitches	No issues					
Other Social	There is likely to be a shortage of primary and secondary school places locally which will need to be addressed through off-site investment.					

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Opportunities						
Potential to combine with adjoining sites to form a more comprehensive development and jointly fund any necessary school place / wider road network improvements.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12 and a positive impact for SA Objective 10 - Housing						
Conclusion						
<p>Agricultural land in the green belt, on the edge of Wolverhampton, within an area demonstrating low-moderate green belt harm and low-moderate landscape sensitivity. Established hedgerow along west boundary and trees to the north and east boundaries could be retained as part of development. The City boundary cuts through the middle of farmland, therefore developing this strip in isolation from the larger site could create a less defensible green belt boundary. The tree line could be strengthened to form a defensible green belt boundary. Given the linear shape of the site, the rural local character and the need to create a defensible green belt boundary, a ribbon development with a density of no more than 25 dph is appropriate, in line with the density of the short ribbon of housing south of the site.</p> <p>There is a shortage of primary and secondary school places locally, requiring off-site contributions to increase capacity. Off-site highways works required to address potential highways impacts. Open space requirements of residents to be met through contributions towards provision of new high quality open space on Open Space at Grassy Lane site.</p> <p>Site is suitable for development for 40 homes at a low density of a design reflecting local character, subject to providing a defensible green belt boundary in the form of a strengthened tree line/landscaped buffer, and securing investment for off-site highways works, to increase school place capacity and to carry out accessibility, biodiversity and environmental quality improvements to Open Space at Grassy Lane and recreational open space at nearby Bushbury Hill green belt area to address green belt mitigation, net biodiversity gain and open space requirements (see Policy CSA2 for further detail).</p>						
Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	1.6 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i> Landscaped buffer along east and north edges of site	0.44 ha

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	Land West of 74 Perton Road, Wightwick, Wolverhampton		
Site Address	Land West of 74 Perton Road, Wightwick, Wolverhampton		
Ward	Tettenhall Wightwick	Call for Site Ref	292 (0.12 ha of site)
Site Area (ha)	0.60	Capacity proposed in Call for Sites submission	0.12 ha for housing
Land Type	Greenfield	Site Assessment Reference	SA-0018-WOL
Background/Context			
Current uses	Garden land associated with 74 Perton Road and adjoining paddock		
Surrounding land uses	Residential uses adjacent to the east off Perton Road, and opposite to the south off Perton Road, Tinacre Hill and Pattingham Road. Green belt agricultural land to the north and west, bounded by a track.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	B19A: The sub-parcel makes a strong contribution to preventing encroachment on the countryside and a moderate contribution to checking the sprawl of the West Midlands conurbation. The site is adjoined on two sides by the inset settlement edge of Wightwick, and as a small grassland area with trees has some distinction from adjacent arable land which, in turn, is contained between Wightwick and Perton. Release of this land would therefore have a negligible effect on the wider Green Belt.		
Landscape Sensitivity	SL29s1: The narrow buffer of open agricultural land between the southern settlement edge of Perton and Wightwick has a particular sensitivity due to its role in preventing coalescence between the settlements.		
Environmental			
Greenfield / Previously Developed Land	All greenfield		
Topography	Generally flat site		
Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.		
Tree Preservation Orders / Mature	No TPOs within site. TPOs at 74 Perton Road should not be affected by development.		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Trees of Value on site or significantly affecting boundaries	Site includes two clusters of trees and is bounded by hedgerow. Development proposals could take account of this.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Site includes two clusters of trees and is bounded by hedgerow. Development proposals could be take account of this.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual Amenity and Character of the Area	Development would be visible from adjoining properties. Landscaping and design could take account of this. Adjacent residential uses are very low density, large houses with large plot sizes. Tettenhall Neighbourhood Plan Policy 12 requires new buildings to respect local character	
Flood risk, drainage and ground water	A quarter of the site, which forms a strip running north to south in the eastern part of the site, has a 0.1% chance of surface water flooding. This may affect the design and capacity of the site.	
Ground Contamination	No known issues	
Ground stability	No known issues	
Air Quality impact of adjoining uses	No known issues	
Noise impact of adjoining uses	No known issues	
Mineral Extraction and Mineral Resource Areas	No known issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Small site adjoining residential properties so likely to have access to normal utilities.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Access can be provided directly onto Perton Road.					
Impact on the wider road network	No known impact					
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 Centre		NA	
Primary School	NA		Strategic Centre/Employment Area		NA	
Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	
Any character constraints on density	Site is too small for density policy to apply. Adjacent residential properties are very low density large houses with large plot sizes. Tettenhall Neighbourhood Plan Policy 12 requires new buildings to respect local character					
Connections to local cycle route networks	No issues					
Public Open Space	No issues					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 5, 6, 7, 9, 12, 14 and a positive impact for SA Objective 10 – Housing						
Conclusion						
<p>Garden land associated with 74 Perton Road and adjoining paddock, both located in the green belt. Two willing land owners. The site is located on the edge of Wolverhampton’s urban and administrative area, in an area of moderate landscape sensitivity and green belt harm. The site has no significant planning constraints. The scale and location of the site would be a modest and logical extension to the urban area up to the track to the north-west. The track provides a natural boundary to adjoining open farmland and would provide a defensible new green belt boundary, in line with the boundaries of adjacent residential properties, particularly off Perton Grove.</p> <p>Adjacent residential properties are very low density large houses with large plot sizes. Tettenhall Neighbourhood Plan Policy 12 requires new buildings to respect local character.</p> <p>Site is suitable for 4 homes subject to green belt mitigation.</p>						

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	0.6 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i>	
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D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	City of Wolverhampton College (buildings), Paget Road, Compton Park, Wolverhampton		
Site Address	City of Wolverhampton College (buildings), Paget Road, Compton Park, Wolverhampton		
Ward	Park	Call for Site Ref	58 / 61 (part)
Site Area (ha)	3.52	Capacity proposed in Call for Sites submission	96 homes (58)
Land Type	Previously Developed	Site Assessment Reference	SA-0021-WOL
Background/Context			
Current uses	City of Wolverhampton College campus and Wolf Mountain Activity Centre		
Surrounding land uses	Mix of education and residential uses. Playing fields associated with the College campus to the west, low density residential to the south, playing fields associated with Wolverhampton Girls High School complex to the north and St Jude's Primary School to the east, beyond Paget Road.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt Majority of site identified as major developed site (MDS) in the green belt in Wolverhampton UDP (2011).		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton. However the sub-parcel is highly contained by the surrounding settlement edges and, as such, has a minimal relationship to the open countryside surrounding the conurbation. The scale and density of the school and college buildings within this area, combined with the close proximity of the urban edge to the west result in particularly weak spatial openness in Green Belt terms. The release of this Green Belt land would have a limited effect on the remaining Green Belt land to the west.		Very Low
Landscape Sensitivity	This site and surrounding green belt land is low-moderate harm rating. This site is developed and so would be at the lower end of this rating.		Low - Moderate
Environmental			
Greenfield / Previously Developed Land	Majority previously developed, with 0.5 ha greenfield		
Topography	Generally flat site occupied by college buildings of up to five storeys in height and associated former sports hall.		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Agricultural Land Quality	Not agricultural land	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Existing mature trees fronting Paget Road at existing main entrance to College make a strong positive contribution to the character of the area and should be retained. Trees on northern boundary covered by TPOs.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No natural habitat on site.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual Amenity and Character of the Area	Development would provide visual enhancement to the area by removing existing large scale functional education buildings and replacement with a well-designed residential neighbourhood. Development would need to have regard to the amenity of existing residential properties on the southern boundary and the prevailing character of the surrounding area.	
Flood risk, drainage and ground water	Very small areas of site have a 0.1% / 1% chance of surface water flooding. There is potential for SUDs to be incorporated on adjoining open space.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities –	Site within urban area with normal availability of utilities.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

electricity, gas, water, sewage treatment		
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Existing access from Paget Road could serve eastern part of the site with western part accessed from Compton Park. This is due to concerns over the capacity of Paget Road if development would result in a net increase in traffic movements over and above existing College activity.	
Impact on the wider road network	No other large-scale sites coming forward in this part of the City.	
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 Centre	
Primary School	Strategic Centre/Employment Area	
Secondary School	Centre/Foodstore	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45-100 dph) Moderate Density (40-45 dph) X
Any character constraints on density	The residential area to the south of the site is a typical low density post war development of detached properties set in relatively spacious plots. Given local character a density of more than 40 dph is not appropriate.	
Connections to local cycle route networks	No issues	
Public Open Space	0.5ha of the site in the north-western corner is grassed but not designated as public open space. An off-site contribution towards local open space improvements will be required to address local quality deficiencies.	
Loss of Playing Field / Sports Pitches	No issues	
Other Social	Development would involve the loss or relocation of the Wolf Mountain Activity Centre building. The rest of the site could only come forward as part of relocation of the existing Wolverhampton College facilities to a more sustainable location.	
Opportunities		
Opportunity to redevelop existing complex of functional buildings which have a significant negative impact on the character of the area and their replacement with a well-planned and lower impact residential neighbourhood. The redevelopment of the site will also facilitate the relocation of the existing College functions which would improve sustainable transport access and quality of facilities.		
Sustainability Appraisal		
The site has some negative impacts for SA Objectives 1, 2, 4, 6, 7, 8, 9, 12 and a major positive impact for SA Objective 10 – Housing		
Conclusion		
Operational Wolverhampton College buildings, Activity Centre, hardstanding and landscaping located in a green belt wedge within the urban area. Development would fund relocation of the college to a more sustainable location within the City. The majority of the site was identified as a Major Developed		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site in the Wolverhampton UDP (2011). National guidance prioritises the release of previously developed sites within the green belt. No environmental constraints affect the site.

Development would provide visual enhancement to the area and increase the openness of remaining green belt by removing existing, large-scale, functional education buildings and replacement with a well-designed residential area.

Site suitable for a development of 140 homes, subject to green belt mitigation at Smestow Valley LNR, relocation of College and Activity Centre to appropriate sites, appropriate highways access and off-site improvements to local open space.

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	3.52 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i>	
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D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	South Staffordshire Golf Course Land at Codsall Road, Wolverhampton		
Site Address	South Staffordshire Golf Course Land at Codsall Road, Wolverhampton		
Ward	Tettenhall Regis	Call for Site Ref	64
Site Area (ha)	0.85	Capacity proposed in Call for Sites submission	20-25 homes
Land Type	Greenfield	Site Assessment Reference	SA-0024-WOL
Background/Context			
Current uses	Part of South Staffordshire 18 hole golf course		
Surrounding land uses	Golf course to south west, Codsall Road and residential to north east, residential to north west and south east		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt Private Sports Ground Tettenhall Neighbourhood Plan Area: <ul style="list-style-type: none">• Historic Landscape Character Assessment – Danescourt• Open Space Opportunities – Outdoor Sports Facilities (TNP14)		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to checking sprawl from the West Midlands conurbation, and a strong contribution to preventing encroachment into the countryside. It is contained on three sides by inset urban edges, but retains a strong relationship with the wider countryside. The A41 forms a consistent boundary to the south, but is breached by inset development to the east and west of the sub-parcel. Other boundaries are less clearly defined, so land could be released without weakening the Green Belt edge or significantly affecting the integrity of the wider Green Belt.		Moderate-High
Landscape Sensitivity	The landscape north of Davenscourt Road is considered to have a low-moderate overall sensitivity to residential development as the majority of the criteria score moderate or low, and no criteria override that judgement.		Low-Moderate
Environmental			
Greenfield / Previously Developed Land	All greenfield		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Trees covering around half of part of site would require a tree survey to determine if they should be protected, which is likely to limit developable area and capacity of site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No known habitat value	
Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual Amenity and Character of the Area	<p>Potential impact on immediate outlook of properties on Codsall Road. This could be mitigated by design, including retention of trees at boundaries.</p> <p>Adjoining housing is of very low density, ribbon character, with large rear gardens and new development should reflect this open character and ribbon development with a net density of no more than 20 dph, in line with Tettenhall Neighbourhood Plan HLC Assessment for Danescourt.</p>	
Flood risk, drainage and ground water	Area with 0.1% chance of surface water flooding along south east boundary of site. This area coincides with treed area and could be retained to form a landscaped buffer with adjoining residential.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	Subject to ability to reconfigure golf course to replace hole lost.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Availability of utilities – electricity, gas, water, sewage treatment	Located in residential area so likely to have access to normal utilities.					
Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Access can be provided directly onto Codsall Road					
Impact on the wider road network	Impact on surrounding roads should be minimal.					
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 Centre			
Primary School				Strategic Centre/Employment Area		
Secondary School				Centre/Foodstore		
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Adjoining housing is of very low density, ribbon character, with large rear gardens and new development should reflect this open character and ribbon development with a net density of no more than 20 dph, in line with Tettenhall Neighbourhood Plan HLC Assessment for Danescourt.					
Connections to local cycle route networks	No issues					
Public Open Space	No issues					
Loss of Playing Field / Sports Pitches	Wolverhampton Playing Pitch Strategy and Action Plan 2018 states that South Staffordshire Golf Club is of a particularly high standard given its championship course status. The PPS recommends protection of current provision of golf courses in Wolverhampton, and to sustain quality and seek improvements where necessary and possible. Therefore, the golf course will need to be redesigned to replace one hole, to sustain its good quality status. It is likely that this will require retention of approx. half the site as golf course.					
Other Social						
Opportunities						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 5, 6, 7, 9, 12, 14 and a positive impact for SA Objective 10 – Housing						
Conclusion						
Small part of golf course including mature trees located in the green belt. Reconfiguration of the golf course would be required to retain 18 holes, in accordance with Wolverhampton Playing Pitch Strategy. Low density ribbon development fronting Codsall Road of no more than 8 houses would not harm local character and could be designed to protect any mature trees of value. The new green belt boundary would continue to follow the edge of South Staffordshire Golf Course. Mitigation for green belt loss						

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

could be provided through accessibility, biodiversity and environmental quality improvements to South Staffordshire Golf Course.

Mature trees cover half of the site, reducing the net developable area. Adjoining housing is of very low density with large rear gardens and new development should reflect this open character and ribbon development with a net density of no more than 20 dph.

Therefore site is suitable for development for no more than 8 houses, subject to retention of existing trees and reconfiguration of golf course to replace hole lost to development and retain high standard of South Staffordshire Golf Course as defined in current Playing Pitch evidence and green belt mitigation.

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	c. 0.4 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i> Retention of golf course grounds	c. 0.45 ha
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D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	Oxley Park Golf Club land adjacent to 139 Oxley Moor Road		
Site Address	Oxley Park Golf Club land adjacent to 139 Oxley Moor Road		
Ward	Oxley	Call for Site Ref	298
Site Area (ha)	0.13	Capacity proposed in Call for Sites submission	3-4 houses
Land Type	Greenfield	Site Assessment Reference	SA-0008-WOL
Background/Context			
Current uses	Golf Club grounds		
Surrounding land uses	Residential and road to north, Golf course to south		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt Private Sports Ground		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton, and to preventing encroachment on the surrounding countryside. The sub-parcel is significantly contained on all sides by settlement edges, resulting in a weak relationship with surrounding open countryside. The release of land in this or adjacent parcels would not weaken the integrity of the wider Green Belt and would result in a strengthened and simplified Green Belt boundary. Release of the sub-parcel would result in the complete containment of neighbouring parcel B9A, leaving little justification for the latter retaining its Green Belt status, but this would not increase the level of harm to Green Belt purposes.		Low
Landscape Sensitivity	The landscape is considered to have a low-moderate overall sensitivity to residential development. Although many of the criteria score low, this is counterbalanced by the importance of the area as an open corridor providing a gap between settlements.		Low-Moderate
Environmental			

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Greenfield / Previously Developed Land	All greenfield	
Topography	Flat site	
Agricultural Land Quality	Not agricultural land	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Trees at the edge and within the site which may limit capacity, subject to survey.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Site includes trees and habitat and forms part of a wider natural area stretching along the edge of the Golf Course / Oxley Moor Road. Whole Oxley Golf Course was subject to ecological survey in 2020, which proposed the site is designated as a SLINC. Mitigation for loss of SLINC value and net biodiversity gain could be provided on remaining SLINC.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets.	
Visual Amenity and Character of the Area	Retention of trees at boundary would minimise any impact on neighbouring properties. Adjoining residential areas have a low density.	
Flood risk, drainage and ground water	Small part of site has 1% chance of surface water flooding. Design of development could incorporate this.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Availability of utilities – electricity, gas, water, sewage treatment	Small site adjoining residential property so likely to have access to normal utilities.					
Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Access can be provided directly onto Oxley Moor Road.					
Impact on the wider road network	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 Centre		NA	
Primary School	NA		Strategic Centre/Employment Area		NA	
Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	
Any character constraints on density	Density limited by local character and on site trees.					
Connections to local cycle route networks	No issues					
Public Open Space	No issues					
Loss of Playing Field / Sports Pitches	Very small part of Oxley Golf Course not required for operation. Development would fund improvements to Oxley Golf Course.					
Other Social						
Opportunities						
The redevelopment of the site would facilitate improvements to Oxley Golf Course.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 5, 6, 7, 9, 12 and a positive impact for SA Objective 10 – Housing						
Conclusion						
Small part of golf course grounds located in green belt, in an area of low-moderate green belt harm and low-moderate landscape sensitivity. Development would fund improvements to golf course. The site falls within an area proposed for designation as a SLINC following recent ecological survey. Mitigation for loss of SLINC, green belt mitigation and net biodiversity gain could be provided through improvements to remaining SLINC.						
Site suitable for development for 3 homes, subject to accessibility, biodiversity and environmental quality improvements to Oxley Park Golf Course.						

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	0.13 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i>	
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D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	Oxley Park Golf Club land adjacent to 1A Ribbesford Avenue		
Site Address	Oxley Park Golf Club land adjacent to 1A Ribbesford Avenue		
Ward	Oxley	Call for Site Ref	270
Site Area (ha)	0.06	Capacity proposed in Call for Sites submission	4 houses
Land Type	Greenfield	Site Assessment Reference	SA-0025-WOL
Background/Context			
Current uses	Golf Club grounds including compound		
Surrounding land uses	Residential to east, Golf course to west		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt Private Sports Ground		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton, and to preventing encroachment on the surrounding countryside. The sub-parcel is significantly contained on all sides by settlement edges, resulting in a weak relationship with surrounding open countryside. The release of land in this or adjacent parcels would not weaken the integrity of the wider Green Belt and would result in a strengthened and simplified Green Belt boundary. Release of the sub-parcel would result in the complete containment of neighbouring parcel B9A, leaving little justification for the latter retaining its Green Belt status, but this would not increase the level of harm to Green Belt purposes.		Low
Landscape Sensitivity	The landscape is considered to have a low-moderate overall sensitivity to residential development. Although many of the criteria score low, this is counterbalanced by the importance of the area as an open corridor providing a gap between settlements.		Low-Moderate
Environmental			
Greenfield / Previously Developed Land	The majority of the site is a compound.		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Topography	Flat site.	
Agricultural Land Quality	Not agricultural land	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Trees at the edge of the site which could be retained as part of development.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No habitat value.	
Heritage Assets on site or significantly affecting boundaries	No heritage value	
Visual Amenity and Character of the Area	Retention of trees at boundary would minimise any impact on neighbouring properties. Adjoining residential areas have a low density.	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas,	Small site adjoining residential property so likely to have access to normal utilities.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

water, sewage treatment		
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Access can be provided directly onto Ribbesford Avenue.	
Impact on the wider road network	None	
Social		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2	<i>GP/Health Centre/Walk in Centre</i>	NA
<i>Primary School</i>	NA	<i>Strategic Centre/Employment Area</i> NA
<i>Secondary School</i>	NA	<i>Centre/Foodstore</i> NA
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45-100 dph) Moderate Density (40-45 dph)
Any character constraints on density	Density limited by local character and on site trees.	
Connections to local cycle route networks	No issues	
Public Open Space	No issues	
Loss of Playing Field / Sports Pitches	Very small part of Oxley Golf Course not required for operation, subject to relocation of compound. Development would fund improvements to Oxley Golf Course.	
Other Social		
Opportunities		
The redevelopment of the site would facilitate improvements to Oxley Golf Course.		
Sustainability Appraisal		
The site has some negative impacts for SA Objectives 2, 6, 7, 9, 12, 14 and a positive impact for SA Objective 10 - Housing		
Conclusion		
<p>Small part of golf course grounds located in green belt, in an area of low-moderate green belt harm and low-moderate landscape sensitivity. Development would fund improvements to golf course. The site falls within an area proposed for designation as a SLINC following recent ecological survey. Mitigation for loss of SLINC, green belt mitigation and net biodiversity gain could be provided through improvements to remaining SLINC.</p> <p>Site suitable for development for 3 homes, subject to accessibility, biodiversity and environmental quality improvements to Oxley Park Golf Course.</p>		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	0.06 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i>	
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D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	Oxley Park Golf Club land adjacent to 21 Oxley Links Road		
Site Address	Oxley Park Golf Club land adjacent to 21 Oxley Links Road		
Ward	Oxley	Call for Site Ref	299
Site Area (ha)	0.14	Capacity proposed in Call for Sites submission	4 houses
Land Type	Greenfield	Site Assessment Reference	SA-0027-WOL
Background/Context			
Current uses	Golf Club grounds		
Surrounding land uses	Residential to east, Golf course to north / south / west		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
HSE Consultation Zone 1 (for residential)	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	All Green Belt Private Sports Ground		
Criteria	Assessment	Rating	
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton, and to preventing encroachment on the surrounding countryside. The sub-parcel is significantly contained on all sides by settlement edges, resulting in a weak relationship with surrounding open countryside. The release of land in this or adjacent parcels would not weaken the integrity of the wider Green Belt and would result in a strengthened and simplified Green Belt boundary. Release of the sub-parcel would result in the complete containment of neighbouring parcel B9A, leaving little justification for the latter retaining its Green Belt status, but this would not increase the level of harm to Green Belt purposes.		Low
Landscape Sensitivity	The landscape is considered to have a low-moderate overall sensitivity to residential development. Although many of the criteria score low, this is counterbalanced by the importance of the area as an open corridor providing a gap between settlements.		Low-Moderate
Environmental			
Greenfield / Previously Developed Land	All greenfield		
Topography	Flat site		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Agricultural Land Quality	Not agricultural land	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Trees within the site which may limit capacity, subject to survey.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Site includes trees and habitat and forms part of a wider natural area stretching along the edge of the Golf Course / Oxley Moor Road. Whole Oxley Golf Course was subject to ecological survey in 2020, which proposed the site is designated as a SLINC. Mitigation for loss of SLINC value and net biodiversity gain could be provided on remaining SLINC.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets.	
Visual Amenity and Character of the Area	Retention of trees at boundary would minimise any impact on neighbouring properties. Adjoining residential areas have a low density.	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Small site adjoining residential property so likely to have access to normal utilities.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Access can be provided directly onto Oxley Links Road.					
Impact on the wider road network	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 Centre		NA	
Primary School	NA		Strategic Centre/Employment Area		NA	
Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	
Any character constraints on density	Density limited by local character and on site trees.					
Connections to local cycle route networks	No issues					
Public Open Space	No issues					
Loss of Playing Field / Sports Pitches	Very small part of Oxley Golf Course not required for operation. Development would fund improvements to Oxley Golf Course.					
Other Social						
Opportunities						
The redevelopment of the site would facilitate improvements to Oxley Golf Course.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and a positive impact for SA Objective 10 - Housing						
Conclusion						
Small part of golf course grounds located in green belt, in an area of low-moderate green belt harm and low-moderate landscape sensitivity. Development would fund improvements to golf course. The site falls within an area proposed for designation as a SLINC following recent ecological survey. Mitigation for loss of SLINC, green belt mitigation and net biodiversity gain could be provided through improvements to remaining SLINC.						
Site suitable for development for 3 homes, subject to accessibility, biodiversity and environmental quality improvements to Oxley Park Golf Course.						
Appropriate uses given constraints and infrastructure requirements	Housing	0.14 ha	Employment	0 ha	Other (specify):	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	Oxley Park Golf Club land adjacent to 10 Oxley Links Road		
Site Address	Oxley Park Golf Club land adjacent to 10 Oxley Links Road		
Ward	Oxley	Call for Site Ref	302
Site Area (ha)	0.23	Capacity proposed in Call for Sites submission	0.23 ha for housing
Land Type	Greenfield	Site Assessment Reference	SA-0028-WOL
Background/Context			
Current uses	Golf Club grounds		
Surrounding land uses	Residential to east / south, Golf course to north / west		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt Private Sports Ground		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton, and to preventing encroachment on the surrounding countryside. The sub-parcel is significantly contained on all sides by settlement edges, resulting in a weak relationship with surrounding open countryside. The release of land in this or adjacent parcels would not weaken the integrity of the wider Green Belt and would result in a strengthened and simplified Green Belt boundary. Release of the sub-parcel would result in the complete containment of neighbouring parcel B9A, leaving little justification for the latter retaining its Green Belt status, but this would not increase the level of harm to Green Belt purposes.		Low
Landscape Sensitivity	The landscape is considered to have a low-moderate overall sensitivity to residential development. Although many of the criteria score low, this is counterbalanced by the importance of the area as an open corridor providing a gap between settlements.		Low-Moderate
Environmental			

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Greenfield / Previously Developed Land	All greenfield	
Topography	Flat site	
Agricultural Land Quality	Not agricultural land	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Trees within the site which may limit capacity, subject to survey.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Site includes trees and habitat and forms part of a wider natural area stretching along the edge of the Golf Course / Oxley Moor Road. Whole Oxley Golf Course was subject to ecological survey in 2020, which proposed the site is designated as a SLINC. Mitigation for loss of SLINC value and net biodiversity gain could be provided on remaining SLINC.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets.	
Visual Amenity and Character of the Area	Development would be visible from properties on Oxley Link Road. Retention of trees at the boundary could minimise impacts. Adjoining residential areas have a low density.	
Flood risk, drainage and ground water	Area with surface flooding risk varying from 0.1% to 3.3% covers eastern third of site and is likely to constrain capacity.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Availability of utilities – electricity, gas, water, sewage treatment	Small site adjoining residential property so likely to have access to normal utilities.					
Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Access can be provided directly onto Oxley Moor Road.					
Impact on the wider road network	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 Centre		NA	
Primary School	NA		Strategic Centre/Employment Area		NA	
Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)			High Density (45-100 dph)		Moderate Density (40-45 dph)
Any character constraints on density	Density limited by local character and on site trees.					
Connections to local cycle route networks	No issues					
Public Open Space	No issues					
Loss of Playing Field / Sports Pitches	Very small part of Oxley Golf Course not required for operation. Development would fund improvements to Oxley Golf Course.					
Other Social						
Opportunities						
The redevelopment of the site would facilitate improvements to Oxley Golf Course.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12 and a positive impact for SA Objective 10 - Housing						
Conclusion						
Small part of golf course grounds located in green belt, in an area of low-moderate green belt harm and low-moderate landscape sensitivity. Development would fund improvements to golf course. The site falls within an area proposed for designation as a SLINC following recent ecological survey. Mitigation for loss of SLINC, green belt mitigation and net biodiversity gain could be provided through improvements to remaining SLINC.						
Site suitable for development for 4 homes, subject to accessibility, biodiversity and environmental quality improvements to Oxley Park Golf Course.						

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	c. 0.15 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i> SUDs / retained trees	c. 0.8 ha
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D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	Lane Street / Highfields Road, Bradley, Wolverhampton		
Site Address	Lane Street / Highfields Road, Bradley, Wolverhampton		
Ward	Bilston East	Call for Site Ref	513
Site Area (ha)	1.79	Capacity proposed in Call for Sites submission	65 houses
Land Type	Previously Developed	Site Assessment Reference	SA-0032-WOL
Background/Context			
Current uses	Industrial land		
Surrounding land uses	Industrial to east beyond Ash Street, open space to north and west, residential to south.		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
HSE Consultation Zone 1 (for residential)	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	Bilston Corridor Area Action Plan: <ul style="list-style-type: none">Local Employment Land – part of Perry Trading EstateHistoric Landscape Characterisation Site Bilston Canal Corridor Conservation Area covers Highfields Works part of site		
Criteria	Assessment	Rating	
Green Belt and Landscape Sensitivity			
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Environmental			
Greenfield / Previously Developed Land	All previously developed land		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees on site.		
Biodiversity or Geodiversity on	No natural habitat on site. Net biodiversity gain could be delivered on adjoining open space.		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

site or significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	The whole site falls within an Area of High Historic Townscape Value (AHHTV) in the HLC Study due to the cluster of late 19 th and early 20 th century industrial buildings surrounding the locally listed Highfield Works building, which also falls within the Bilston Canal Corridor Conservation Area. This building could be suitable for conversion, subject to viability. Carefully designed housing development on adjoining land would not necessarily harm the setting of the Conservation Area.	
Visual Amenity and Character of the Area	Appropriately designed development would improve visual amenity of residential properties to the south, which currently adjoin industrial yards and buildings. Site suitable for 40 dph, subject to appropriate conversion of the locally listed Highfield Works building and a design respecting the setting of the Bilston Canal Corridor Conservation Area and the Area of High Historic Townscape Value designation covering the whole site.	
Flood risk, drainage and ground water	Small area of the site around the Highfields Works has a 0.1% / 1% / 3% chance of surface water flooding. Other small areas of 0.1% chance. There is potential for SUDs to be incorporated into the adjoining open space.	
Ground Contamination	Given the location of this site there may be ground condition issues arising from contamination which may affect development viability.	
Ground stability	The site is located in a former mining area and there are high risk areas across the west of the site which may affect development viability	
Air Quality impact of adjoining uses	No known issues	
Noise impact of adjoining uses	There may be noise issues arising from industrial premises on the eastern boundary of the site, however it is likely that these could be mitigated through buffers and / or other measures.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	The employment land evidence indicates that this site is surplus to employment needs and could be released for housing, subject to re-location of the current land owners who occupy the site and operate a steel stockholding company.	
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	Cost of conversion of locally listed Highfields Works and potential ground remediation due to former mineworkings and contamination could limit viability.	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.					
Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Access possible onto Highfields Road.					
Impact on the wider road network	None known.					
Social						
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2			GP/Health Centre/Walk in Centre			
Primary School			Strategic Centre/Employment Area			
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Site suitable for 40 dph, subject to appropriate conversion of the locally listed Highfield Works building and a design respecting the setting of the Bilston Canal Corridor Conservation Area and the Area of High Historic Townscape Value designation covering the whole site.					
Connections to local cycle route networks	No issues					
Public Open Space	There is a sufficient quantity of open space in the local area to meet the needs of new residents and sizeable areas of open space adjoin the site. An off-site contribution will be required to address local quality deficiencies.					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
If the site became vacant and the condition of the buildings was put at risk, housing development could facilitate retention and conversion of the locally listed Highfields Works.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 3, 5, 7, 9, 11, 12, 13 and a positive impact for SA Objective 10 – Housing						
Conclusion						
Operational industrial site adjoining residential and employment, promoted for housing through the call for sites. The employment land evidence indicates that this site is surplus to employment needs and could be released for housing, subject to re-location of the current land owners who occupy the site and operate a steel stockholding company. The sites falls within an Area of High Historic Townscape Value (AHHTV) in the HLC Study due to the cluster of late 19th and early 20th century industrial buildings surrounding the locally listed Highfield Works building, which also falls within the Bilston Canal Corridor Conservation Area. This building could be suitable for conversion, subject to viability.						

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Carefully designed housing development on adjoining land would not necessarily harm the setting of the Conservation Area.

The site is suitable for development for 72 homes, subject to subject to a design which: protects the operation of employment land to the east; retains the locally listed Highfield Works building; respects the setting of this building and the Bilston Canal Corridor Conservation Area within which it falls; and respects the Area of High Historic Townscape Value designation covering the whole site; provision of off-site improvements to local open space to meet recreational open space needs of new residents.

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	1.79 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i>	
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D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	Moseley Road Open Space (part), Langdale Drive, Bilston		
Site Address	Moseley Road Open Space (part), Langdale Drive, Bilston		
Ward	Bilston North	Call for Site Ref	N/A
Site Area (ha)	1.89	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0040-WOL
Background/Context			
Current uses	Recreational Open Space		
Surrounding land uses	Public open space and school playing fields to the north, residential to the south and west, school buildings to the east.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	Recreational Open Space		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Environmental			
Greenfield / Previously Developed Land	All greenfield		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs. Tree belts on edges of site which could be incorporated into development if necessary.		
Biodiversity or Geodiversity on site or	No natural habitat on site. Net biodiversity gain could be delivered on adjoining open space.		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

significantly affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	No heritage assets.	
Visual Amenity and Character of the Area	Development would be visible from properties fronting Fieldside Walk, however a landscape buffer could be incorporated to limit this impact	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	Former mining area, however records indicate limited mine shafts and viable potential to remediate in comparison to other typical sites in the area.	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Direct access possible from Langdale Drive	
Impact on the wider road network	None known	
Social		

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

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 Centre			
Primary School			Strategic Centre/Employment Area			
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	None – site suitable for 45 dph given high levels of sustainable transport access to residential services.					
Connections to local cycle route networks	No issues					
Public Open Space	The site forms part of the Moseley Road Open Space which is a Neighbourhood Park. The local area has a surplus quantity of open space and a deficit in quality, as set out in the 2018 Wolverhampton Open Space Strategy and Action Plan. Loss of open space can be adequately compensated for through quality improvements to the remaining Park and nearby Prouds Lane Open Space.					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Opportunity identified to improve quality of local public open space provision in line with the Wolverhampton Open Space Strategy and Action Plan (2018).						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 6, 7, 9, 12 and a positive impact for SA Objective 10 – Housing						
Conclusion						
Part of larger public open space which is majority maintained grassland, with hedge/tree belt buffer to adjoining school playing fields. There is a surplus in quantity of open space in this part of Wolverhampton, as set out in the 2018 Wolverhampton Open Space Strategy and Action Plan, which can support the combined loss of open space at this site and at Dean’s Road / Neachells Lane, subject to investment in local open space to improve quality.						
Site suitable for development for 85 homes, subject to mitigation and enhancement for loss of open space.						
Appropriate uses given constraints and infrastructure requirements	Housing	1.89 ha	Employment	0 ha	Other (specify):	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Site Known as	Former Wolverhampton Environment Centre (buildings), Westacre Crescent, Finchfield		
Site Address	Former Wolverhampton Environment Centre (buildings), Westacre Crescent, Finchfield		
Ward	Tettenhall Wightwick	Call for Site Ref	N/A
Site Area (ha)	0.83	Capacity proposed in Call for Sites submission	N/A
Land Type	Previously Developed	Site Assessment Reference	SA-0053-WOL
Background/Context			
Current uses	Remains of demolished greenhouses and other buildings, a bungalow and hardstanding associated with the former Wolverhampton Environment Centre		
Surrounding land uses	Recreational open space to north, west and south, and to east, beyond former railway line, is housing in Westacre Crescent.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt Tettenhall Neighbourhood Plan: <ul style="list-style-type: none">TNP6 Site Specific Proposal - Wolverhampton Environment Centre (covering the buildings and grounds, of which this site forms a small part)Historic Landscape Character Assessment – Smestow Valley (South)		
Criteria	Assessment	Rating	
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton, and in preventing encroachment on the countryside. The sub-parcel is relatively free of urbanising uses, however it is contained by settlement edges on all sides and has a minimal relationship with the open countryside around the conurbation. As a result, the release of this sub-parcel would not weaken the integrity of surrounding Green Belt land. Releasing this land would result in the entire containment of sub-parcel B22A, leaving little justification for the latter remaining within the Green Belt; but this would not increase the level of harm to Green Belt purposes.		Low - Moderate
Landscape Sensitivity	The site forms part of a parcel not subject to assessment because the vast majority of the parcel is existing / proposed Local Nature Reserve. However, the parcel adjoins and is similar in character to parcel BL6 and so is likely to demonstrate the same Moderate-High rating.		Moderate – High
Environmental			

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Greenfield / Previously Developed Land	All previously developed land.	
Topography	Flat site	
Agricultural Land Quality	Not agricultural land	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees within site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	<p>There is no habitat of value within the site, as confirmed by an ecological survey carried out of the wider WEC site in 2015, and by ecological evidence and consultation responses associated with the 2018 planning permission.</p> <p>To the south west boundary the site adjoins the Smestow Valley SINC and other habitat proposed for designation as SINC following ecological survey in 2015. The site also adjoins an area of wildlife value which is proposed for incorporation into the wider Smestow Valley Local Nature Reserve. Therefore, development should be designed to protect and enhance the wildlife value of adjoining land. Net biodiversity gain can be delivered within these areas.</p>	
Heritage Assets on site or significantly affecting boundaries	Wightwick Wedge and Smestow Valley Area of High Historic Landscape Value designation covers areas near to the site and the disused railway line. Design of development would need to respect this designation.	
Visual Amenity and Character of the Area	<p>Development would be visible to visitors to the recreational open space. This impact could be mitigated by design and landscaping.</p> <p>The design of development would need to respect local character as set out in the Tettenhall Neighbourhood Plan Historic Landscape Character Assessment of the Smestow area.</p>	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Waste Infrastructure	No issues						
Economic							
Employment Development Opportunities	NA					Not suitable for employment use	
Employment Land	NA					Not existing employment land	
Delivery / Phasing	No obvious constraints which could affect delivery. Site has a recently expired outline planning permission for 14 homes.						
Viability	The cost of upgrading the access drive and contributions towards maintenance of the WEC grounds have the potential to reduce viability.						
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.						
Infrastructure constraints on / under site	No known constraints						
Highways access and transportation	Site can be accessed from Westacre Crescent / Brantley Avenue via the existing private drive, subject to this being widened and upgraded.						
Impact on the wider road network	None identified.						
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 Centre				
Primary School			Strategic Centre/Employment Area				
Secondary School			Centre/Foodstore				
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X	
Any character constraints on density	The site is located within an area of recreational open space of rural character and therefore suited to a low density of development. The appropriate density of the site has been determined through the expired planning permission at c. 17 dwellings per hectare.						
Connections to local cycle route networks	No issues						
Public Open Space	The site is not public open space, however it is located within a large, quality area of recreational open space which could serve new residents. Open space contributions would be required to secure maintenance funding for the surrounding grounds of the former Wolverhampton Environment Centre, which has been improved through ERDF funding and is proposed for incorporation into the adjoining Smestow Valley Local Nature Reserve (LNR).						

D-4 Sites Assessed for Housing and Selected (Wolverhampton)

Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Development could provide funding to maintain the surrounding grounds of the former Wolverhampton Environment Centre, which have been improved through ERDF funding and are proposed for incorporation into adjoining Smestow Valley Local Nature Reserve (LNR).						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 2, 3, 7, 9, 12 and a positive impact for SA Objective 10 – Housing						
Conclusion						
<p>Previously developed site comprising remains of demolished greenhouses, bungalow and hardstanding associated with former Wolverhampton Environment Centre, located in the green belt. Surrounding grounds of Environment Centre have been improved through ERDF funding and are proposed for incorporation into adjoining Smestow Valley Local Nature Reserve (LNR). Site has a recently expired outline planning permission for 14 houses, subject to securing funding to maintain the area of proposed LNR. National guidance prioritises the release of previously developed sites within the green belt.</p> <p>The site is suitable for 14 houses, in accordance with the recently expired planning permission for the site.</p>						
Appropriate uses given constraints and infrastructure requirements	Housing	0.83 ha	Employment	0 ha	Other (specify):	

Appendix D-5: Sites Assessed for Employment and Selected (Wolverhampton)

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

Contents

Ward	Site Known As	Site Reference	Page
Ettingshall	Major Street Dixon Street	SA-0034-WOL	95
Wednesfield South	Wednesfield 9 (Phoenix Road)	SA-0035-WOL	98
	Wednesfield 12 (Bentley Bridge Business Park, Well Lane)	SA-0036-WOL	101
	Glynweds (Pantheon Park - fmr Prime 10, Bentley Bridge)	SA-0037-WOL	104
	Tata Steel	SA-0039-WOL	107
	Bowmans Harbour, Planetary Road	SA-0041-WOL	110
Ettingshall	Millfield Road EDNA	SA-0044-WOL	113
Bushbury South & Low Hill	Shaw Road (Strykers)	SA-0045-WOL	116
East Park	Dean's Road/ Neachells Lane	SA-0047-WOL	119
Bilston East	Former Starr Road Transport Depot, Dale Street	SA-0051-WOL	123
East Park	Land behind Keyline Builders Merchants, Willenhall Road	SA-0052-WOL	126

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Site Known as	Major Street Dixon Street		
Site Address	Major Street Dixon Street		
Ward	Ettingshall	Call for Site Ref	NA
Site Area (ha)	2.5	Capacity proposed in Call for Sites submission	NA
Land Type	Previously Developed	Site Assessment Reference	SA-0034-WOL
Background/Context			
Current uses	Vacant land		
Surrounding land uses	Road and residential / housing allocation to south, canal to east, industry to north, public open space to west		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	Bilston Corridor AAP East Park Character Area		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Environmental			
Greenfield / Previously Developed Land	Whole site is previously developed land		
Topography	Flat and open site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No known issues		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Some regenerated habitat on site which would require survey at planning application stage and impact on net biodiversity gain requirement – which could be provided on site.		

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Heritage Assets on site or significantly affecting boundaries	No heritage assets on site. Canal and industrial estate to the northern/eastern boundaries form part of the Birmingham Canal Conservation Area.	
Visual Amenity and Character of the Area	Derelict site which would benefit from bringing back into use. Design would need to respect outlook from existing and potential residential development to the south.	
Flood risk, drainage and ground water	South east and south west boundaries affected by areas with 0.1% chance of surface water flooding, covering approx. 25% of the site. The design of an employment use is likely to be able to accommodate these areas.	
Ground Contamination	Known significant creosote contamination which could impact on adjoining canal. However, remediation for employment use is considered viable, subject to potential requirement for external funding.	
Ground stability	No known issues	
Air Quality impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Noise impact of adjoining uses	Noise pollution from steel stockholders and other unconstrained industrial uses affects the northern part of the site. This does not constrain use of the site for employment.	
Mineral Extraction and Mineral Resource Areas	No known issues	
Mineral Infrastructure and Brickworks	No known issues	
Waste Infrastructure	No known issues	
Economic		
Employment Development Opportunities	Identified in the employment evidence as suitable for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	Deliverable within Plan period subject to securing sufficient external funding.	
Viability	Remediation of ground contamination at site for employment use may require external funding.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Access can be gained off Dixon Street or Major Street. Narrow access through adjacent railway bridge. May have impact on Dixon Street \ Ettingshall Road \ Bilston Road junction & Dixon Street \ Thompson Avenue junction.	
Impact on the wider road network	No known constraints	

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

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 Centre		NA	
Primary School	NA		Strategic Centre/Employment Area		NA	
Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	N A	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No issues					
Public Open Space	Site not public open space.					
Loss of Playing Field / Sports Pitches	No Playing Field/ Sports Pitches.					
Other Social						
Opportunities						
A long term vacant previously developed site located in a mixed use area adjoining the canal. The site has significant ground contamination and the northern part is subject to noise pollution, therefore it is not suitable for residential use. The site could be viable for employment use subject to potential external funding.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12 and a major positive impact for SA Objective 13 – Economy						
Conclusion						
Vacant land within industrial area, suitable for employment use, subject to remediation as appropriate to address known ground condition issues.						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	2.5ha	Other (specify):	

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Site Known as	Wednesfield 9 (Phoenix Road)		
Site Address	Wednesfield 9 (Phoenix Road)		
Ward	Wednesfield South	Call for Site Ref	NA
Site Area (ha)	1.8	Capacity proposed in Call for Sites submission	NA
Land Type	Previously Developed	Site Assessment Reference	SA-0035-WOL
Background/Context			
Current uses	Vacant land		
Surrounding land uses	Employment		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	BCCS Retained Employment Area		
Criteria	Assessment	Rating	
Green Belt and Landscape Sensitivity			
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Environmental			
Greenfield / Previously Developed Land	Whole site is previously developed land		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Tree belts along northern and eastern boundaries, majority outside site boundary		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No habitat on site		

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Heritage Assets on site or significantly affecting boundaries	No known issues	
Visual Amenity and Character of the Area	Site located in industrial area.	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	Site remediated as part of Wednesfield Way creation scheme	
Ground stability	Site remediated as part of Wednesfield Way creation scheme	
Air Quality impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Noise impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Mineral Extraction and Mineral Resource Areas	No known issues	
Mineral Infrastructure and Brickworks	No known issues	
Waste Infrastructure	No known issues	
Economic		
Employment Development Opportunities	Identified in the employment evidence as suitable for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Site can be accessed off Wednesfield Way or Steelpark Way. Impacted upon by proposed route of Midland Metro Line 2. Individual and cumulative impact (with site SA-0039-WOL) on Wednesfield Way \ March End Road \ Lakefield Road \ Waddens Brook Lane junction.	
Impact on the wider road network	No known impact	
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 Centre	NA

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Primary School	NA		Strategic Centre/Employment Area		NA	
Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45- 100 dph)	N A	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No known issues					
Public Open Space	Site not public open space					
Loss of Playing Field / Sports Pitches	No Playing Field/ Sports Pitches					
Other Social						
Opportunities						
A long term vacant previously developed site located on a recently created industrial estate served by Wednesfield Way with no known constraints.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 6, 7, 9, 12 and a major positive impact for SA Objective 13 - Economy						
Conclusion						
Vacant land within industrial area, suitable for employment use, with no known constraints.						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	1.8ha	Other (specify):	

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Site Known as	Wednesfield 12 (Bentley Bridge Business Park, Well Lane)		
Site Address	Wednesfield 12 (Bentley Bridge Business Park, Well Lane)		
Ward	Wednesfield South	Call for Site Ref	NA
Site Area (ha)	1.2	Capacity proposed in Call for Sites submission	NA
Land Type	Previously Developed	Site Assessment Reference	SA-0036-WOL
Background/Context			
Current uses	Vacant land		
Surrounding land uses	Employment and Residential		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	BCCS Retained Employment Area		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Environmental			
Greenfield / Previously Developed Land	Whole site is previously developed land		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Tree belts along northern, western and eastern boundaries, majority outside site boundary		
Biodiversity or Geodiversity on site or significantly	No known bio/ geo diversity issues		

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual Amenity and Character of the Area	Site located in industrial estate	
Flood risk, drainage and ground water	Southern part of site affected by areas of 0.1% chance of surface water flooding covering approx. 20% of site. The design of an employment use is likely to be able to accommodate these areas.	
Ground Contamination	Site remediated as part of Wednesfield Way creation scheme	
Ground stability	Site remediated as part of Wednesfield Way creation scheme	
Air Quality impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Noise impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	Identified in employment evidence as suitable for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	Site has full planning permission.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Planning permission (2019) confirms access acceptable.	
Impact on the wider road network	No known impact	
Social		

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

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 Centre		NA	
Primary School	NA		Strategic Centre/Employment Area		NA	
Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	N A	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No known issues					
Public Open Space	Site not public open space					
Loss of Playing Field / Sports Pitches	No Playing Field/ Sports Pitches					
Other Social						
Opportunities						
A long term vacant previously developed site located on a recently created industrial estate served by Wednesfield Way with no known constraints. Site currently has extant full planning permission (June 2019) for B1/B8 uses.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12 and a major positive impact for SA Objective 13 - Economy						
Conclusion						
Vacant land within industrial area, suitable for employment use, with no known constraints.						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	1.2ha	Other (specify):	

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Site Known as	Glynweds (Pantheon Park - fmr Prime 10, Bentley Bridge)		
Site Address	Glynweds (Pantheon Park - fmr Prime 10, Bentley Bridge)		
Ward	Wednesfield South	Call for Site Ref	NA
Site Area (ha)	7.2	Capacity proposed in Call for Sites submission	NA
Land Type	Previously Developed	Site Assessment Reference	SA-0037-WOL
Background/Context			
Current uses	Vacant land		
Surrounding land uses	Employment		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	BCCS Retained Employment Area		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Environmental			
Greenfield / Previously Developed Land	Whole site is previously developed land		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Some sparse trees along northern, western and eastern boundaries, majority outside site boundary		
Biodiversity or Geodiversity on site or significantly	No known bio/ geo diversity issues		

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual Amenity and Character of the Area	Site located in industrial estate	
Flood risk, drainage and ground water	Areas with 0.1-1% chance of surface water flooding affect centre of site. Planning permission has addressed this.	
Ground Contamination	Site remediated as part of Wednesfield Way creation scheme	
Ground stability	Site remediated as part of Wednesfield Way creation scheme	
Air Quality impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Noise impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	Identified in the employment evidence as suitable for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Planning permission (2019) confirms access acceptable.	
Impact on the wider road network	No known impact	
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 Centre	NA

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Primary School	NA		Strategic Centre/Employment Area		NA	
Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45- 100 dph)	N A	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No known issues					
Public Open Space	No known issues					
Loss of Playing Field / Sports Pitches	No known issues					
Other Social						
Opportunities						
A long term vacant previously developed site located on a recently created industrial estate served by Wednesfield Way with no known constraints. Site currently has extant full planning permission (Jan 2019) for B1/B2/B8 uses. Land to east and south is under construction for employment units.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 5, 7, 9, 12 and a major positive impact for SA Objective 13 - Economy						
Conclusion						
Vacant land within industrial area, suitable for employment use, with no known constraints.						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	7.2ha	Other (specify):	

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Site Known as	Tata Steel		
Site Address	Tata Steel		
Ward	Wednesfield South	Call for Site Ref	NA
Site Area (ha)	4.3	Capacity proposed in Call for Sites submission	NA
Land Type	Previously Developed	Site Assessment Reference	SA-0039-WOL
Background/Context			
Current uses	Vacant land		
Surrounding land uses	Employment; residential in the north-west corner the other side of the site boundary road		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	BCCS Retained Employment Area		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	NA		
Landscape Sensitivity	NA		
Environmental			
Greenfield / Previously Developed Land	Whole site is previously developed land		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Tree belts along southern, and western boundaries, majority outside site boundary		
Biodiversity or Geodiversity on site or significantly	No known bio/ geo diversity issues		

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	North-western corner of site falls within the Merill's Hall Moat Archaeological Priority Area with potential for below ground remains. Therefore an archaeological assessment will be required.	
Visual Amenity and Character of the Area	Site located in industrial estate	
Flood risk, drainage and ground water	Northern boundary of site affected by areas of 0.1% -1% chance of surface water flooding covering approx. 20% of site. The design of an employment use is likely to be able to accommodate these areas.	
Ground Contamination	Site remediated as part of Wednesfield Way creation scheme	
Ground stability	Site remediated as part of Wednesfield Way creation scheme	
Air Quality impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Noise impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	Identified in the employment evidence as suitable for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Site can be accessed from Wednesfield Way. Individual and cumulative impact (with sites 35, 37 & 39) on Wednesfield Way \ March End Road \ Lakefield Road \ Waddens Brook Lane junction.	
Impact on the wider road network	No known impact	
Social		

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

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 Centre		NA	
Primary School	NA		Strategic Centre/Employment Area		NA	
Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No known issues					
Public Open Space	No known issues					
Loss of Playing Field / Sports Pitches	No known issues					
Other Social						
Opportunities						
A long term vacant previously developed site located on a recently created industrial estate served by Wednesfield Way with no known constraints.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 3, 5, 7, 9, 12 and a major positive impact for SA Objective 13 - Economy						
Conclusion						
Vacant land within industrial area, suitable for employment use, subject to potential highway improvements and archaeological assessment.						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	4.3 ha	Other (specify):	

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Site Known as	Bowmans Harbour, Planetary Road		
Site Address	Bowmans Harbour, Planetary Road		
Ward	Wednesfield South	Call for Site Ref	NA
Site Area (ha)	2.6	Capacity proposed in Call for Sites submission	NA
Land Type	Previously Developed	Site Assessment Reference	SA-0041-WOL
Background/Context			
Current uses	Vacant land/ partially built-out employment use		
Surrounding land uses	Employment, Leisure and open land		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	BCCS Retained Employment Area		
Criteria	Assessment	Rating	
Green Belt and Landscape Sensitivity			
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Environmental			
Greenfield / Previously Developed Land	Whole site is previously developed land		
Topography	Generally flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No known issues		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No known bio/ geo diversity issues		

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Heritage Assets on site or significantly affecting boundaries	No known heritage assets	
Visual Amenity and Character of the Area	Site located in industrial area.	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site (permission was granted for 2009 drainage scheme application)	
Ground Contamination	Former landfill site. Following treatment suitable for development.	
Ground stability	Former landfill site. Following treatment suitable for development.	
Air Quality impact of adjoining uses	No known issues	
Noise impact of adjoining uses	No known issues	
Mineral Extraction and Mineral Resource Areas	No known issues	
Mineral Infrastructure and Brickworks	No known issues	
Waste Infrastructure	No known issues	
Economic		
Employment Development Opportunities	Identified in the employment evidence as suitable for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery. Part of site under construction, remainder has outline permission with reserved matters application under consideration.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Part of Bowmans Harbour site being constructed. Remaining part has outline permission and reserved matters application submitted.	
Impact on the wider road network	No known impact	
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 Centre	NA

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Primary School	NA		Strategic Centre/Employment Area		NA	
Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No known issues					
Public Open Space	No known issues					
Loss of Playing Field / Sports Pitches	No known issues					
Other Social						
Opportunities						
Site includes built-out employment use, lending itself to being allocated for employment						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 5, 7, 9, 12 and a major positive impact for SA Objective 13 - Economy						
Conclusion						
Vacant / built out land as part of industrial area, suitable for employment use, with no known constraints.						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	2.6 ha	Other (specify):	

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Site Known as	Millfield Road EDNA		
Site Address	Millfield Road EDNA		
Ward	Ettingshall	Call for Site Ref	NA
Site Area (ha)	0.7	Capacity proposed in Call for Sites submission	NA
Land Type	Previously Developed	Site Assessment Reference	SA-0044-WOL
Background/Context			
Current uses	Vacant (fire-damaged industrial premises)		
Surrounding land uses	Employment Uses; Canal to north		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	Local Quality Employment Land (Bilston Corridor AAP)		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Environmental			
Greenfield / Previously Developed Land	Whole site is previously developed land		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees on site		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No habitat on site		

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual Amenity and Character of the Area	Site located in industrial estate	
Flood risk, drainage and ground water	Very small part on eastern boundary with 0.1% chance of surface water flooding.	
Ground Contamination	No known issues	
Ground stability	No known issues	
Air Quality impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Noise impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Employment Development Opportunities	Identified in the EDNA as suitable for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery. Site has lapsed planning permission.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Access off Millfields Road, as established in lapsed planning permission.	
Impact on the wider road network	No known impact	
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 Centre	NA
<i>Primary School</i>	NA	Strategic Centre/Employment Area NA

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No issues					
Public Open Space	Site not public open space					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Short term vacant fire damaged site in established local quality employment area with opportunity to be brought back into active employment use						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 3, 5, 7, 9, 11, 12 and a major positive impact for SA Objective 13 - Economy						
Conclusion						
Vacant land within industrial area, suitable for employment use, with no known constraints.						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	0.7 ha	Other (specify):	

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Site Known as	Shaw Road (Strykers)		
Site Address	Shaw Road (Strykers)		
Ward	Bushbury South & Low Hill	Call for Site Ref	NA
Site Area (ha)	0.8	Capacity proposed in Call for Sites submission	NA
Land Type	Previously Developed	Site Assessment Reference	SA-0045-WOL
Background/Context			
Current uses	Vacant land		
Surrounding land uses	Residential and employment		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	High Quality Employment Land (Stafford Road Corridor AAP Policy SRC1)		
Criteria	Assessment	Rating	
Green Belt and Landscape Sensitivity			
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Environmental			
Greenfield / Previously Developed Land	Whole site is previously developed land		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees on site. Some trees on land adjacent to site boundary		
Biodiversity or Geodiversity on site or significantly	No known issues		

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual Amenity and Character of the Area	Reclamation of derelict site would improve view from houses fronting Bushbury Lane, subject to an appropriate design	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Noise impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	Identified in the EDNA as suitable for employment use	
Employment Land	NA	Not in employment use
Delivery / Phasing	No obvious constraints which could affect delivery. Site has outline permission.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Planning permission (2019) confirms access acceptable.	
Impact on the wider road network	No known impact	
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 Centre	NA
<i>Primary School</i>	NA	Strategic Centre/Employment Area NA

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No issues					
Public Open Space	No known issues					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
A short term vacant previously developed site located within an established high quality employment area and no known constraints. Site currently has extant full planning permission (June 2019) for B1/B8 uses.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 6, 7, 9, 11, 12 and a major positive impact for SA Objective 13 - Economy						
Conclusion						
Vacant land within industrial area, suitable for employment use, subject to non-implementation of 2019 outline permission for drive through coffee bar / self-storage unit.						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	0.8 ha	Other (specify):	

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Site Known as	Dean's Road/ Neachells Lane		
Site Address	Dean's Road/ Neachells Lane		
Ward	East Park	Call for Site Ref	NA
Site Area (ha)	13.00	Capacity proposed in Call for Sites submission	NA
Land Type	Greenfield	Site Assessment Reference	SA-0047-WOL
Background/Context			
Current uses	Public Open Space		
Surrounding land uses	Residential, Railway lines, Employment Uses		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	Site of Local Importance for Nature Conservation (BCCS Policy ENV1) Recreational Open Space (UDP Policies ENV6, R3) Existing Greenway (UDP Policy R6)		
Criteria	Assessment	Rating	
Green Belt and Landscape Sensitivity			
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Environmental			
Greenfield / Previously Developed Land	Whole site is greenfield		
Topography	Generally flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs on site. Site includes areas of woodland and Millennium Forest designations. Depending on the part of the site which is developed, trees may be affected and mitigation for loss would need to be provided on remaining open space or other appropriate sites.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	A SLINC covers the whole site. This designation has been confirmed by an ecological survey in 2020. It is likely that mitigation for loss of 8 ha of SLINC and net biodiversity gain can be delivered on remaining 5 ha of SLINC.		

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual Amenity and Character of the Area	Development of this open space could negatively impact on the view of adjoining residential properties. Site design should reduce this negative impact as far as possible e.g. through incorporation of landscaped buffers.	
Flood risk, drainage and ground water	Small part of site has 0.1-3% chance of surface water flooding. This could be accommodated in the sustainable drainage solution for the site.	
Ground Contamination	Former landfill tip. Further assessment work is underway which will be reflected in the Publication Plan	
Ground stability	Former landfill tip. Further assessment work is underway which will be reflected in the Publication Plan	
Air Quality impact of adjoining uses	Part of the site adjoins residential therefore uses/ design will need to protect air quality.	
Noise impact of adjoining uses	Part of the site adjoins residential therefore uses/ design will need to protect from noise impact.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	Identified in the EDNA as suitable, with a high scoring, for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	Further evidence required on ground conditions and highways access.	
Viability	Further evidence required on ground conditions and highways access.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.	
Infrastructure constraints on / under site	Public rights of way cross site	
Highways access and transportation	Potential access to site off Neachells Lane to be investigated as part of wider highways improvements project affecting Willenhall Road / Neachells Lane junction. Further assessment work is underway which will be reflected in the Publication Plan	
Impact on the wider road network	No known impact. Further assessment work is underway which will be reflected in the Publication Plan	

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

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 Centre		NA	
Primary School	NA		Strategic Centre/Employment Area		NA	
Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No issues					
Public Open Space	Whole site is a public open space and existing greenway route. The Wolverhampton Open Space Strategy and Action Plan (2018) concludes that there is a surplus of recreational open space in the Bilston Analysis Area, supporting the loss of up to 8 ha of this site subject to sufficient mitigation through quality improvements to local open space. It is likely that mitigation for loss of 8 ha can be provided through quality improvements to remaining Neachells Lane Open Space and diversion of greenway route.					
Loss of Playing Field / Sports Pitches	No Playing Field/ Sports Pitches					
Other Social						
Opportunities						
Part of site has potential for allocation for Employment Uses, scoring highly in the EDNA2 study.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12 and a major positive impact for SA Objective 13 - Economy						
Conclusion						
Public open space with a SLINC designation. Site located adjoining high quality employment area with good access to the highways network, subject to junction improvements. There is a surplus in quantity of open space in this part of Wolverhampton, as set out in the 2018 Wolverhampton Open Space Strategy and Action Plan, which can support the combined loss of 8 ha of public open space at this site and Moseley Road Open Space (part), subject to investment in local open space to improve quality.						
8 ha of site suitable for employment development subject to mitigation and enhancement for loss of recreational open space and SLINC / nature conservation value. Capacity may be constrained by highways access onto Neachells Lane. Further assessment work is underway which will be reflected in the Publication Plan and will assist in determining the development site boundary.						

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	8.0 ha	<i>Other (specify):</i>	5.0 ha improved public open space
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D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Site Known as	Former Starr Road Transport Depot, Dale Street		
Site Address	Former Starr Road Transport Depot, Dale Street		
Ward	Bilston East	Call for Site Ref	NA
Site Area (ha)	0.9	Capacity proposed in Call for Sites submission	NA
Land Type	Previously Developed	Site Assessment Reference	SA-0051-WOL
Background/Context			
Current uses	Vacant land		
Surrounding land uses	Employment Uses		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	High Quality Employment Area and Employment Improvement Area (Bilston Corridor Area Action Plan Policy BC2)		
Criteria	Assessment	Rating	
Green Belt and Landscape Sensitivity			
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Environmental			
Greenfield / Previously Developed Land	Whole site is previously developed land		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Some trees along site boundary		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Some trees and vegetation along site boundary		

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual Amenity and Character of the Area	Site located in industrial estate	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Noise impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	Identified in employment evidence as suitable for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery. Planning permission 13/01194/FUL granted 2014 for change of use to scrapyard.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Access off Dale Street and access to Black Country Route via Dale St, Vulcan Rd & Hare St. accepted as part of planning permission.	
Impact on the wider road network	No known impact	
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 Centre	NA
<i>Primary School</i>	NA	Strategic Centre/Employment Area NA

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No issues					
Public Open Space	Site not public open space					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Vacant site falling within High Quality Employment Area, which has had planning permission for employment use.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 7, 11, 12 and a major positive impact for SA Objective 13 - Economy						
Conclusion						
Vacant land within industrial area, suitable for employment use, with no known constraints.						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	0.9 ha	Other (specify):	

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Site Known as	Land behind Keyline Builders Merchants, Willenhall Road		
Site Address	Land behind Keyline Builders Merchants, Willenhall Road		
Ward	East Park	Call for Site Ref	NA
Site Area (ha)	1.2	Capacity proposed in Call for Sites submission	NA
Land Type	Previously Developed	Site Assessment Reference	SA-0052-WOL
Background/Context			
Current uses	Vacant land with vegetation/trees		
Surrounding land uses	Employment Uses, Willenhall Road, Railway Line and Residential		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations			
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Environmental			
Greenfield / Previously Developed Land	Whole site previously developed land		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Site includes naturally regenerated vegetation, including some trees. Further assessment work is underway which will be reflected in the Publication Plan		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Site includes naturally regenerated vegetation. Further assessment work is underway which will be reflected in the Publication Plan		

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual Amenity and Character of the Area	Site visible from houses fronting Willenhall Road. Design should mitigate impacts e.g. through landscaped buffers.	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No constraints from adjoining uses in terms of employment use. Uses / design should avoid air quality impacts on adjoining residential.	
Noise impact of adjoining uses	No constraints from adjoining uses in terms of employment use. Uses / design should avoid air quality impacts on adjoining residential.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	Employment Development Opportunity, site assessed as part of EDNA as suitable for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery. Planning permission 13/00285/FUL granted in 2016 for class B8 storage building.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Access onto Willenhall Road judged acceptable as part of planning permission.	
Impact on the wider road network	No known impact	
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 Centre	NA

D-5 Sites Assessed for Employment and Selected (Wolverhampton)

Primary School	NA		Strategic Centre/ Employment Area		NA	
Secondary School	NA		Centre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45- 100 dph)	N A	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No issues					
Public Open Space	Site not public open space					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Overgrown vacant site within employment area which has recent planning permission for employment use.						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 6, 7, 12 and a major positive impact for SA Objective 13 - Economy						
Conclusion						
Vacant land within industrial area, suitable for employment use, subject to any necessary mitigation for loss of trees / habitat. Further assessment work is underway which will be reflected in the Publication Plan.						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	1.2 ha	Other (specify):	

Appendix D-6: Wolverhampton: Sites Assessed for Housing and Not Selected

The following sites were considered unsuitable for Housing.

Contents

Ward	Site Known As	Site Reference	Page
Bushbury North	West of Cannock Road, Bushbury	SA-0004-WOL	130
	Land adjoining Bushbury Hill Farm, Bushbury Lane	SA-0006-WOL	134
	Former Bushbury Swimming Baths, Sandy Lane	SA-0007-WOL	138
Blakenhall	Land at Pennwood Farm, Goldthorn Park (north)	SA-0011-WOL	142
	Colton Hills Community School Playing Fields (part)	SA-0012-WOL	146
Penn	Mount Farm, Pennwood Lane	SA-0014-WOL	150
	Land South of Vicarage Road, Penn	SA-0016-WOL	154
Tettenhall Wightwick	Land between 301 and 302 Bridgnorth Road	SA-0019-WOL	158
	Wightwick Mill Field, Bridgnorth Road, Compton	SA-0020-WOL	162
Park	Playing Fields to Rear of City of Wolverhampton College, Paget Road	SA-0022-WOL	166
Oxley	Land off 385 Penn Road and Vicarage Road	SA-0026-WOL	170
Blakenhall	Land at Pennwood Farm (part) - South	SA-0031-WOL	174
Tettenhall Wightwick	Land rear of Pattingham Road / Tinacre Hill	SA-0048-WOL	178
Penn	Land South of Vicarage Road Cemetery, Penn	SA-0049-WOL	181
East Park	Sites at Sutherland Avenue / Cooper Street	SA-0054-WOL	185

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	West of Cannock Road, Bushbury		
Site Address	West of Cannock Road, Bushbury		
Ward	Bushbury North	Call for Site Ref	197 (part)
Site Area (ha)	3.45	Capacity proposed in Call for Sites submission	c. 80 homes
Land Type	Greenfield	Site Assessment Reference	SA-0004-WOL
Background/Context			
Current uses	Agricultural land including pools		
Surrounding land uses	Fishponds to south, Moseley Hall Farm to west, Moseley Road and agricultural land to north east, agricultural land to east.		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	Moseley Hall (proposed)	3.45 ha	
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
HSE Consultation Zone 1 (for residential)	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	All Green Belt; Small part SLINC		
Criteria	Assessment	Rating	
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to checking sprawl from the West Midlands conurbation and preventing encroachment onto the countryside, and a moderate contribution to preventing the merging of settlements between the West Midlands conurbation and Cheslyn Hay. The topographic gradient within the sub-parcel creates a strong distinction between the settlement edge and the Green Belt, so any release in this area would weaken this role.		Very High
Landscape Sensitivity	The area around Bushbury Hill, south of Underhill Road has a moderate-high sensitivity to residential development due to its recreational, cultural and natural heritage value.		Moderate - High
Environmental			
Greenfield / Previously Developed Land	Whole site (3.45 ha) is greenfield		
Topography	Generally flat site.		
Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.		
Tree Preservation Orders / Mature Trees of Value on site or significantly	Group Moseley Hall Farm TPO covers whole site, however there are few trees within the site itself, concentrated around the pools in the centre and at the edge.		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is proposed for designation as a Site of Importance for Nature Conservation (SINC), following ecological survey, subject to Wolverhampton Cabinet approval in autumn 2021. Once confirmed, this would be a gateway constraint to development.	
Heritage Assets on site or significantly affecting boundaries	The site falls within Moseley Mill and Fishponds Area of High Historic Landscape Value (HLC Study) and development would significantly reduce the historic value of the AHHLV.	
Visual Amenity and Character of the Area	The site is located in an area of wholly rural character and the site is completely separated from the urban area, accessed via a country lane. Housing development would represent an incongruous urban element within a completely rural landscape, forming an isolated pocket of development in a rural area. Development would be visible from Moseley Hall Farm.	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site. Pools in centre of site could not be developed, reducing developable area to approx..2 ha.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	As the site is isolated there may be issues accessing services on site.	
Infrastructure constraints on / under site	No known constraints	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Highways access and transportation	Access only possible from Moseley Road, which is a narrow lane and is likely to need improvements.					
Impact on the wider road network	To avoid impacts on the wider road network improvements to the Northcote Land / Moseley Road, Northcote Lane \ Greenfield Lane and/or Moseley Road / Cannock Road junctions may be required. Potential further impacts if large-scale sites come forward nearby. This could require major improvements along the Northcote Lane \ Legs Lane \ Bushbury Lane route and junction improvements towards Stafford Road.					
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 Centre		
Primary School	Currently all of site is outside 15 mins, however if new primary school is provided on SA-0005-WOL the site will be within 10 or 15 mins.			Strategic Centre/Employment Area		
Secondary School				Centre/Foodstore		
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Rural character restricts assessed density to 40 dph on 2 ha net developable area.					
Connections to local cycle route networks	No issues					
Public Open Space	There is a sufficient quantity of open space in the local area to meet the needs of new residents. The site is <800 m walking distance from Abbeyfield Neighbourhood Park and from Northcote Farm Country Park, at Bushbury Hill.					
Loss of Playing Field / Sports Pitches	No issues					
Other Social	There is likely to be a shortage of primary and secondary school places locally which would need to be addressed through off-site investment.					
Opportunities						
Sustainability Appraisal						
Not completed as not considered a reasonable alternative						
Conclusion						
The site is proposed for designation as a SINC, following ecological survey, subject to Wolverhampton Cabinet approval in autumn 2021. Once confirmed, this would be a gateway constraint to development.						
The site is also substantially detached from the edge of the urban area and not capable of being attached through any other suitable development sites.						
Development would also significantly reduce the historic value of the Moseley Mill and Fishponds Area of High Historic Landscape Value.						
The site is not suitable for housing development.						

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	NA	<i>Other (specify):</i>	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	Land adjoining Bushbury Hill Farm, Bushbury Lane		
Site Address	Land adjoining Bushbury Hill Farm, Bushbury Lane		
Ward	Bushbury North	Call for Site Ref	N/A
Site Area (ha)	2.36	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0006-WOL
Background/Context			
Current uses	Fields and listed farmhouse		
Surrounding land uses	Agricultural land and church		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to checking sprawl from the West Midlands conurbation and preventing encroachment onto the countryside, and a moderate contribution to preventing the merging of settlements between the West Midlands conurbation and Cheslyn Hay. The topographic gradient within the sub-parcel creates a strong distinction between the settlement edge and the Green Belt, so any release in this area would weaken this role.		Very High
Landscape Sensitivity	The area around Bushbury Hill, south of Underhill Road has a moderate-high sensitivity to residential development due to its recreational, cultural and natural heritage value.		Moderate-High
Environmental			
Greenfield / Previously Developed Land	Majority greenfield		
Topography	Generally flat site		
Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.		
Tree Preservation Orders / Mature Trees of Value on site or significantly	Some trees present on site which could be retained as part of development. No known trees of value		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No known value	
Heritage Assets on site or significantly affecting boundaries	Vacant land including Grade II listed farmhouse and adjoining Grade II* listed church and churchyard. Land is also a Black Country Archaeological Priority Area – APA 29 Bushbury deserted medieval settlement. Development of the site would not be possible without causing significant harm to the character and setting of the listed buildings within and adjoining the site. The site is located within the existing Bushbury Hill Conservation Area (CA) boundary and is proposed for retention in a reduced CA boundary following consultation on a new CA Appraisal and revised boundary in summer 2021. The CA appraisal highlights the importance of the openness of the area within which this site falls therefore development of the site would have a significant negative effect on the CA.	
Visual Amenity and Character of the Area	Site adjoins listed farmhouse and adjoins listed church. Site visible from residential properties off Bushbury Lane to the west. Development of the site would produce a pocket of urban development in a large open space which contributes to the rural character of the area, bounded with roads.	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities –	No known constraints	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

electricity, gas, water, sewage treatment		
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Existing access points from Bushbury Lane and Sandy Lane would need improving.	
Impact on the wider road network	Northycote Lane \ Legs Lane \ Bushbury Lane route and junction improvements towards Stafford Road may be needed.	
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 Centre	
<i>Primary School</i>	Strategic Centre/Employment Area	
<i>Secondary School</i>	Centre/Foodstore	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45-100 dph) Moderate Density (40-45 dph) X
Any character constraints on density	Rural character restricts assessed density to 25 dph on 2.36 ha net developable area.	
Connections to local cycle route networks	No issues	
Public Open Space	There is a sufficient quantity of open space in the local area to meet the needs of new residents. The site is <800 m walking distance from Abbeyfield Neighbourhood Park and from Northycote Farm Country Park, at Bushbury Hill.	
Loss of Playing Field / Sports Pitches	No issues	
Other Social	There is likely to be a shortage of primary and secondary school places locally which would need to be addressed through off-site investment.	
Opportunities		
Sustainability Appraisal		
The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12 and a positive impact for SA Objective 10 - Housing		
Conclusion		
<p>Green belt parcel not promoted through the Call for Sites and with no land owner identified.</p> <p>Vacant land including Grade II listed farmhouse and adjoining Grade II* listed church and churchyard. Land is also a Black Country Archaeological Priority Area – APA 29 Bushbury deserted medieval settlement.</p> <p>The site is in an area of very high green belt harm and moderate-high landscape sensitivity- the highest level for both ratings. Development of the site would produce a pocket of urban development in a large open space which contributes to the rural character of the area, bounded with roads and removal of the site from the green belt would produce a weak green belt boundary which would not be defensible. Development of the site would not be possible without causing significant harm to the character and setting of the listed buildings within and adjoining the site. The site is located within the existing</p>		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Bushbury Hill Conservation Area (CA) boundary and is proposed for retention in a reduced CA boundary following consultation on a new CA Appraisal and revised boundary in summer 2021. The CA appraisal highlights the importance of the openness of the area within which this site falls therefore development of the site would have a significant negative effect on the CA.

Development of the site would cause significant harm to the integrity of the remaining green belt, historic value (of buildings and landscapes) and local character.

The site is not suitable for housing development.

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	NA	<i>Other (specify):</i>	
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D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	Former Bushbury Swimming Baths, Sandy Lane		
Site Address	Former Bushbury Swimming Baths, Sandy Lane		
Ward	Bushbury North	Call for Site Ref	284
Site Area (ha)	0.83	Capacity proposed in Call for Sites submission	36 homes
Land Type	Greenfield	Site Assessment Reference	SA-0007-WOL
Background/Context			
Current uses	Grassed area with public access		
Surrounding land uses	Residential uses beyond road to the south; allotments to the west and north; Recreational Open Space to the east		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	Green Belt; Bushbury Hill Conservation Area		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to checking sprawl from the West Midlands conurbation and preventing encroachment onto the countryside, and a moderate contribution to preventing the merging of settlements between the West Midlands conurbation and Cheslyn Hay. The topographic gradient within the sub-parcel creates a strong distinction between the settlement edge and the Green Belt, so any release in this area would weaken this role.		Very High
Landscape Sensitivity	The area around Bushbury Hill, south of Underhill Road has a moderate-high sensitivity to residential development due to its recreational, cultural and natural heritage value.		Moderate-High
Environmental			
Greenfield / Previously Developed Land	Whole site is greenfield		
Topography	Land on a rise from west to east. Site has views to the wider landscape to the west		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly	Several trees of note on boundary with Sandy Lane to the south and track to the east. Retention of these would not constrain capacity.		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No known constraints	
Heritage Assets on site or significantly affecting boundaries	The site is located within the existing Bushbury Hill Conservation Area (CA) boundary and is proposed for retention in a reduced CA boundary following consultation on a new CA Appraisal and revised boundary in summer 2021. The CA appraisal highlights the importance of the openness of the area within which this site falls therefore development of the site would have a significant negative effect on the CA.	
Visual Amenity and Character of the Area	Development of the site would produce a pocket of urban development in a large open space which contributes to the rural character of the area, bounded with roads. Development of the site would have impact on visual amenity of residential properties directly opposite, although Sandy Lane and the set-back of properties would not create over-looking.	
Flood risk, drainage and ground water	Small part of site at 0.1% chance of surface water flooding	
Ground Contamination	No issues	
Ground stability	Foundations of former swimming pool lie beneath site. Any potential issues arising from this would need to be investigated.	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No known constraints which could affect delivery.	
Viability	Ground stability could affect viability. Further information required.	
Availability of utilities – electricity, gas, water, sewage treatment	No known constraints	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Multiple accesses from Sandy Lane. No improvements necessary.					
Impact on the wider road network	No likely impacts from this site in isolation.					
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 Centre					
Primary School				Strategic Centre/Employment Area		
Secondary School				Centre/Foodstore		
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Rural character, openness and prominent character of site restricts assessed density to 30 dph on 0.83 ha net developable area.					
Connections to local cycle route networks	No issues					
Public Open Space	The site is grassed with open access, thus functioning as public open space, however there is a large amount of amenity open space immediately adjoining the site. There is sufficient public open space in the local area to meet the needs of new residents.					
Loss of Playing Field / Sports Pitches	No issues					
Other Social	There is likely to be a shortage of primary and secondary school places locally which would need to be addressed through off-site investment.					
Opportunities						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 2,3, 5, 6, 7, 9, 12						
Conclusion						
<p>Maintained grassland with public access via adjoining public open space located in the green belt. The site is in an area of very high green belt harm and moderate-high landscape sensitivity – the highest level for both ratings. Development of the site would produce a pocket of urban development in a large open space which contributes to the rural character of the area, bounded with roads and removal of the site from the green belt would produce a weak green belt boundary which would not be defensible. The site is located within the existing Bushbury Hill Conservation Area (CA) boundary and is proposed for retention in a reduced CA boundary following consultation on a new CA Appraisal and revised boundary in summer 2021. The CA appraisal highlights the importance of the openness of the area within which this site falls therefore development of the site would have a significant negative effect on the CA.</p> <p>Development of the site would cause significant harm to the integrity of the remaining green belt, historic value and local character.</p>						

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

The site is not suitable for housing development.						
Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	NA	<i>Other (specify):</i>	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	Land at Pennwood Farm, Goldthorn Park (north)		
Site Address	Land at Pennwood Farm, Goldthorn Park (north)		
Ward	Blakenhall	Call for Site Ref	10521
Site Area (ha)	27.80	Capacity proposed in Call for Sites submission	600 homes
Land Type	Greenfield	Site Assessment Reference	SA-0011-WOL
Background/Context			
Current uses	Agricultural		
Surrounding land uses	Colton Hills School, residential and Park Hall Hotel to the north and west, Wolverhampton Road East and Beacon Centre for the Blind to the east and south-east, agricultural land and ancient woodland to the south.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	Green Belt; SLINCs		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Sedgley and the suburbs of Wolverhampton, and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Dudley and Wolverhampton. The sub-parcel has a strong relationship with further open countryside to the west, and Park Hill is a prominent area of high ground linking visually to the ridge at Ettingshall Park to break up the urban form. The block of houses on the eastern edge of the sub-parcel could be released with less harm, but is too small to identify as a distinct release scenario.		Very High
Landscape Sensitivity	The landscape is considered to have moderate-high overall sensitivity to residential development due to its visual prominence, natural character and time-depth		Moderate-High
Environmental			
Greenfield / Previously Developed Land	Whole site is greenfield		
Topography	Site is undulating with elevated sections, particularly in the north east corner of the site, and falls towards the incised valleys associated with the Penn Brook to the south.		
Agricultural Land Quality	Grade not known. Most recent Natural England maps suggest the wider area is grade 3. Site is more than 20 ha in extent		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

	therefore assessment would be required to determine if land is grade 3a.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	<p>Ancient woodlands are located immediately south of the site, requiring at least a 15m buffer to development. There are TPOs covering individual trees within hedgerows and along edges of the site.</p> <p>Development would need to be designed to protect trees and woodlands, reducing developable area.</p>	
Biodiversity or Geodiversity on site or significantly affecting boundaries	<p>The site includes small parts of an existing SINC and SLINC to the north east edges. The whole site was subject to ecological survey in 2018, which recommends small amendments to existing boundaries and the designation of a new SLINC (1.26 ha) in the north east part of the site and SLINC covering important hedgerows within the site. The survey also supports the retention of the SINC adjoining the south of the site.</p> <p>Development would need to be designed to protect proposed new SINC and SLINC, reducing developable area.</p>	
Heritage Assets on site or significantly affecting boundaries	<p>Former Sedgley Park Area of High Historic Landscape Value (HLC Study) covers the whole of the site. This centres on the Grade II Listed Park Hall Hotel, to the north of the site, and the Park and Ashen Coppice Ancient Woodlands to the south, and includes historic field boundaries and hedgerows and archaeological interest within the SLINC. The site forms the northern half of the AHHLV, characterised by open farmland with historic field boundaries and hedgerows, and providing an important visual link between the Park Hall Hotel and its setting to the north and the Coppices to the south. The primary elevations of the listed building face away from the site however the setting would be harmed by any development. Therefore, development of the site would cause significant harm to the historic value of the AHHLV which could not be mitigated.</p>	
Visual Amenity and Character of the Area	<p>The site is on an area of high ground and is visible from a considerable distance, and therefore development would have a significant impact on visual amenity.</p> <p>Development within the north eastern corner of the site would be visible from rear of residential properties to the northern edge (in Wolverhampton) and southern edge (in Dudley / Ettingshall Park), and east.</p> <p>Development would cause significant harm to the rural character of the area, as established through the AHHLV designation (see above).</p>	
Flood risk, drainage and ground water	<p>The site lies at the top of the Severn and Trent catchments. There are limited areas of surface water flooding risk between 1% and 0.1% at the northern boundary of the site (majority within the SLINC). These would need to be taken into account in any design of development and the SUDS features which would need to be provided on site.</p>	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	No known constraints	
Infrastructure constraints on / under site	<p>Public rights of way cross northern part of site which would need to be incorporated into any layout.</p> <p>Public foul sewer with 5m easement lies along edge of site adjoining Wolverhampton Road East, which is the only main access to the site - this sewer would need to be crossed with an access road.</p> <p>Water pipes with 5m easement cross the north east part of the site and run along the Penn Brook and northwards towards residential area – three of these pipes would need to be crossed with an access road.</p>	
Highways access and transportation	Main access only possible from Wolverhampton Road East, to the east of the site. Two accesses are possible from this road, possibly requiring junction improvement works. Limited secondary access is possible from Jeremy Road to the north west of the site. This could constrain capacity in the western half of the site.	
Impact on the wider road network	To avoid impacts on the wider road network, major improvements would be required to Wolverhampton Road East \ Parkfield Road signal controlled junction and along the Wolverhampton Road East route.	
Social		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2	<i>GP/Health Centre/Walk in Centre</i>	
<i>Primary School</i>		<i>Strategic Centre/Employment Area</i>
<i>Secondary School</i>		<i>Centre/Foodstore</i>

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Given rural character a lower density would be appropriate.					
Connections to local cycle route networks	No issues					
Public Open Space	Given the scale of potential development and the lack of open space of various types in this part of Wolverhampton, the development would require provision of a new formal open space providing a children's play area and potentially other facilities, of approx. 2 ha in extent. A network of natural greenspace is also required across the site, linking existing and enhanced biodiversity assets on and off site and providing formal public access.					
Loss of Playing Field / Sports Pitches	No issues					
Other Social	There is likely to be a shortage of primary and secondary school places locally which would need to be addressed by off-site investment.					
Opportunities						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12 and a major positive impact for SA Objective 10 - Housing						
Conclusion						
<p>Agricultural land and woodland including some areas of SINC and SLINC located in the green belt. The site is in an area of very high green belt harm and moderate-high landscape sensitivity – the highest level for both ratings. The area also forms a key part of the Former Sedgley Park Area of High Historic Landscape Value (AHHLV), as defined in the HLC Study. The AHHLV centres on the Grade II Listed Park Hall Hotel, to the north of the site, and the Park and Ashen Coppice Ancient Woodlands to the south, and includes historic field boundaries and hedgerows and archaeological interest within the SLINC. The site is characterised by open farmland with historic field boundaries and provides a visual link between the Park Hall Hotel and its setting to the north and the ancient woodland coppices to the south. The site is also on an area of high ground and is visible from a considerable distance.</p> <p>Therefore, development of the site would cause significant combined harm to the historic value of the AHHLV, to the integrity of remaining green belt and to landscape character, which could not be mitigated.</p>						
The site is not suitable for housing development.						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	NA	Other (specify):	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	Colton Hills Community School Playing Fields (part)		
Site Address	Colton Hills Community School Playing Fields (part)		
Ward	Blakenhall	Call for Site Ref	283
Site Area (ha)	4.56	Capacity proposed in Call for Sites submission	2.5 ha for housing
Land Type	Greenfield	Site Assessment Reference	SA-0012-WOL
Background/Context			
Current uses	School playing fields associated with Colton Hills Secondary School		
Surrounding land uses	Residential to north and west, Colton Hills School buildings and playing field to the east		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt Playing fields		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton and in preventing encroachment on the countryside. The sub-parcel is adjacent to the settlement edge, and contains urbanising influences, but also retains a degree of openness and relationship with the countryside that creates distinction from the inset urban edge. The boundaries of the sub-parcel are no weaker than the existing Green Belt boundary, and its release would not significantly weaken the adjacent Green Belt.		Low-Moderate
Landscape Sensitivity	The landscape is considered to have moderate-high overall sensitivity to residential development due to its visual prominence, natural character and time-depth.		Moderate-High
Environmental			
Greenfield / Previously Developed Land	The majority of the site is greenfield, the remainder is hard-surfaced pitches.		
Topography	Majority flat		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature	None		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Trees of Value on site or significantly affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No natural habitat on site. Net biodiversity gain could be delivered on Colton Hills School site.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual Amenity and Character of the Area	Development of southern part would result in the loss of a significant area of open land within the Goldthorn Park area. Residential properties affected back onto the north, west (elevated view) and south west of the site. Negative impacts could be reduced through design, including retention of existing and creating new landscape buffers. Development of northern part would have limited impact given existing landscaped areas.	
Flood risk, drainage and ground water	Very small areas of site have a 0.1% / 1% chance of surface water flooding. SUDs could be accommodated on Colton Hills School site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	Costs of providing replacement playing fields, reconfiguring hard-surfaced courts and providing new public open space could be considerable.	
Availability of utilities – electricity, gas,	Site within urban area with normal availability of utilities.	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

water, sewage treatment		
Infrastructure constraints on / under site	Public footpaths run along western and southern boundaries of site.	
Highways access and transportation	Main access is only possible via Jeremy Road, which currently serves Colton Hills School, or Westminster Avenue, which is a residential cul de sac. Neither are suitable for a large residential development. A maximum of c. 20 homes would be allowable in the northern part of the site.	
Impact on the wider road network	Access via Jeremy Road and/or Westminster Avenue could create major impacts on Goldthorn Park estate roads, junctions with Goldthorn Hill and Wolverhampton Road East. Combination with other sites nearby could increase impacts further.	
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 Centre	
Primary School	Strategic Centre/Employment Area	
Secondary School	Centre/Foodstore	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45-100 dph) Moderate Density (40-45 dph) X
Any character constraints on density	Adjoining residential areas have a low density.	
Connections to local cycle route networks	No issues	
Public Open Space	The area where the site is located is deficient in public open space. Development of any part of the site would require on site provision of public open space including a play area to serve new housing. This could be accommodated within the northern part on land which is not playing fields.	
Loss of Playing Field / Sports Pitches	The site is majority grassed and is currently used as playing fields by Colton Hill Secondary School, accommodating 2 mini football pitches, 8 tennis courts and a non-turf cricket wicket. There are no sites in the local area which could provide adequate mitigation for the loss of such a large area of playing field. Development in the northern part could be configured to protect or re-configure existing hard surfaced courts in line with the current Playing Pitch Strategy.	
Other Social		
Opportunities		
The disposal of this site for development could part fund improvements to Colton Hills School.		
Sustainability Appraisal		
The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12, 14 and a positive impact for SA Objective 10 – Housing		
Conclusion		
The site forms part of school playing fields located in the green belt. The majority of the site (southern part) has highway constraints which cannot be overcome and would result in the loss of playing fields contrary to the current Wolverhampton Playing Pitch Strategy, which could not be adequately mitigated.		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

The northern part of the site could be suitable for a small housing development, subject to mitigation. However, the site has subsequently been withdrawn by the site promoter.

The site is not suitable for housing development.

Site has been withdrawn by landowner.

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	NA	<i>Other (specify):</i>	
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D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	Mount Farm, Pennwood Lane		
Site Address	Mount Farm, Pennwood Lane		
Ward	Penn	Call for Site Ref	N/A
Site Area (ha)	0.85	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0014-WOL
Background/Context			
Current uses	Agricultural land		
Surrounding land uses	Original farmhouse (Mount Farm) and converted stables with detached barns to rear and almshouse along frontage. Residential and burial ground to north. Residential to west and south, beyond Pennwood Lane.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt Vicarage Road (Penn) Conservation Area		
Criteria	Assessment	Rating	
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Penn, and in preventing encroachment on the countryside. However it is abutted by inset urban areas, such that its release would not weaken the integrity of the Green Belt land to the south and would simplify the resulting Green Belt boundary. Releasing land here would leave little justification for retaining the Green Belt status of the area to the north but this would not increase the level of harm to Green Belt purposes.		Low
Landscape Sensitivity	The majority of individual landscape attributes in the area were judged to be of either moderate or high sensitivity. Overall, despite the intrusion of overhead power lines and housing on the edge of Penn / Spring Hill, the area's small scale, largely historic landscape character, including designated heritage assets, and relatively strong sense of rurality and tranquillity result in a moderate-high sensitivity rating		Moderate-High
Environmental			
Greenfield / Previously Developed Land	All greenfield		
Topography	The land rises from Pennwood Lane northward.		
Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Trees to north and west within conservation area.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No known value	
Heritage Assets on site or significantly affecting boundaries	St Bartholomew's Church Grade II* Listed building is to the west of the site and the site falls within the existing Vicarage Road (Penn) Conservation Area boundary and is likely to be retained within the boundary following consultation on a revised CA boundary in summer 2021. Development of the site would significantly affect the setting of this early village centre, particularly along Pennwood Lane, characterised by low density, rural fringe development. The site also falls within the Penn Historic Settlement Archaeological Priority Area. Development of the site would cause significant harm to the rural character and setting of the Vicarage Road (Penn) Conservation Area and the setting of the St Bartholomew's Church Grade II* Listed building, which could not be mitigated	
Visual Amenity and Character of the Area	Potential impact on immediate outlook from Pennwood Ridge, Mount Farm and dwellings on Peterdale Drive. Site and area within which it is located are of rural character. Large detached ribbon development on southern side of Pennwood Lane. Development of the site would cause significant harm to rural character, particularly along Pennwood Lane, which is characterised by low density, rural fringe development.	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Employment Development Opportunities	NA					Not suitable for employment use		
Employment Land	NA					Not existing employment land		
Delivery / Phasing	No obvious constraints which could affect delivery.							
Viability	No obvious constraints / obligations which could affect viability.							
Availability of utilities – electricity, gas, water, sewage treatment	No known constraints							
Infrastructure constraints on / under site	No known constraints							
Highways access and transportation	One existing access from Pennwood Lane, entrance into site runs adjacent Mount Farm. Low density development, unlikely to place unacceptable demand.							
Impact on the wider road network	Potential cumulative impact of sites in this area on Vicarage Road, Foxlands Avenue and Vicarage Road \ Penn Road junction.							
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 Centre					
Primary School				Strategic Centre/Employment Area				
Secondary School				Centre/Foodstore				
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)			High Density (45-100 dph)			Moderate Density (40-45 dph)	X
Any character constraints on density	Rural character, low density development on southern side of Vicarage Road and listed building / conservation area constraints would significantly constrain density.							
Connections to local cycle route networks	No issues							
Public Open Space	Limited public open space in local area. New open space likely to be required on site to meet needs of new residents.							
Loss of Playing Field / Sports Pitches	No issues							
Other Social								
Opportunities								
Sustainability Appraisal								
The site has some negative impacts for SA Objectives 1, 2, 6, 7, 9, 12								
Conclusion								
Green belt parcel not promoted through the Call for Sites and with no landowner identified.								

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Agricultural land associated with Mount Farm. St Bartholomew's Church Grade II* Listed building is to the west of the site and the site falls within the existing Vicarage Road (Penn) Conservation Area boundary and is likely to be retained within the boundary following consultation on a revised CA boundary in summer 2021. Development of the site would significantly affect the setting of this early village centre, particularly along Pennwood Lane, characterised by low density, rural fringe development. The site also falls within the Penn Historic Settlement Archaeological Priority Area. Development of the site would be harmful to rural character and the setting of the Vicarage Road (Penn) Conservation Area and the setting of the St Bartholomew's Church Grade II* Listed building. Therefore, development would cause significant harm to historic value and local character, which could not be mitigated.

The site is not suitable for housing development.

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	NA	<i>Other (specify):</i>	
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D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	Land South of Vicarage Road, Penn		
Site Address	Land South of Vicarage Road, Penn		
Ward	Penn	Call for Site Ref	Wolverhampton SHLAA C14
Site Area (ha)	1.05	Capacity proposed in Call for Sites submission	1.05 ha for housing
Land Type	Greenfield	Site Assessment Reference	SA-0016-WOL
Background/Context			
Current uses	Agricultural land (grazing)		
Surrounding land uses	To the north of the site, beyond Vicarage Road, is Penn Hall School. To the west, beyond an open field, is Vicarage Road Cemetery. To the east is former Pennmoor Farm, and dwelling houses known as Pennmoor and Pennmoor Farm. Open agricultural land to south.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt Vicarage Road (Penn) Conservation Area		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Penn, and in preventing encroachment on the countryside. However it is abutted by inset urban areas, such that its release would not weaken the integrity of the Green Belt land to the south and would simplify the resulting Green Belt boundary. Releasing land here would leave little justification for retaining the Green Belt status of the area to the north but this would not increase the level of harm to Green Belt purposes.		Moderate – High
Landscape Sensitivity	The majority of individual landscape attributes in the area were judged to be of either moderate or high sensitivity. Overall, despite the intrusion of overhead power lines and housing on the edge of Penn / Spring Hill, the area's small scale, largely historic landscape character, including designated heritage assets, and relatively strong sense of rurality and tranquillity result in a moderate-high sensitivity rating		Moderate - High
Environmental			
Greenfield / Previously Developed Land	All greenfield		
Topography	The land rises from Vicarage Road to a local horizon shielding the views over the adjacent land running down to Penn Golf Course (south-western direction)		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Trees subject of TPO's beyond eastern boundary at Penn Moor may impact site layout. A mature hedgerow fronting Vicarage Road would need to be removed to provide access.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No known value	
Heritage Assets on site or significantly affecting boundaries	<p>Penn Hall Grade II* Listed building lies opposite the site and the site falls within the existing Vicarage Road (Penn) Conservation Area boundary. Although the site is likely to be removed from the boundary and instead adjoin the CA, following consultation on a revised CA boundary in summer 2021, development of the site would still significantly affect the setting of this early village centre, characterised by low density, rural fringe development and a gap in development west of Penn Hall providing views of the open countryside.</p> <p>The transition between the built up urban area to the low density rural fringe is an important characteristic that needs to be maintained.</p> <p>Development of the site would extend the historic Penn Village south-west of Penn Hall, towards Penn Cemetery to the west, in a manner which would cause significant harm to the rural character and setting of the Vicarage Road (Penn) Conservation Area and the Penn Hall Grade II* Listed building, which could not be mitigated.</p>	
Visual Amenity and Character of the Area	<p>Potential impact on immediate outlook from Penn Moor and Penn Moor Farm.</p> <p>The site and the area within which it is located are of rural character. Penn Village is characterised by low density, rural fringe development with a gap in development west of Penn Hall providing views of the open countryside. Vicarage Road is lined with modest houses of mixed age and style, with low density, ribbon development on the southern side, to the east of the site. This transition between the built up urban area to the low density rural fringe is an important element of local character that needs to be retained.</p> <p>Development of the site would cause significant harm to rural local character which could not be mitigated.</p>	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Noise impact of adjoining uses	No issues					
Mineral Extraction and Mineral Resource Areas	No issues					
Mineral Infrastructure and Brickworks	No issues					
Waste Infrastructure	No issues					
Economic						
Employment Development Opportunities	NA					Not suitable for employment use
Employment Land	NA					Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.					
Viability	No obvious constraints / obligations which could affect viability.					
Availability of utilities – electricity, gas, water, sewage treatment	No known issues					
Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Access could be achieved from Vicarage Road and possibly Foxlands Avenue. Stone and brick wall and would need to be demolished and mature hedgerow removed to achieve visibility splay.					
Impact on the wider road network	Potential cumulative impact of sites in this area on Vicarage Road, Foxlands Avenue and Vicarage Road \ Penn Road junction.					
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 Centre			
Primary School			Strategic Centre/Employment Area			
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Rural character, low density development on southern side of Vicarage Road and listed building / conservation area constraints would significantly constrain density.					
Connections to local cycle route networks	No issues					

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Public Open Space	Limited public open space in local area. New open space likely to be required on site to meet needs of new residents.					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 2, 6, 7, 9, 12						
Conclusion						
<p>Agricultural land, currently used for grazing, located in the green belt. Penn Hall Grade II* Listed building lies opposite the site and the site falls within the existing Vicarage Road (Penn) Conservation Area boundary. Although the site is likely to be removed from the boundary and instead adjoin the CA, following consultation on a revised CA boundary in summer 2021, development of the site would still significantly affect the setting of this early village centre, characterised by low density, rural fringe development and a gap in development west of Penn Hall providing views of the open countryside. This transition between the built up urban area to the low density rural fringe is an important characteristic that needs to be maintained.</p> <p>A mature hedgerow fronting Vicarage Road would need to be removed to provide access.</p> <p>Development of the site would extend the historic Penn Village south-west of Penn Hall, towards Penn Cemetery to the west, in a manner harmful to rural character and the setting of the Vicarage Road (Penn) Conservation Area and the Penn Hall Grade II* Listed building. Therefore, development would cause significant harm to historic value and local character, which could not be mitigated.</p> <p>The site is not suitable for housing development.</p>						
Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	NA	<i>Other (specify):</i>	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	Land between 301 and 302 Bridgnorth Road		
Site Address	Land between 301 and 302 Bridgnorth Road		
Ward	Tettenhall Wightwick	Call for Site Ref	Wolverhampton SHLAA C17
Site Area (ha)	1.24	Capacity proposed in Call for Sites submission	10 – 20 homes on 1.24 ha
Land Type	Greenfield	Site Assessment Reference	SA-0019-WOL
Background/Context			
Current uses	Former agricultural field comprising of unmanaged neutral semi-improved grassland		
Surrounding land uses	Residential to west and to north, on opposite side of Bridgnorth Road. Wightwick Dental Practice to east. Smestow Brook to the south east boundary of the site.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt All SLINC (part of large Smestow Valley SLINC / SINC complex) Flood Risk Zone 3 (Smestow Brook Flood Plain) adjoins south east edge of site Tettenhall Neighbourhood Plan Area: <ul style="list-style-type: none">Historic Landscape Character Assessment - Smestow Valley (Southern)Natural Area (Policy TNP14)		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton, and in preventing encroachment on the countryside. The sub-parcel is relatively free of urbanising uses, however it is contained by settlement edges on all sides and has a minimal relationship with the open countryside around the conurbation. As a result, the release of this sub-parcel would not weaken the integrity of surrounding Green Belt land, and would simplify the Green Belt boundary. Releasing this land would result in the entire containment of sub-parcel B49A, leaving little justification for the latter remaining within the Green Belt, but this would not increase the level of harm to Green Belt purposes. The vast majority of the parcel is designated as either SINC or Flood Zone 3 due to the presence of the Staffordshire and Worcestershire Canal. The remaining pockets of Green Belt land that are not covered by these designations are too small or irregular in shape to represent alternative release scenarios in their own right.		Low-Moderate
Landscape Sensitivity	Much of the area is constrained by nature or historic designations. Outside of these constraints this landscape is		Moderate

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

	considered to have a moderate overall sensitivity to development as the majority of the criteria score moderate.	
Environmental		
Greenfield / Previously Developed Land	All greenfield	
Topography	Gentle slope southwards	
Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None	
Biodiversity or Geodiversity on site or significantly affecting boundaries	<p>Site comprises neutral semi-improved grassland with strong rural hedgerow to frontage and Smestow Brook along south-east boundary. Site forms part of wider Smestow Valley SLINC (boundary confirmed in 2018 survey) and is a key component of an important ecological network connecting urban SINC (inc Wightwick Manor and Smestow Valley LNR) and watercourses (Smestow Brook, Staffs & Worcs Canal) with the South Staffordshire countryside. Site designated as Natural Area in Tettenhall Neighbourhood Plan - Policy TNP14 requires protection and retention.</p> <p>Development would cause significant harm to local wildlife value, which could not be adequately mitigated.</p>	
Heritage Assets on site or significantly affecting boundaries	Site lies between two Conservation Areas – Wightwick Bank (including Grade I Listed Wightwick Manor and Grade II buildings) and Staffs/ Worcs & Shropshire Union Canal. Rural setting with sparse / low density housing pattern south of Bridgnorth Road. The site also falls within the Land north of Smestow Brook Archaeological Priority Area.	
Visual Amenity and Character of the Area	<p>Development could harm outlook from and privacy of neighbour to west.</p> <p>Site located in rural setting with sparse / low density housing pattern / rural fringe character south of Bridgnorth Road, in line with Tettenhall Neighbourhood Plan HLC Assessment for Smestow Valley (Southern). Site designated as Natural Area in Tettenhall Neighbourhood Plan - Policy TNP14 requires protection and retention. Development would cause significant harm to local character, which could not be adequately mitigated.</p>	
Flood risk, drainage and ground water	Flood Zone 3 (Smestow Brook Flood Plain) adjoins south east edge of site. One third of the site is subject to surface water flooding (>1%). This would significantly constrain the capacity of the site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Mineral Extraction and Mineral Resource Areas	No issues					
Mineral Infrastructure and Brickworks	No issues					
Waste Infrastructure	No issues					
Economic						
Employment Development Opportunities	NA					Not suitable for employment use
Employment Land	NA					Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.					
Viability	No obvious constraints / obligations which could affect viability.					
Availability of utilities – electricity, gas, water, sewage treatment	No known issues					
Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Access possible directly onto Bridgnorth Road.					
Impact on the wider road network	No issues					
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 Centre			
Primary School			Strategic Centre/Employment Area			
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Requirements to reflect rural, low density, ribbon character of development south of Bridgnorth Road (in line with Tettenhall Neighbourhood Plan HLC Assessment for Smestow Valley (Southern)), reflect Tettenhall Neighbourhood Plan designation as Natural Area, protect SLINC value, and avoid flood risk would significantly constrain density.					
Connections to local cycle route networks	No issues					
Public Open Space	Site designated as Natural Area in Tettenhall Neighbourhood Plan - Policy TNP14 requires protection and retention as open space.					

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 2,3, 5, 6, 7, 9, 12, 13, 14						
Conclusion						
<p>Former agricultural land located in the green belt, comprising neutral semi-improved grassland with strong rural hedgerow to frontage and Smestow Brook along south-east boundary. Site forms part of Smestow Valley SLINC (boundary confirmed in 2018 survey) and forms part of an important ecological network connecting urban SINC (inc Wightwick Manor and Smestow Valley LNR) and watercourses (Smestow Brook, Staffs & Worcs Canal) with the South Staffordshire countryside. One third of site at risk of surface water flooding. Site designated as Natural Area in Tettenhall Neighbourhood Plan - Policy TNP14 requires protection and retention. Site lies between two Conservation Areas – Wightwick Bank and Staffs/ Worcs & Shropshire Union Canal. Rural setting with sparse / low density housing pattern south of Bridgnorth Road.</p> <p>Development would cause significant harm to local wildlife value and local character, which could not be adequately mitigated.</p> <p>The site is not suitable for housing development.</p>						
Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	NA	<i>Other (specify):</i>	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	Wightwick Mill Field, Bridgnorth Road, Compton		
Site Address	Wightwick Mill Field, Bridgnorth Road, Compton		
Ward	Tettenhall Wightwick	Call for Site Ref	N/A
Site Area (ha)	2.11	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0020-WOL
Background/Context			
Current uses	Former grazing / agricultural land. Small allotment area including greenhouses and sheds present in north west part of site, which appears to have been in use in 2018.		
Surrounding land uses	Farm buildings to west and residential to north, on opposite side of Bridgnorth Road. Landscaped area adjoining petrol station to eastern boundary. Smestow Brook runs east to west adjacent southern portion of the site.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		Smestow Valley Flood Plain	Approx 0.7 ha
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt Approx 0.7 ha Flood Risk Zone 2 (Smestow Brook Flood Plain) Tettenhall Neighbourhood Plan Area: <ul style="list-style-type: none">Historic Landscape Character Assessment - Smestow Valley (Southern)		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton, and in preventing encroachment on the countryside. The sub-parcel is relatively free of urbanising uses, however it is contained by settlement edges on all sides and has a minimal relationship with the open countryside around the conurbation. As a result, the release of this sub-parcel would not weaken the integrity of surrounding Green Belt land, and would simplify the Green Belt boundary. Releasing this land would result in the entire containment of sub-parcel B49A, leaving little justification for the latter remaining within the Green Belt, but this would not increase the level of harm to Green Belt purposes. The vast majority of the parcel is designated as either SINC of Flood Zone 3 due to the presence of the Staffordshire and Worcestershire Canal. The remaining pockets of Green Belt land that are not covered by these designations are too small or irregular in shape to represent alternative release scenarios in the own right.		Low-Moderate

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Landscape Sensitivity	Much of the area is constrained by nature or historic designations. Outside of these constraints this landscape is considered to have a moderate overall sensitivity to development as the majority of the criteria score moderate.	Moderate
Environmental		
Greenfield / Previously Developed Land	All greenfield	
Topography	Generally flat site	
Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	One protected tree adj Smestow Brook	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Formerly grazed grassland providing a key ecological corridor between Smestow Brook / wider Smestow Valley SINC to the south and hedgerow to northern road frontage which is proposed for designation as a SLINC following recent survey work. SLINC hedgerow restricts access to site. Development would cause significant harm to local wildlife value which could not be adequately mitigated.	
Heritage Assets on site or significantly affecting boundaries	Site adjoins Staffs/Worcs and Shropshire Union Canal Conservation Area and Grade II Listed Bridge (No.58). The site also falls within the Land north of Smestow Brook Archaeological Priority Area and includes the site of Mill Pond of Wightwick Mill (SMR 5731) as shown on 1888 OS map.	
Visual Amenity and Character of the Area	Site located in rural setting with sparse / low density housing pattern / rural fringe character south of Bridgnorth Road, in line with Tettenhall Neighbourhood Plan HLC Assessment for Smestow Valley (Southern). Development would cause significant harm to local character, which could not be adequately mitigated.	
Flood risk, drainage and ground water	Around one third of site is in Flood Risk Zone 3 and one third in Flood Risk Zone 2, leaving a thin strip of land of varying width not affected by flood risk. Development would cause significant harm to flood risk which could not be adequately mitigated.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Waste Infrastructure	No issues					
Economic						
Employment Development Opportunities	NA					Not suitable for employment use
Employment Land	NA					Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.					
Viability	No obvious constraints / obligations which could affect viability.					
Availability of utilities – electricity, gas, water, sewage treatment	No known issues					
Infrastructure constraints on / under site	Telephone pylon to north of site, within hedgerow.					
Highways access and transportation	Access possible directly off Bridgnorth Road or from access road off Bridgnorth Road. Proposed SLINC hedgerow restricts access to site.					
Impact on the wider road network	No other sites proposed in this part of the City.					
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 Centre			
Primary School			Strategic Centre/Employment Area			
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Rural fringe character on southern side of Bridgnorth Road would significantly limit density, in line with Tettenhall Neighbourhood Plan HLC Assessment for Smestow Valley (southern).					
Connections to local cycle route networks	No issues					
Public Open Space	No issues					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12, 13						
Conclusion						

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Formerly grazed grassland located in the green belt, with Smestow Brook forming part of larger SINC/SLINC complex to southern boundary and SLINC value hedgerow to northern road frontage, providing a key ecological corridor. SLINC hedgerow restricts access to site. Around one third of site is in Flood Risk Zone 3 and one third in Flood Risk Zone 2, leaving a thin strip of land of varying width not affected by flood risk. Rural fringe character on southern side of Bridgnorth Road.

Development would cause significant harm to flood risk, local wildlife value and local character, which could not be adequately mitigated.

The site is not suitable for housing development.

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	NA	<i>Other (specify):</i>	
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D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	Playing Fields to Rear of City of Wolverhampton College, Paget Road		
Site Address	Playing Fields to Rear of City of Wolverhampton College, Paget Road		
Ward	Park	Call for Site Ref	59
Site Area (ha)	4.02	Capacity proposed in Call for Sites submission	4 ha for housing
Land Type	Greenfield	Site Assessment Reference	SA-0022-WOL
Background/Context			
Current uses	Grassed area which has provided formal playing fields associated with Wolverhampton College. A small part of the site in south-east corner is laid out as hardstanding and used for car parking.		
Surrounding land uses	Mix of education, sporting and residential uses. Wolves Academy and playing fields associated with St Edmunds School to the west, low density residential to the south, St Peters High School to the north and the complex of Wolverhampton College buildings including former Wolf Mountain activity centre to the east.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt All playing fields		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Wolverhampton. However the sub-parcel is highly contained by the surrounding settlement edges and, as such, has a minimal relationship to the open countryside surrounding the conurbation. The existing urbanising uses within the sub-parcel also mean it has weak spatial openness in Green Belt terms. The release of land here would not weaken the integrity of surrounding areas of Green Belt, and would result in a simplified and strengthened Green Belt boundary. the release of this sub-parcel would leave parcel B52A entirely contained, leaving little justification for the latter remaining within the Green Belt, but this would not increase the level of harm to Green Belt purposes.		Low
Landscape Sensitivity	This site and surrounding green belt land is low-moderate harm rating.		Low-Moderate
Environmental			

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Greenfield / Previously Developed Land	Majority of the site is greenfield. Area of car-parking in the south-east is hardstanding and so is previously developed land.	
Topography	Flat site	
Agricultural Land Quality	Not agricultural land.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Existing mature trees fronting Compton Park on the western boundary make a positive contribution to the character of the area and should be considered for retention. No TPOs.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No natural habitat on site.	
Heritage Assets on site or significantly affecting boundaries	No heritage assets	
Visual Amenity and Character of the Area	Development would result in the loss of a significant area of open land within the Compton Park area. However, there are few residential properties directly affected – limited to those fronting Pentland Gardens and Nevis Close to the south.	
Flood risk, drainage and ground water	Very small areas of site have a 0.1% / 1% chance of surface water flooding. Culvert runs through south western tip of site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Availability of utilities – electricity, gas, water, sewage treatment	No known issues					
Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Preferred access from Compton Park subject to completion of Transport Assessment. Compton Park could also provide access into the part of the site to the east currently occupied by the College buildings.					
Impact on the wider road network	No other large-scale sites coming forward in this part of the City.					
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 Centre			
Primary School			Strategic Centre/Employment Area			
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	The residential area to the south of the site is a typical low density post war development of detached properties set in relatively spacious plots. Given local character a density of more than 40 dph is not appropriate.					
Connections to local cycle route networks	No issues					
Public Open Space	The site is grassed and has been used as playing fields by the College and adjacent schools on a formal basis until at least 2016. Local people also access the site for informal recreational use. At least 2.5 ha of public open space is required to re-provide two junior football pitches and sufficient public open space to provide equipped play area to serve new housing on this site and College buildings to the east.					
Loss of Playing Field / Sports Pitches	The majority of the site is grassed and has been used as playing fields by the College and adjacent schools on a formal basis until at least 2016. It has accommodated 2 junior football pitches. The pitches and the area of playing field are required to meet the local need for playing pitches, in line with the Wolverhampton Playing Pitch Strategy.					
Other Social						
Opportunities						
Redevelopment of the site could facilitate the relocation of the existing College functions to a more sustainable location.						
Sustainability Appraisal						
Not completed as not considered a reasonable alternative						
Conclusion						
The site is playing fields which are not surplus against current standards and loss of these playing fields is not capable of being mitigated in accordance with the Wolverhampton Playing Pitch Strategy.						
The site is not suitable for housing development.						

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	NA	<i>Other (specify):</i>	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	Land off 385 Penn Road and Vicarage Road		
Site Address	Land off 385 Penn Road and Vicarage Road		
Ward	Penn	Call for Site Ref	41 / 74
Site Area (ha)	2.80	Capacity proposed in Call for Sites submission	24 homes on 2.25 ha / 50 – 70 homes on 2.5 ha
Land Type	Greenfield	Site Assessment Reference	SA-0026-WOL
Background/Context			
Current uses	Grazing paddock surrounded by hedgerows and mature trees, associated with 385 Penn Road		
Surrounding land uses	Residential property with mature garden areas including lawns and broad-leaved plantation woodland to north east. Penn Cemetery and agricultural land to south, beyond Vicarage Road. Penn Hall School to south-west.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt Vicarage Road (Penn) Conservation Area Site of Local Importance for Nature Conservation (SLINC) covers small part of site.		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation, and preventing encroachment on the countryside. It is adjacent to the settlement edge at Penn. Tree cover forms a distinct settlement edge along the A449 Penn Road, and wooded SINC to the east presents a buffer to development beyond; however adjacent inset development already extends south of Vicarage Road so release of this land would not significantly weaken the integrity of adjacent Green Belt land.		Low-Moderate
Landscape Sensitivity	The majority of individual landscape attributes in the area were judged to be of either moderate or high sensitivity. Overall, despite the intrusion of overhead power lines and housing on the edge of Penn / Spring Hill, the area's small scale, largely historic landscape character, including designated heritage assets, and relatively strong sense of rurality and tranquillity result in a moderate-high sensitivity rating.		Moderate - High
Environmental			
Greenfield / Previously Developed Land	All greenfield		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Topography	Land rises in an eastwardly direction. Vicarage Road follows this topography.	
Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Mature trees dominate periphery of plot. Protected group to Penn Road, TPO's in centre of site and along Vicarage Road make a strong positive contribution to the character of the area and should be retained.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The southern two thirds of the site is proposed for designation as a SLINC following recent survey work and land at Penn Hall to the east is a SINC, therefore development would have a strong negative impact on wildlife value in this location. Development of the site is significantly constrained by the proposed SLINC designation, as access would need to be provided through the SLINC, requiring removal of a significant part of an important mature hedgerow fronting Vicarage Road, which would harm wildlife value.	
Heritage Assets on site or significantly affecting boundaries	<p>Penn Hall Grade II* Listed building lies immediately east of the site, with the grand elevation facing towards the site, and the site falls within the existing Vicarage Road (Penn) Conservation Area boundary. Although the site is likely to be removed from the boundary and instead adjoin the CA (following consultation on a revised CA boundary in summer 2021) development of the site would still significantly affect the setting of this early village centre. The transition between the built-up urban area to the low density rural fringe is an important characteristic that needs to be maintained. This setting is characterised by low density, rural fringe development which ends at Penn Hall, and a significant open countryside gap between Penn Village, Penn Cemetery and Penn Road, which this site forms a part of. Part of a mature hedgerow fronting Vicarage Road would need to be removed to provide access, which would harm the rural character of Vicarage Road in this location.</p> <p>Development of the site would extend the historic Penn Village west of Penn Hall in a manner which would cause significant harm to the rural character and setting of the Vicarage Road (Penn) Conservation Area and the Penn Hall Grade II* Listed building, which could not be mitigated.</p>	
Visual Amenity and Character of the Area	<p>The site and the area within which it is located are of rural character. TPO trees in the centre of the site and along Vicarage Road also make a strong positive contribution to the local character of the area. Part of a mature hedgerow fronting Vicarage Road would need to be removed to provide access, which would harm the rural character of Vicarage Road in this location.</p> <p>Penn Village is characterised by low density, rural fringe development with a gap in development west of Penn Hall providing views of the open countryside. Vicarage Road is lined with modest houses of mixed age and style, with low density, ribbon development on the southern side, to the east of the site. This transition between the built up urban area to</p>	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

	the low density rural fringe is an important element of local character that needs to be retained. Development of the site would cause significant harm to rural local character which could not be mitigated.	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	No known issues	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Potential access from Penn Road or Vicarage Road. Subject to the proposed SLINC designation, access would need to be provided through the SLINC, removing part of an important hedgerow.	
Impact on the wider road network	Potential cumulative impact of sites in this area on Vicarage Road, Foxlands Avenue and Vicarage Road \ Penn Road junction.	
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 Centre	
<i>Primary School</i>	Strategic Centre/Employment Area	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Rural character, low density development on southern side of Vicarage Road, wildlife value of the majority of the site, and listed building / conservation area constraints would all significantly constrain density.					
Connections to local cycle route networks	No issues					
Public Open Space	Limited public open space in local area. New open space likely to be required on site to meet needs of new residents.					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12, 13						
Conclusion						
<p>Grazing paddock associated with 385 Penn Road surrounded by hedgerows and mature trees, located in the green belt. The southern two thirds of the site is proposed for designation as a SLINC following recent survey work and land at Penn Hall to the east is a SINC, therefore development would have a strong negative impact on wildlife value in this location. There are TPO trees in the centre of the site and along Vicarage Road which make a strong positive contribution to the character of the area. Penn Hall Grade II* Listed building lies immediately east of the site and the site falls within the existing Vicarage Road (Penn) Conservation Area boundary. Although the site is likely to be removed from the boundary and instead adjoin the CA (following consultation on a revised CA boundary in summer 2021) development of the site would still significantly affect the setting of this early village centre. The transition between the built-up urban area to the low density rural fringe is an important characteristic that needs to be maintained. This setting is characterised by low density, rural fringe development which ends at Penn Hall, and a significant open countryside gap between Penn Village, Penn Cemetery and Penn Road, which this site forms a part of. Part of a mature hedgerow fronting Vicarage Road would need to be removed to provide access, which would harm wildlife value and the rural character of Vicarage Road in this location.</p> <p>Development of the site is significantly constrained by the proposed SLINC designation, as access would need to be provided through the SLINC, removing part of an important hedgerow. Development would also extend Penn Village west of Penn Hall, towards Penn Cemetery to the west, in a manner harmful to rural character and the setting of the Vicarage Road (Penn) Conservation Area and the Penn Hall Grade II* Listed building. Therefore, development would cause significant harm to wildlife value, historic value and local character, which could not be mitigated.</p>						
The site is not suitable for housing development.						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	NA	Other (specify):	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	Land at Pennwood Farm (part) - South		
Site Address	Land at Pennwood Farm (part) - South		
Ward	Blakenhall	Call for Site Ref	Part of 180 (withdrawn)
Site Area (ha)	24.40	Capacity proposed in Call for Sites submission	NA (withdrawn)
Land Type	Greenfield	Site Assessment Reference	SA-0031-WOL
Background/Context			
Current uses	Agricultural		
Surrounding land uses	Agricultural land and ancient woodland, residential to the south east.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		Ashen & Park Coppice Ancient Woodlands	8.5 ha (excluded from site as assessed)
Local Nature Reserve		None	
Site of Importance for Nature Conservation		Ashen & Park Coppice Ancient Woodlands	8.5 ha (excluded from site as assessed)
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	Green Belt		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Sedgley and the suburbs of Wolverhampton, and to preventing encroachment on the countryside, and a moderate contribution to maintaining the separation of the neighbouring towns of Dudley and Wolverhampton. The sub-parcel has a strong relationship with further open countryside to the west, and Park Hill is a prominent area of high ground linking visually to the ridge at Ettingshall Park to break up the urban form. The block of houses on the eastern edge of the sub-parcel could be released with less harm, but is too small to identify as a distinct release scenario.		Very High
Landscape Sensitivity	The landscape is considered to have moderate-high overall sensitivity to residential development due to its visual prominence, natural character and time-depth		Moderate-High
Environmental			
Greenfield / Previously Developed Land	Whole site is greenfield		
Topography	Site is undulating with elevated sections and falls towards the incised valleys associated with the Penn Brook to the south.		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Agricultural Land Quality	Grade not known. Most recent Natural England maps suggest the wider area is grade 3. Site is more than 20 ha in extent therefore assessment would be required to determine if land is grade 3a.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	<p>Ancient woodlands dissect the site, which would require at least a 15m buffer to development. There are TPOs covering the ancient woodlands and up to 30 individual trees within hedgerows and along edges of the site.</p> <p>It would not be possible to provide highways access to development, or to develop the farmland between the coppices, without compromising the ecological and historical integrity of the ancient woodlands.</p>	
Biodiversity or Geodiversity on site or significantly affecting boundaries	<p>Park and Ashen Coppice Ancient Woodland SINCs dissect the site. The whole site was subject to ecological survey in 2018, which supports the retention of the SINCs (subject to minor boundary amendments) and the designation of new SLINCs covering important hedgerows both within and along the edges of the site. The survey also supports retention of the SINC area adjoining the north west boundary of the site.</p> <p>It would not be possible to provide highways access to development, or to develop the farmland between the coppices, without compromising the ecological and historical integrity of the ancient woodlands.</p>	
Heritage Assets on site or significantly affecting boundaries	Former Sedgley Park Area of High Historic Landscape Value (HLC Study) covers the whole of the site. This centres on the Grade II Listed Park Hall Hotel, to the north of the site, and the Park and Ashen Coppice Ancient Woodlands to the south and includes historic field boundaries and hedgerows and archaeological interest within the SLINC. The site forms the southern half of the AHHLV, characterised by ancient woodlands bisecting open farmland with historic field boundaries and hedgerows. It would not be possible to develop the farmland between the coppices in the southern part of the site without compromising their ecological and historical integrity. The site also provides an important visual link with the Park Hall Hotel and its setting to the north. Therefore, development of the site would cause significant harm to the historic value of the AHHLV which could not be mitigated.	
Visual Amenity and Character of the Area	<p>The site is on an area of high ground and is visible from a considerable distance, and therefore development would have a significant impact on visual amenity.</p> <p>Development would cause significant harm to the rural character of the area, as established through the AHHLV designation (see above).</p>	
Flood risk, drainage and ground water	The site lies at the top of the Severn and Trent catchments. There are limited areas of surface water flooding risk between 1% and 0.1% extending along and beyond the Penn Brook tributaries (majority within the SINCs). These would need to be taken into account in any design of development and the SUDS features which would need to be provided on site.	
Ground Contamination	No issues	
Ground stability	No issues	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Air Quality impact of adjoining uses	No issues					
Noise impact of adjoining uses	No issues					
Mineral Extraction and Mineral Resource Areas	No issues					
Mineral Infrastructure and Brickworks	No issues					
Waste Infrastructure	No issues					
Economic						
Employment Development Opportunities	NA					Not suitable for employment use
Employment Land	NA					Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.					
Viability	No obvious constraints / obligations which could affect viability.					
Availability of utilities – electricity, gas, water, sewage treatment	No known constraints, although any works would be limited by the extent of the ancient woodland designations.					
Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Highways access to the majority of the site would only be possible by constructing the access road across part of the Ashen Coppice Ancient Woodland, which is a gateway constraint.					
Impact on the wider road network	To avoid impacts on the wider road network, major improvements would be required to Wolverhampton Road East \ Parkfield Road signal controlled junction and along the Wolverhampton Road East route.					
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 Centre			
Primary School			Strategic Centre/Employment Area			
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Given rural character a lower density would be appropriate.					

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Connections to local cycle route networks	No issues					
Public Open Space	Given the scale of potential development and the lack of open space of various types in this part of Wolverhampton, the development would require provision of a new formal open space providing a children's play area and potentially other facilities, of approx. 2 ha in extent. A network of natural greenspace is also required across the site, linking existing and enhanced biodiversity assets on and off site and providing formal public access.					
Loss of Playing Field / Sports Pitches	No issues					
Other Social	There is likely to be a shortage of primary and secondary school places locally which would need to be addressed by off-site investment.					
Opportunities						
Sustainability Appraisal						
Not completed as not considered a reasonable alternative						
Conclusion						
<p>Agricultural land and ancient woodland SINC areas located in the green belt. Site formed part of a larger call for sites submission which was subsequently withdrawn by the landowner. However, given the significance of the site, a Site Assessment has been completed to clarify why development is not suitable.</p> <p>The site is in an area of very high green belt harm and moderate-high landscape sensitivity – the highest level for both ratings. Highways access to the majority of the site would only be possible by constructing the access road across part of the Ashen Coppice Ancient Woodland, which is a gateway constraint.</p> <p>The site forms a key part of the Former Sedgley Park Area of High Historic Landscape Value (AHHLV), as defined in the HLC Study. The AHHLV centres on the Grade II Listed Park Hall Hotel to the north and the Park and Ashen Coppice Ancient Woodlands within the site and includes historic field boundaries and hedgerows and archaeological interest. The site forms the southern half of the AHHLV, characterised by ancient woodlands bisecting open farmland with historic field boundaries and hedgerows. It would not be possible to develop the farmland between the coppices in the southern part of the site without compromising their ecological and historical integrity. The site also provides an important visual link with the Park Hall Hotel and its setting to the north.</p> <p>The site is also on an area of high ground and is visible from a considerable distance.</p> <p>Therefore, development of the site would cause significant combined harm to the value of ancient woodland, the historic value of the AHHLV, to the integrity of remaining green belt and to landscape character, which could not be mitigated.</p> <p>The site is not suitable for housing development.</p>						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	NA	Other (specify):	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	Land rear of Pattingham Road / Tinacre Hill		
Site Address	Land rear of Pattingham Road / Tinacre Hill		
Ward	Tettenhall Wightwick	Call for Site Ref	N/A
Site Area (ha)	0.76	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0048-WOL
Background/Context			
Current uses	Scrubland / garden land rear of houses fronting Pattingham Road / Tinacre Hill		
Surrounding land uses	Residential land in Wolverhampton to north and east, agricultural land in South Staffordshire to south and west. School to south east.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt Tettenhall Neighbourhood Plan Area: Historic Landscape Character Assessment - Wightwick		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a moderate contribution to checking the sprawl of the West Midlands conurbation and to preventing encroachment of the countryside. Although open, it has a relatively strong relationship with dwellings on the urban edge to the north and east, and has an enclosing hedgerow that would not represent a weakening of the Green Belt boundary were it to be employed as such, so development would have only a minor impact on the integrity of open land to the south.		Moderate
Landscape Sensitivity	The landscape is considered to have a moderate overall sensitivity to residential development.		Moderate
Environmental			
Greenfield / Previously Developed Land	All greenfield		
Topography	Generally flat site		
Agricultural Land Quality	Not agricultural land.		
Tree Preservation Orders / Mature Trees of Value on site or significantly	Trees along boundary.		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

affecting boundaries		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No known habitat value	
Heritage Assets on site or significantly affecting boundaries	No assets	
Visual Amenity and Character of the Area	Potential visual impact on residents of properties fronting Pattingham Road / Tinacre Hill. Rural fringe character and low density of adjoining residential would significantly limit density, in line with Tettenhall Neighbourhood Plan HLC Assessment for Wightwick.	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	No known issues	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	There is no vehicular access possible to the site without development of land in South Staffordshire District Green Belt.	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

	This is a significant planning constraint which cannot be mitigated.					
Impact on the wider road network	No known issues					
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 Centre					
<i>Primary School</i>	Strategic Centre/Employment Area					
<i>Secondary School</i>	Centre/Foodstore					
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Rural fringe character and low density of adjoining residential would significantly limit density, in line with Tettenhall Neighbourhood Plan HLC Assessment for Wightwick.					
Connections to local cycle route networks	No issues					
Public Open Space	No issues					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 2, 6, 7, 9 and 12 and a positive impact for SA Objective 10 - Housing						
Conclusion						
<p>Green belt parcel not promoted through the Call for Sites and with no land owner identified.</p> <p>Scrubland to rear of houses on Pattingham Road. There is no vehicular access possible to the site without development of land in South Staffordshire District Green Belt. This is a significant planning constraint which cannot be mitigated. There is also poor access to primary school and health services.</p> <p>The site is not suitable for housing development.</p>						
Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	NA	<i>Other (specify):</i>	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	Land South of Vicarage Road Cemetery, Penn		
Site Address	Land South of Vicarage Road Cemetery, Penn		
Ward	Penn	Call for Site Ref	N/A
Site Area (ha)	0.97	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0049-WOL
Background/Context			
Current uses	Grazing paddock with hedgerows and mature trees at boundaries		
Surrounding land uses	Vicarage Road Cemetery to west, agricultural land to south and east. Tree and hedge belt fronting Vicarage Road to north.		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	All Green Belt Vicarage Road (Penn) Conservation Area		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation, and preventing encroachment on the countryside. It is adjacent to the settlement edge at Penn. Tree cover forms a distinct settlement edge along the A449 Penn Road, and wooded SINC to the east presents a buffer to development beyond; however adjacent inset development already extends south of Vicarage Road so release of this land would not significantly weaken the integrity of adjacent Green Belt land.		Low-Moderate
Landscape Sensitivity	The majority of individual landscape attributes in the area were judged to be of either moderate or high sensitivity. Overall, despite the intrusion of overhead power lines and housing on the edge of Penn / Spring Hill, the area's small scale, largely historic landscape character, including designated heritage assets, and relatively strong sense of rurality and tranquillity result in a moderate-high sensitivity rating.		Moderate - High
Environmental			
Greenfield / Previously Developed Land	All greenfield		
Topography	Land rises in an eastwardly direction. Vicarage Road follows this topography. Meets dwellings in Holden Road – lower level.		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Agricultural Land Quality	Grade not known, however area is less than 20 ha in extent therefore assessment not required.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Mature trees and hedgerows dominate west and south edges of site. Individual TPO's to north along Vicarage Road frontage and group TPO to western boundary.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Trees and hedgerows on site may have ecological value, subject to survey.	
Heritage Assets on site or significantly affecting boundaries	Penn Hall Grade II* Listed building lies to the east of the site and the site falls within the existing Vicarage Road (Penn) Conservation Area boundary. Although the site is likely to be removed from the boundary and instead adjoin the CA, following consultation on a revised CA boundary in summer 2021, development of the site would still significantly affect the setting of this early village centre, characterised by low density, rural fringe development and a gap in development west of Penn Hall providing views of the open countryside.	
Visual Amenity and Character of the Area	<p>Potential impact on immediate outlook of residents on Holden Road and Buttons Farm Road.</p> <p>Development of the site would significantly affect the setting of the early village centre, characterised by low density, rural fringe development and a gap in development west of Penn Hall providing views of the open countryside. The site also tapers to front of site, limiting opportunity to reflect the ribbon development character of residential development south of Vicarage Road, which is located further to the east, and the Penn Cemetery single storey buildings to the immediate west.</p> <p>Development of the site would represent an intrusion into the open countryside gap between Penn Village to the east and Penn Cemetery to the west, causing significant harm to rural character which could not be mitigated.</p>	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No issues	
Noise impact of adjoining uses	No issues	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	No known issues	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Potential access from Vicarage Road.	
Impact on the wider road network	Potential cumulative impact of sites in this area on Vicarage Road, Foxlands Avenue and Vicarage Road \ Penn Road junction.	
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 Centre	
<i>Primary School</i>		Strategic Centre/Employment Area
<i>Secondary School</i>		Centre/Foodstore
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45-100 dph)
		Moderate Density (40-45 dph)
		X
Any character constraints on density	Rural character, low density development on southern side of Vicarage Road, tapering nature of site and listed building / conservation area constraints would significantly constrain density.	
Connections to local cycle route networks	No issues	
Public Open Space	Limited public open space in local area. New open space likely to be required on site to meet needs of new residents.	
Loss of Playing Field / Sports Pitches	No issues	
Other Social		
Opportunities		
Sustainability Appraisal		
The site has some negative impacts for SA Objectives 1, 2, 6, 7, 9, 12, 13		
Conclusion		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Green belt parcel not promoted through the Call for Sites and with no land owner identified.

Agricultural land in grazing use with hedgerows and mature trees (some TPOs) defining boundaries. Penn Hall Grade II Listed building lies to the east of the site and the site falls within the existing Vicarage Road (Penn) Conservation Area boundary. Although the site is likely to be removed from the boundary and instead adjoin the CA, following consultation on a revised CA boundary in summer 2021, development of the site would still significantly affect the setting of this early village centre, characterised by low density, rural fringe development and a gap in development west of Penn Hall providing views of the open countryside. Site tapers to front of site, so very limited opportunity to reflect ribbon development character.

Development of the site would represent an intrusion into the open countryside gap between Penn Village to the east and Penn Cemetery to the west, in a manner harmful to rural character and the setting of the Vicarage Road (Penn) Conservation Area and the Penn Hall Grade II* Listed building. Therefore, development would cause significant harm to historic value and local character, which could not be mitigated.

The site is not suitable for housing development.

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	NA	<i>Other (specify):</i>	
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D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Site Known as	Sites at Sutherland Avenue / Cooper Street		
Site Address	Sites at Sutherland Avenue / Cooper Street		
Ward	East Park	Call for Site Ref	10532
Site Area (ha)	1.50	Capacity proposed in Call for Sites submission	100-150 homes
Land Type	Previously Developed	Site Assessment Reference	SA-0054-WOL
Background/Context			
Current uses	Industrial uses		
Surrounding land uses	Employment land		
Constraints			
Gateway Constraints		Name / Details	Amount of site covered (ha's)
SSSI / SAC		None	
Ancient Woodland / Veteran Trees		None	
Local Nature Reserve		None	
Site of Importance for Nature Conservation		None	
Flood Risk Zone 3		None	
Registered Park & Garden		None	
Scheduled Ancient Monument		None	
HSE Consultation Zone 1 (for residential)		None	
Operational Burial Ground		None	
Common Land		None	
Existing Policy Designations	Bilston Corridor AAP - Local Employment Land (LQ3)		
Criteria	Assessment		Rating
Green Belt and Landscape Sensitivity			
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Environmental			
Greenfield / Previously Developed Land	All previously developed land		
Topography	Generally flat sites		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees on site		
Biodiversity or Geodiversity on site or significantly	No known habitat		

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

affecting boundaries		
Heritage Assets on site or significantly affecting boundaries	No assets	
Visual Amenity and Character of the Area	No issues	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	The sites are unsuitable for residential development as they are surrounded by unregulated employment uses which are important to protect for employment in line with draft BCP evidence and policies. Development of the sites would cause significant harm to the residential amenity of new residents and prejudice the operational capacity of adjoining employment uses to operate.	
Noise impact of adjoining uses	The sites are surrounded by unregulated employment uses which are important to protect for employment in line with draft BCP evidence and policies. Development of the sites would cause significant harm to the residential amenity of new residents and prejudice the operational capacity of adjoining employment uses to operate.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	The sites are unsuitable for residential development as they are surrounded by unregulated employment uses which are important to protect for employment in line with draft BCP evidence and policies. Development of the sites would cause significant harm to the residential amenity of new residents and prejudice the operational capacity of adjoining employment uses to operate.	
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	No known constraints	

D-6 Sites Assessed for Housing and Not Selected (Wolverhampton)

Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	No known constraints					
Impact on the wider road network	No known issues					
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 Centre			
Primary School				Strategic Centre/Employment Area		
Secondary School				Centre/Foodstore		
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Sites located within industrial estate, with no local housing character.					
Connections to local cycle route networks	No issues					
Public Open Space	No issues					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Sustainability Appraisal						
The site has some negative impacts for SA Objectives 3, 5, 7, 9, 12, 13, 14						
Conclusion						
<p>Sites in employment use within an established industrial area, promoted for housing through the call for sites. The sites are unsuitable for residential development as they are surrounded by unregulated employment uses which are important to protect for employment in line with draft BCP evidence and policies. Development of the sites would cause significant harm to the residential amenity of new residents and prejudice the operational capacity of adjoining employment uses to operate.</p> <p>The site is not suitable for housing development.</p>						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	NA	Other (specify):	