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	<u>Click Here</u>
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	<u>Click Here</u>
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	<u>Click Here</u>
SA-0027-WOL (WOH269)	Oxley	Oxley Park Golf Club land adjacent to 21 Oxley Links Road	0.14	3 homes	<u>Click Here</u>
SA-0028-WOL (WOH270)	Oxley	Oxley Park Golf Club land adjacent to 10 Oxley Links Road	0.23	4 homes	<u>Click Here</u>
SA-0032-WOL (WOH272)	Bilston East	Lane Street / Highfields Road, Bradley, Wolverhampton	1.79	72 homes	<u>Click Here</u>
SA-0040-WOL (WOH273)	Bilston North	Moseley Road Open Space (part), Langdale Drive, Bilston	1.89	85 homes	<u>Click Here</u>
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	<u>Click Here</u>
SA-0022-WOL	Park	Playing Fields to Rear of City of Wolverhampton College, Paget Road	4.02	NA	<u>Click Here</u>
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
		Land at Pennwood Farm (part) - South 24.4 NA Land rear of Pattingham Road / Tinacre Hill 0.76 NA			
SA-0048-WOL	Tettenhall Wightwick	Land rear of Pattingham Road / Tinacre Hill	0.76	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 Si	tes				
Selected					
SA-0034-WOL (WOE662)	Ettingshall	Major Street Dixon Street	2.53	2.53 ha	<u>Click Here</u>
SA-0035-WOL (WOE698)	Wednesfield South	Wednesfield 9 (Phoenix Road)	1.77	1.77 ha	<u>Click Here</u>
SA-0036-WOL (WOE729)	Wednesfield South	Wednesfield 12 (Bentley Bridge Business Park, Well Lane)	1.24	1.24 ha	<u>Click Here</u>
SA-0037-WOL (WOE731)	Wednesfield South	Glynweds (Pantheon Park - fmr Prime 10, Bentley Bridge)	7.22	7.22 ha	<u>Click Here</u>
SA-0039-WOL (WOE618)	Wednesfield South	Tata Steel	4.26	4.26 ha	<u>Click Here</u>
SA-0041-WOL (WOE732)	Wednesfield South	Bowmans Harbour, Planetary Road	2.63	2.63 ha	<u>Click Here</u>
SA-0044-WOL (WOE658)	Ettingshall	Millfield Road EDNA	0.70	0.70 ha	<u>Click Here</u>
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	<u>Click Here</u>
SA-0052-WOL (WOE694)	East Park	Land behind Keyline Builders Merchants, Willenhall Road	1.21	1.21 ha	<u>Click Here</u>
Not Selected					
None					

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)	Proposed for Employment Use 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.
336	Ettingshall	Ettingshall Lodge, Ettingshall Road, Wolverhampton WV2 2LA	0.05	Proposed for Housing Use 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.

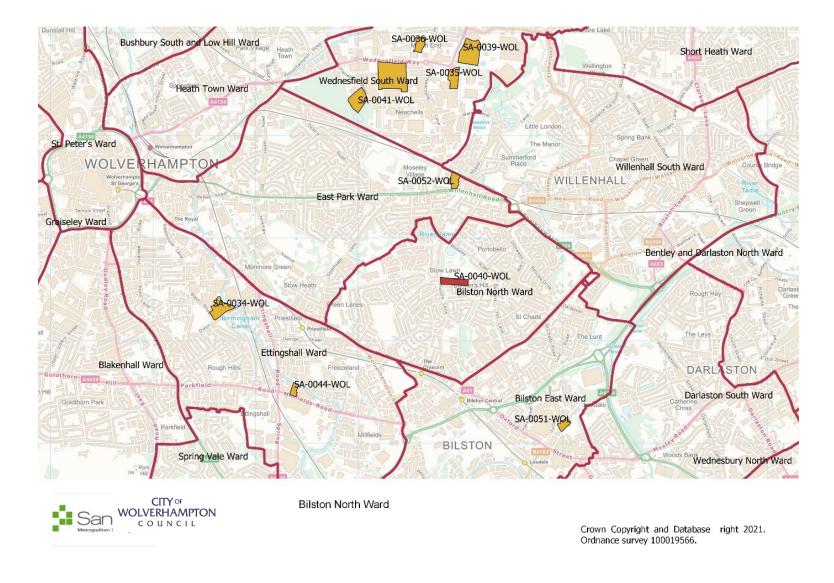
Table D-2 Call for Sites not Assessed and Reasons Why (Sandwell)

Appendix D-3: Wolverhampton Ward Maps

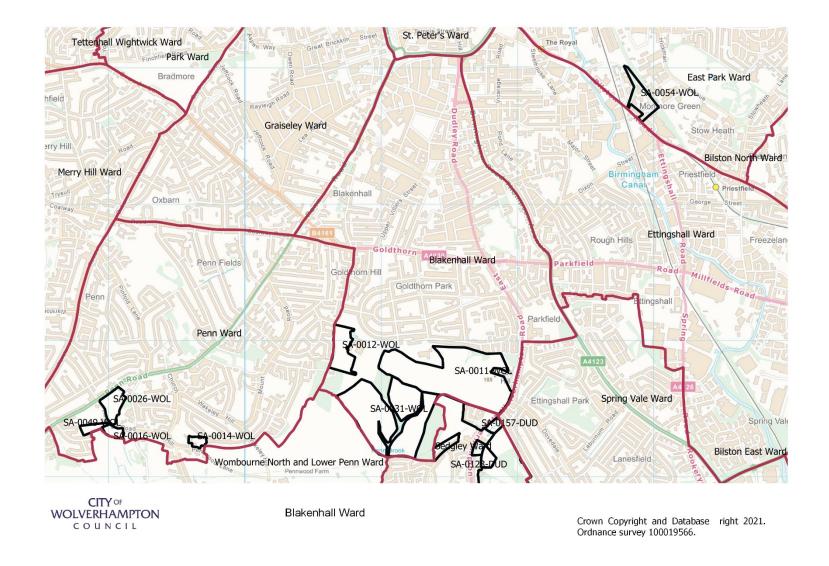
Bilston East - Selected Site



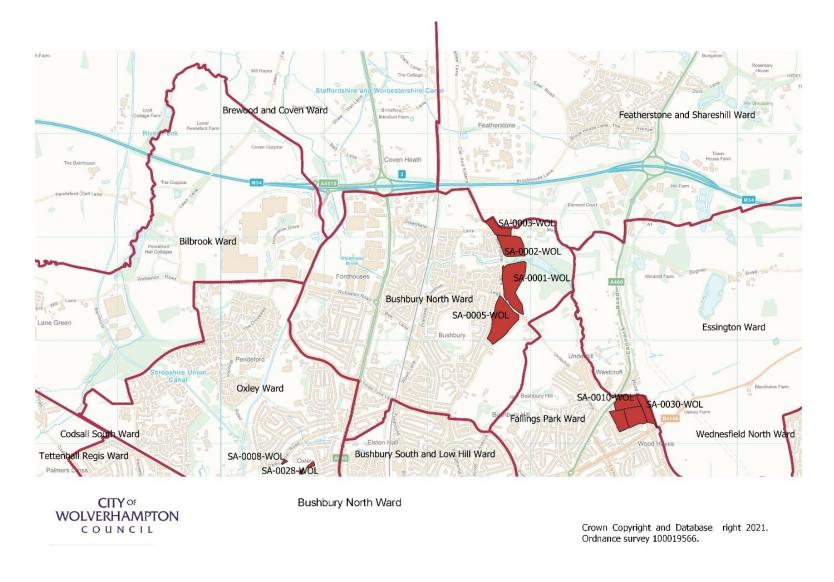
Bilston North - Selected Site



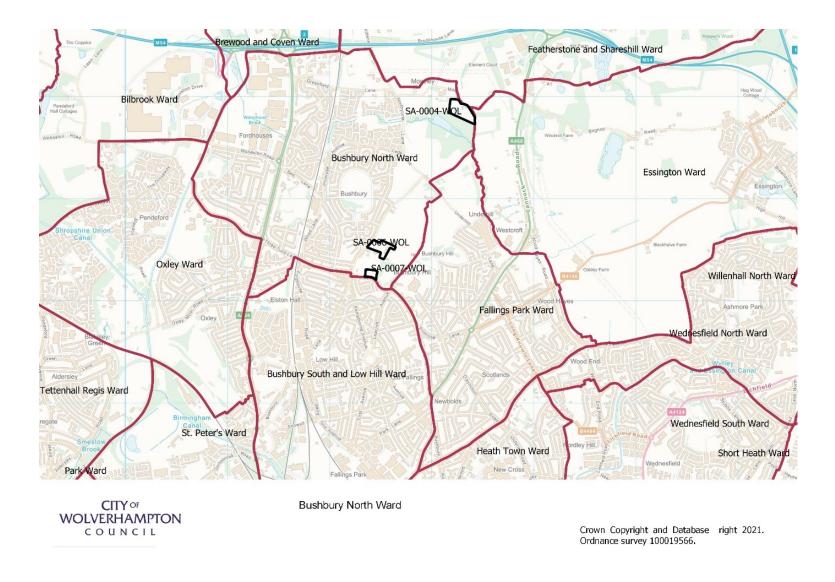
Blakenhall - Rejected Sites



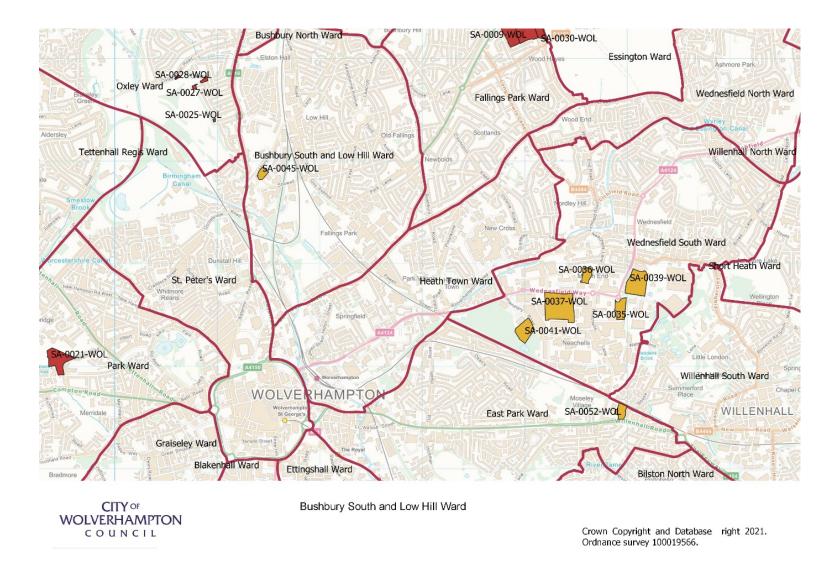
Bushbury North - Selected Sites



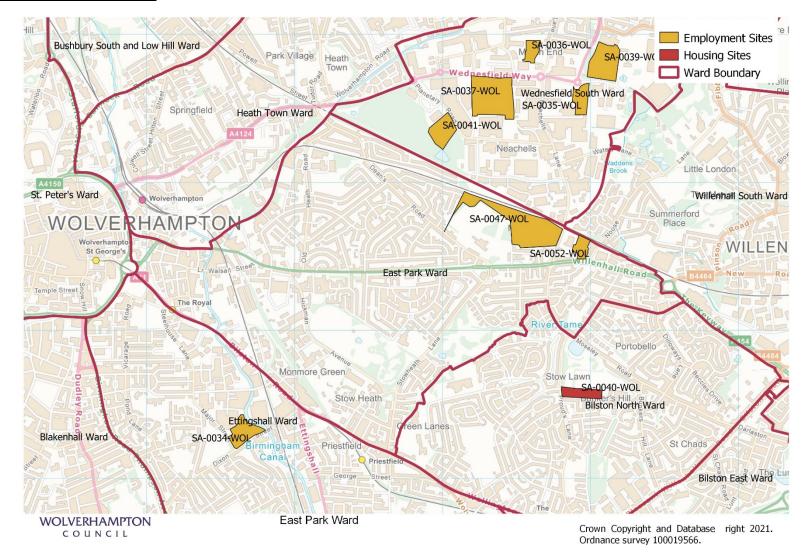
Bushbury North - Rejected Sites



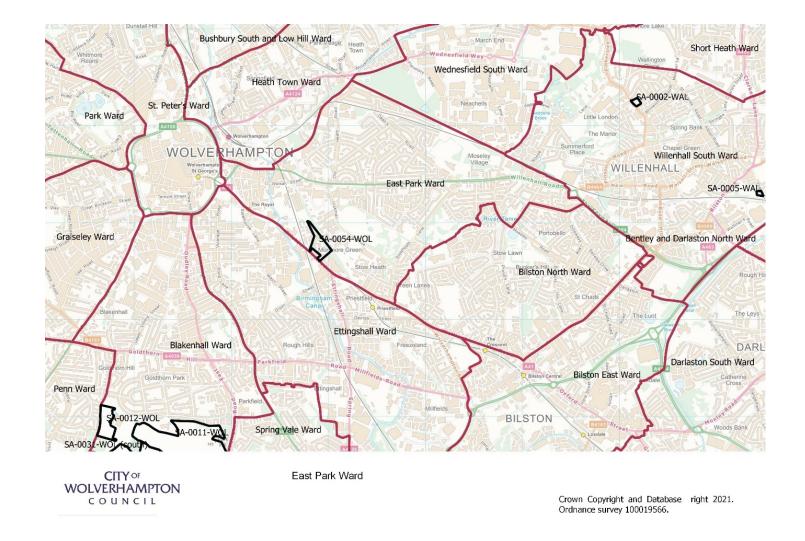
Bushbury South and Low Hill - Selected Sites



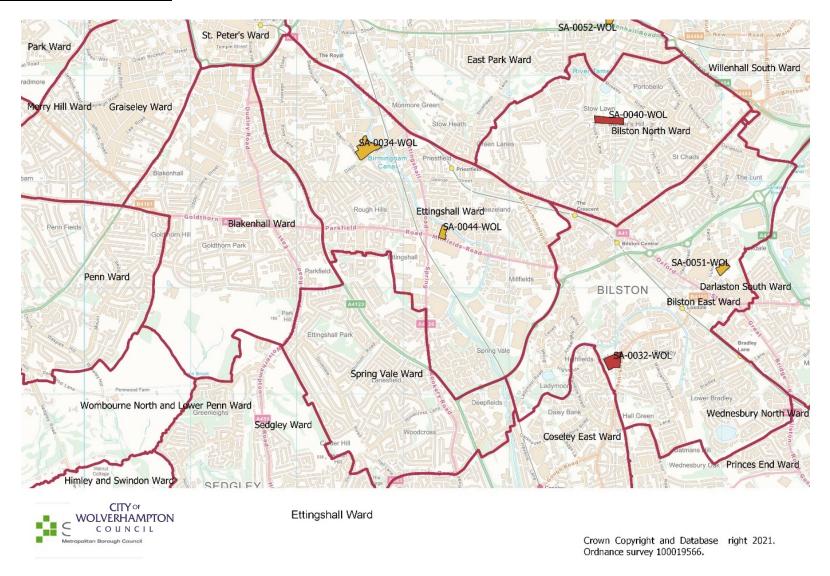
East Park - Selected Sites



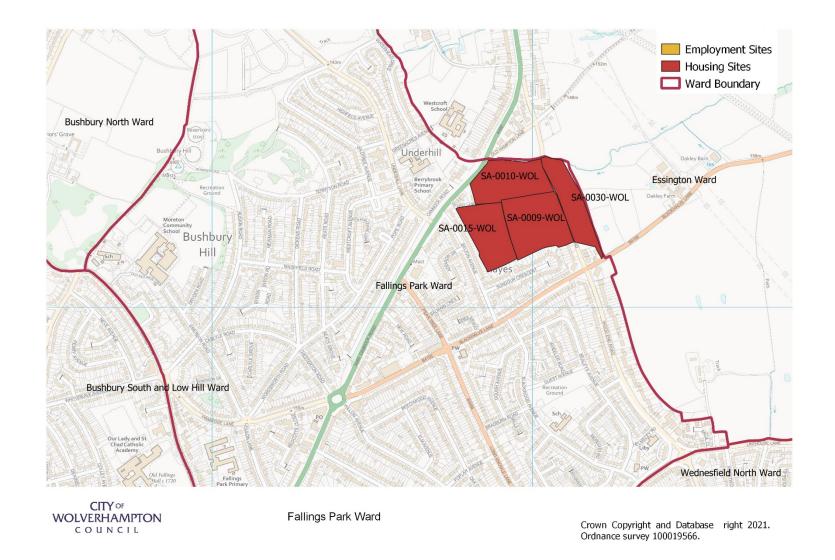
East Park - Rejected Sites



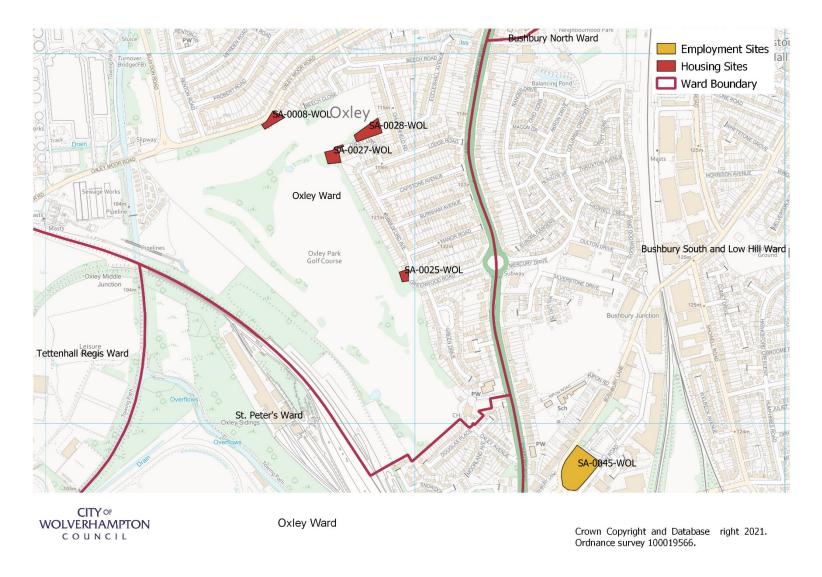
Ettingshall - Selected Sites



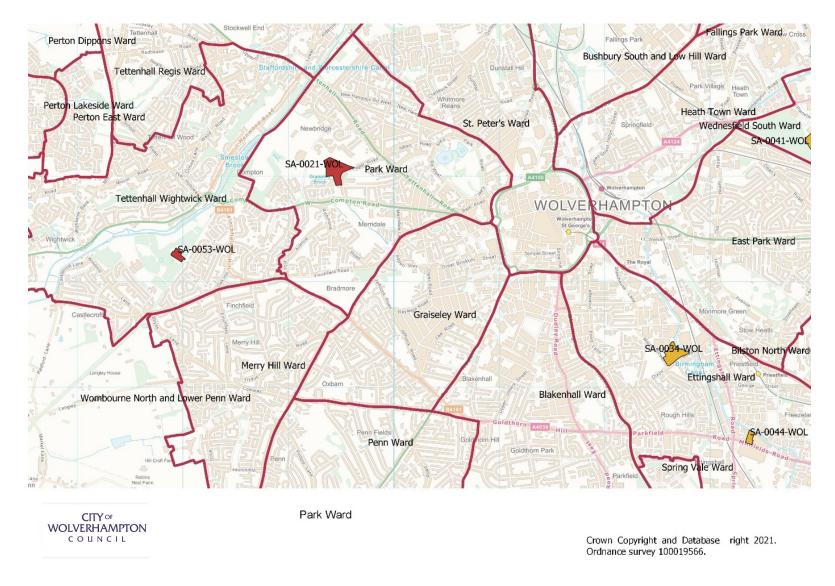
Fallings Park - Selected Sites



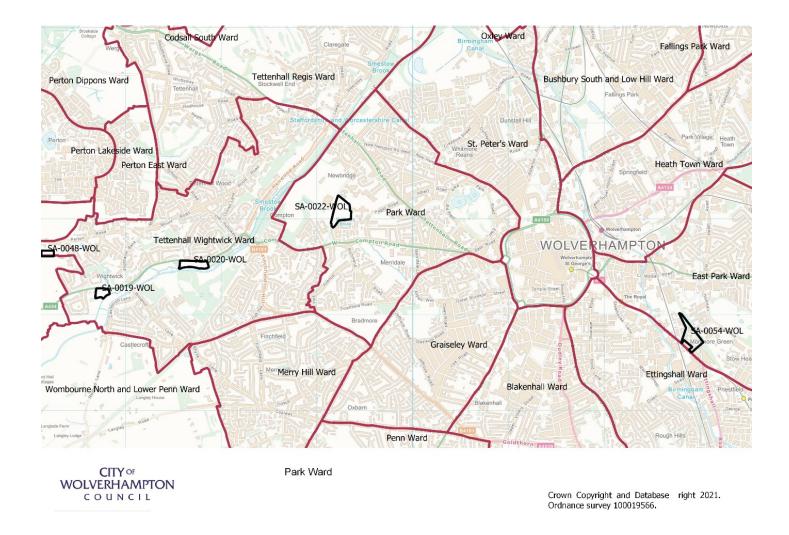
Oxley - Selected Sites



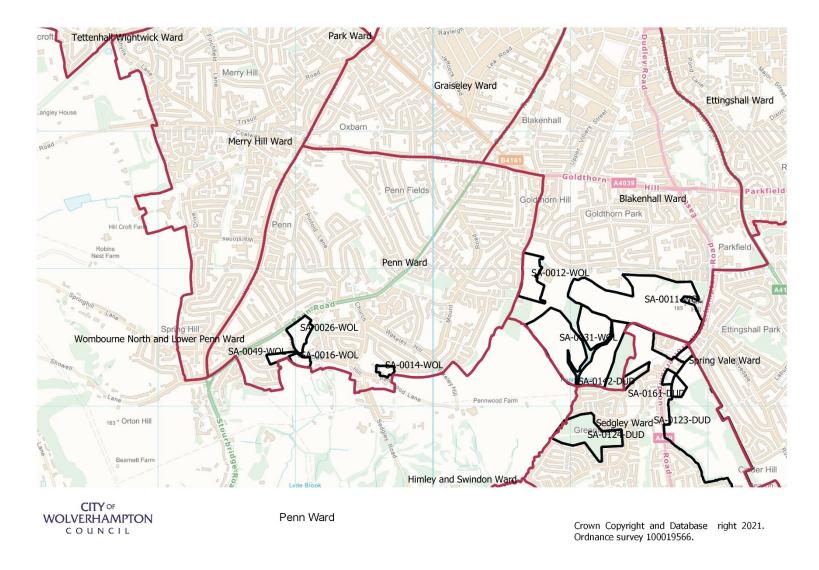
Park - Selected Sites



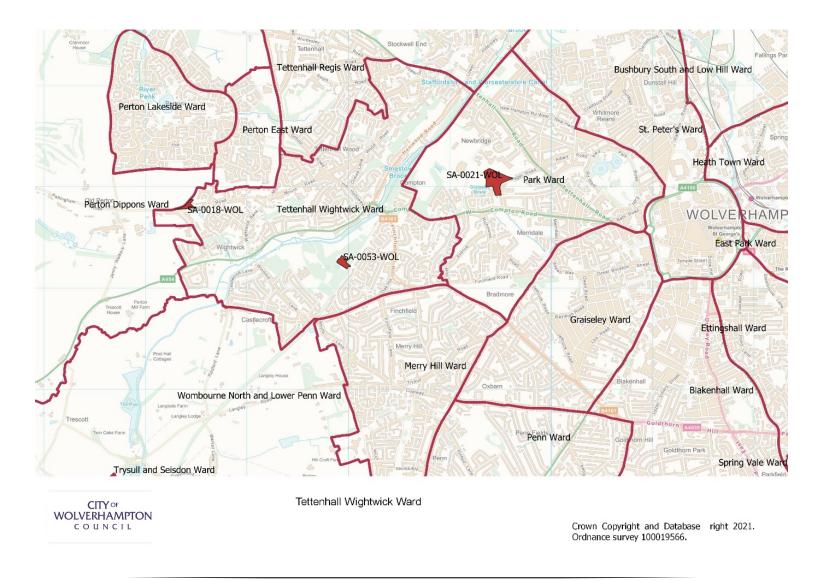
Park - Rejected Sites



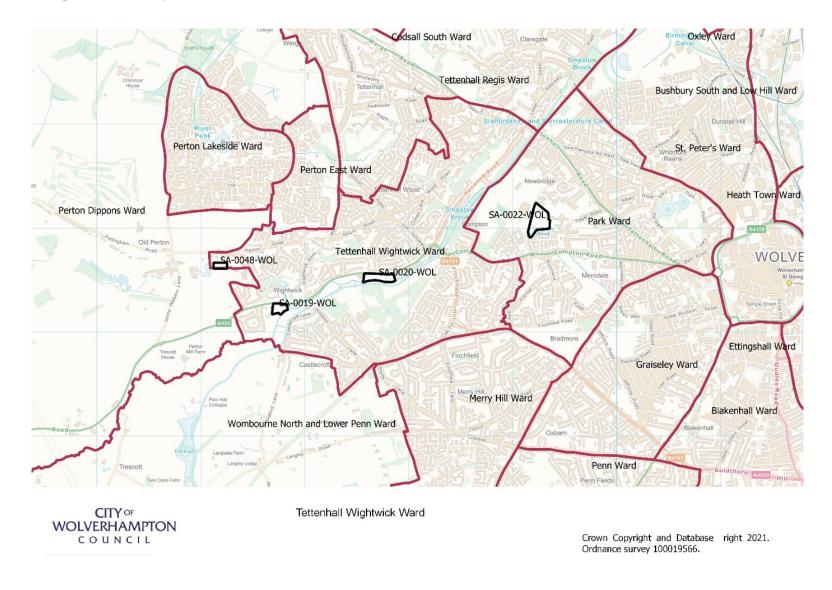
Penn - Rejected Sites



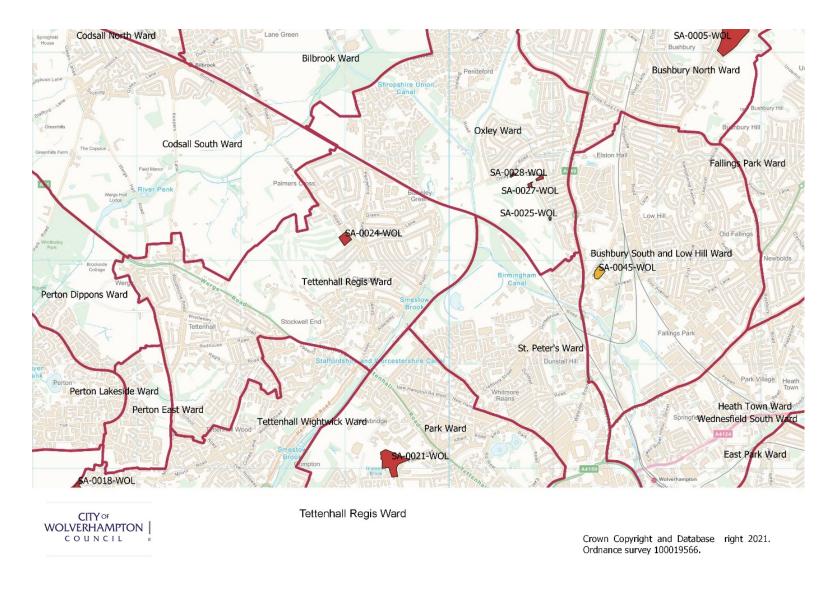
Tettenhall Wightwick - Selected Sites



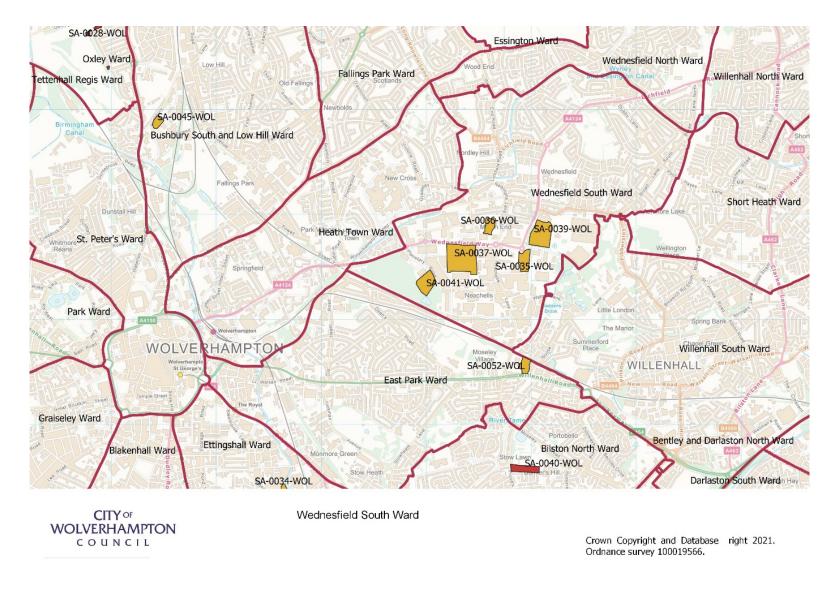
Tettenhall Wightwick - Rejected Sites



Tettenhall Regis - Selected Sites



Wednesfield South - Selected Sites



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	Northycote Lane	SA-0001-WOL	24
	South of Moseley Road,	SA-0002-WOL	28
	Bushbury, Wolverhampton		
	North of Mosley Road	SA-0003-WOL	32
	Land at Bushbury Lane/ Legs	SA-0005-WOL	36
	Lane, Bushbury, Wolverhampton		
Fallings Park	Open Space at Grassy Lane,	SA-0009-WOL	40
-	Fallings Park, Wolverhampton		
	Land North of Grassy Lane,	SA-0010-WOL	44
	Fallings Park, Wolverhampton		
	Land at Grassy Lane, Fallings	SA-0015-WOL	48
	Park, Wolverhampton		
	Land East of Wood Hayes Road,	SA-0030-WOL	52
	Wolverhampton		
Tettenhall Wightwick	Land West of 74 Perton Road,	SA-0018-WOL	56
	Wightwick, Wolverhampton		
Park	City of Wolverhampton College	SA-0021-WOL	60
Park	(buildings), Paget Road, Compton	5A-0021-WOL	60
	Park, Wolverhampton		
Tettenhall Regis	South Staffordshire Golf Course	SA-0024-WOL	64
rettermail Regis	Land at Codsall Road,	3A-0024-00L	04
	Wolverhampton		
Oxley	South Staffordshire Golf Course	SA-0008-WOL	68
Oxley	Land at Codsall Road,	5A-0000-000L	00
	Wolverhampton		
	Oxley Park Golf Club land	SA-0025-WOL	72
	adjacent to 139 Oxley Moor Road	0A-0023-WOL	12
	Oxley Park Golf Club land	SA-0027-WOL	76
	adjacent to 21 Oxley Links Road	OR-0027-WOL	10
	Oxley Park Golf Club land	SA-0001-WOL	79
	adjacent to 10 Oxley Links Road	ON OUT WOL	15
Bilston East	Lane Street / Highfields Road,	SA-0032-WOL	83
Bloton Edot	Bradley, Wolverhampton	0/10002 1102	00
Bilston North	Moseley Road Open Space	SA-0040-WOL	87
	(part), Langdale Drive, Bilston		
Tettenhall Wightwick	Former Wolverhampton	SA-0053-WOL	90
	Environment Centre (buildings),		
	Westacre Crescent, Finchfield		

Site Known as	Northycote Lane						
Site Address	Northycote La	ne, Busht	oury, Wolverhamp	oton			
Ward	Bushbury North	Call for	Site Ref		197 (part)		
Site Area (ha)	7.44	Capacity submiss	y proposed in Ca sion	all for Sites	NA (part of larger site)		
Land Type	Greenfield	Site Ass	sessment Refere	nce	SA-0001-WOL		
		Backg	round/Context				
Current uses	Agricultural lan	d and Nort	hycote Lane (track)				
Surrounding				oseley Hall Farm to	east, Northycote		
land uses				e and grazing land			
				ack running through			
				nto north east and s			
			onstraints				
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)		
SSSI / SAC			None				
Ancient Woodland	/ Veteran Trees	5	None				
Local Nature Rese		3	None				
Site of Importance			None				
Conservation	e lor mature		none				
	N		Nana				
Flood Risk Zone 3			None				
Registered Park &			None				
Scheduled Ancien			None				
HSE Consultation		dential)	None				
Operational Buria	Ground		None				
Common Land	-		None				
Existing Policy	All Green Belt						
Designations							
Criteria	Assessment				Rating		
	Greer	n Belt and	Landscape Sen	sitivity			
Green Belt Harm	The sub-parcel from the West I encroachment contribution to p the West Midla topographic gra distinction betw	makes a s Midlands co onto the co preventing nds conurb adient withi reen the se	I Landscape Sen trong contribution to onurbation and pre- buntryside, and a m the merging of sette bation and Cheslyn n the sub-parcel cre- ttlement edge and ould weaken this ro	o checking sprawl venting oderate lements between Hay. The eates a strong the Green Belt, so	Very High		
Green Belt Harm Landscape Sensitivity	The sub-parcel from the West I encroachment contribution to p the West Midlar topographic gra distinction betw any release in t The landscape sensitivity to res	makes a s Midlands co onto the co preventing nds conurb adient within reen the se his area w is conside sidential de	trong contribution to onurbation and prevo- puntryside, and a m the merging of sett pation and Cheslyn in the sub-parcel cro- sttlement edge and ould weaken this ro- red to have moderate evelopment as the r	o checking sprawl venting oderate lements between Hay. The eates a strong the Green Belt, so le. te overall najority of the			
Landscape	The sub-parcel from the West I encroachment contribution to p the West Midlar topographic gra distinction betw any release in t The landscape sensitivity to res	makes a s Midlands co onto the co preventing nds conurb adient withi reen the se his area w is conside sidential de oderate ar	trong contribution to onurbation and prevo- puntryside, and a m the merging of sett pation and Cheslyn n the sub-parcel cro- ettlement edge and ould weaken this ro- red to have moderate evelopment as the ro- and no criteria overrid	o checking sprawl venting oderate lements between Hay. The eates a strong the Green Belt, so le. te overall najority of the	Very High		
Landscape	The sub-parcel from the West I encroachment contribution to p the West Midlar topographic gra distinction betw any release in t The landscape sensitivity to res	makes a s Midlands co onto the co preventing nds conurb adient withi reen the se his area w is conside sidential de oderate ar	trong contribution to onurbation and prevo- puntryside, and a m the merging of sett pation and Cheslyn in the sub-parcel cro- sttlement edge and ould weaken this ro- red to have moderate evelopment as the r	o checking sprawl venting oderate lements between Hay. The eates a strong the Green Belt, so le. te overall najority of the	Very High		
Landscape	The sub-parcel from the West I encroachment contribution to p the West Midlar topographic gra distinction betw any release in t The landscape sensitivity to res	makes a s Midlands co onto the co preventing nds conurb adient withi reen the se his area w is conside sidential de oderate ar	trong contribution to onurbation and prevo- puntryside, and a m the merging of sett pation and Cheslyn n the sub-parcel cro- ettlement edge and ould weaken this ro- red to have moderate evelopment as the ro- and no criteria overrid	o checking sprawl venting oderate lements between Hay. The eates a strong the Green Belt, so le. te overall najority of the	Very High		
Landscape Sensitivity	The sub-parcel from the West I encroachment contribution to p the West Midlar topographic gra distinction betw any release in t The landscape sensitivity to res criteria score m	makes a s Midlands co onto the co preventing nds conurb adient withi reen the se his area w is conside sidential de oderate ar	trong contribution to onurbation and prevo- puntryside, and a m the merging of sett pation and Cheslyn n the sub-parcel cro- ettlement edge and ould weaken this ro- red to have moderate evelopment as the ro- and no criteria overrid	o checking sprawl venting oderate lements between Hay. The eates a strong the Green Belt, so le. te overall najority of the	Very High		
Landscape Sensitivity Greenfield /	The sub-parcel from the West I encroachment contribution to p the West Midlar topographic gra distinction betw any release in t The landscape sensitivity to res criteria score m	makes a s Midlands co onto the co preventing nds conurb adient withi reen the se his area w is conside sidential de oderate ar	trong contribution to onurbation and prevo- puntryside, and a m the merging of sett pation and Cheslyn n the sub-parcel cro- ettlement edge and ould weaken this ro- red to have moderate evelopment as the ro- and no criteria overrid	o checking sprawl venting oderate lements between Hay. The eates a strong the Green Belt, so le. te overall najority of the	Very High		
Landscape Sensitivity Greenfield / Previously	The sub-parcel from the West I encroachment contribution to p the West Midlar topographic gra distinction betw any release in t The landscape sensitivity to res criteria score m	makes a s Midlands co onto the co oreventing nds conurb adient withi reen the se his area w is conside sidential de oderate ar En	trong contribution to onurbation and prevo- puntryside, and a m the merging of sett pation and Cheslyn n the sub-parcel cro- ettlement edge and ould weaken this ro- red to have moderate evelopment as the ro- and no criteria overrid	o checking sprawl venting oderate lements between Hay. The eates a strong the Green Belt, so le. te overall najority of the	Very High		
Landscape Sensitivity Greenfield / Previously Developed Land	The sub-parcel from the West I encroachment contribution to p the West Midla topographic gra distinction betw any release in t The landscape sensitivity to re- criteria score m All greenfield Generally flat s	makes a s Midlands co onto the co oreventing nds conurb adient withi veen the se his area w is consider sidential de oderate ar Env ite.	trong contribution to onurbation and prevo- puntryside, and a m the merging of sett pation and Cheslyn n the sub-parcel cro- ettlement edge and ould weaken this ro- red to have moderate evelopment as the ro- and no criteria overrid	o checking sprawl venting oderate lements between Hay. The eates a strong the Green Belt, so le. te overall najority of the de that judgement.	Very High		
Landscape Sensitivity Greenfield / Previously Developed Land Topography	The sub-parcel from the West I encroachment contribution to p the West Midla topographic gra distinction betw any release in t The landscape sensitivity to re- criteria score m All greenfield Generally flat s	makes a s Midlands ca onto the co preventing nds conurb adient withi reen the se his area w is conside sidential de oderate ar En ite.	trong contribution to onurbation and prevo- puntryside, and a m the merging of sett pation and Cheslyn n the sub-parcel cro- titlement edge and ould weaken this ro- red to have moderate evelopment as the r and no criteria overrice vironmental	o checking sprawl venting oderate lements between Hay. The eates a strong the Green Belt, so le. te overall najority of the de that judgement.	Very High		
Landscape Sensitivity Greenfield / Previously Developed Land Topography Agricultural	The sub-parcel from the West I encroachment contribution to p the West Midlat topographic gra distinction betw any release in t The landscape sensitivity to re- criteria score m All greenfield Generally flat s Grade not know therefore asses	makes a s Midlands co onto the co preventing nds conurb adient withi reen the se his area w is conside sidential de oderate ar En ite. vn, howeve ssment not	trong contribution to onurbation and prevo- puntryside, and a m the merging of sett pation and Cheslyn n the sub-parcel cro- titlement edge and ould weaken this ro- red to have moderate evelopment as the r and no criteria overrice vironmental	o checking sprawl venting oderate lements between Hay. The eates a strong the Green Belt, so le. te overall najority of the de that judgement.	Very High		
Landscape Sensitivity Greenfield / Previously Developed Land Topography Agricultural Land Quality	The sub-parcel from the West I encroachment contribution to p the West Midlar topographic gra distinction betw any release in t The landscape sensitivity to re- criteria score m All greenfield Generally flat s Grade not know therefore assess Large provision	makes a s Midlands ca onto the co oreventing nds conurb adient withi reen the se his area w is conside sidential de oderate ar En ite.	trong contribution to onurbation and prevo- puntryside, and a m the merging of sett pation and Cheslyn n the sub-parcel cro- titlement edge and ould weaken this ro- red to have moderate evelopment as the r ad no criteria overrice vironmental	o checking sprawl venting oderate lements between Hay. The eates a strong the Green Belt, so le. te overall najority of the de that judgement.	Very High		
Landscape Sensitivity Greenfield / Previously Developed Land Topography Agricultural Land Quality Tree Preservation	The sub-parcel from the West I encroachment contribution to p the West Midlar topographic gra distinction betw any release in t The landscape sensitivity to re- criteria score m All greenfield Generally flat s Grade not know therefore assess Large provision boundaries of s	makes a s Midlands co onto the co preventing nds conurb adient withi reen the se his area w is conside sidential de oderate ar En ite. wn, howeve ssment not al TPO be ite, plus or	trong contribution to onurbation and prevolution to puntryside, and a m the merging of sett pation and Cheslyn in the sub-parcel crea- titlement edge and ould weaken this ro- red to have moderate evelopment as the r and no criteria overrice vironmental	o checking sprawl venting oderate lements between Hay. The eates a strong the Green Belt, so le. te overall najority of the de that judgement.	Very High		
Landscape Sensitivity Greenfield / Previously Developed Land Topography Agricultural Land Quality Tree	The sub-parcel from the West I encroachment of contribution to p the West Midlar topographic grad distinction betw any release in t The landscape sensitivity to re- criteria score m All greenfield Generally flat s Grade not know therefore assess Large provision boundaries of s through the cer	makes a s Midlands co onto the co oreventing nds conurb adient withi yeen the se his area w is consider sidential de oderate ar <u>En</u> ite. wn, howeve sement not al TPO be ite, plus or not of the s	trong contribution to onurbation and prevolution to puntryside, and a m the merging of sett pation and Cheslyn in the sub-parcel crea- titlement edge and ould weaken this ro- red to have moderate evelopment as the r and no criteria overrice vironmental	o checking sprawl venting oderate lements between Hay. The eates a strong the Green Belt, so le. te overall najority of the de that judgement.	Very High		

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

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

Employment Land	NA				Not existing employment land	
Delivery /	No obvious constraints which	could	affect delivery.			
Phasing Viability	No obvious constraints / oblig	ations	which could affect v	iahility		
Availability of	Water Cycle Study indicates t					
utilities –	at the Coven Heath wastewat					
electricity, gas,	this area. Severn Trent indica					
water, sewage	required however this is not a	const	raint on developmen	t.		
treatment						
Infrastructure	Public Right of Way needs to					
constraints on / under site	Public foul sewer runs under a of the site (falling within the la					
under site	plan below).	nusca		ne site		
Highways	Access possible to the south	west r	part of the site from			
access and	Northycote Lane and Legs La			site		
transportation	can only be accessed through					
-	by crossing the track and TPC					
	in identifying significant trees	within	this belt and any pot	ential		
Impact on the	mitigation.	r rood	notwork improvement	ate to		
Impact on the wider road	To avoid impacts on the wide the Northycote Lane / Greenfi					
network	required. Potential further im			me		
	forward nearby. This could re-					
	the Northycote Lane / Legs La					
	junction improvements toward	ls Sta	fford Road.			
		ocial	Γ		1	
Primary schools: w	Iking or public transport (ex valking only) to key resident ance with BCP Policy HOU2		GP/Health Centre/V Centre	Valk in		
	Currently most of site is outs					
	15 mins, however if new prin		Strategic			
Primary School	school is provided on site S	Centre/Employment Area				
	0005-WOL the site will be w 10 mins.	unin				
	Most of site is within 25 min	s				
Coordon / Cobool	pedestrian access. Gaps co		Centre/Foodstore			
Secondary School	be addressed through local	bus				
	service improvements				-	1
Housing Density	Very High Density (min		High Density (45-		loderate	Х
Location – BCP Policy HOU2	100 dph)		100 dph)		ensity I0-45 dph)	
1 0110 11002				(-45 upii)	
Any character	Given local character a den	sity of	more than 40 dph is	not appi	ropriate.	
constraints on				•••	•	
density					1	
Connections to	No issues					
local cycle route						
networks Public Open	There is a sufficient quantity	ofon	en space in the local	area		
Space	to meet the needs of new re					
•	walking distance from Abbe					
	from Northycote Farm Coun	try Pa	rk, at Bushbury Hill.	An off-		
	site contribution will be requ					
	deficiencies, which could als					
	green belt. This is likely to t					
	the adjoining Northycote Fa					
	links from the development		site, including Cound	11		

	o dont	ion Imanas	amont of a 10 A	ho of lor	ad along the break /		
		•	ement of c. 10.4 and Northycote F		nd along the brook /		
Loss of Playing Field / Sports Pitches	No iss						
Other Social	There	is likely to	be a shortage o	f primary	and secondary		
	schoo	l places loc	ally which will n		addressed through		
	off-site	e investmer					
			Opportun				. ,
wider road netwo			nent area which	could joi	ntly fund any necessa	ary school p	olace /
management of, a	adjoining S	INC / TPOs	s, and potential i	ncorpora	otection, community tion of c. 10.4 ha into		
Northycote Farm	Country Pa						
The site has som	o no gotivo						
impact for SA Ob			SA Objectives	1, 2, 3, 4,	6, 7, 8, 9, 12, 14 and	a major po	ositive
		riodoling	Conclusi	ion			
Agricultural land i	n the areer	h belt Who			I hedgerow / tree belt	running alg	na
-	-		-		ng recent ecological	-	-
					n access road to ope		
					ant existing / propose	•	
•	-		•	•	long track belt to pres		
mitigate potential	impacts.	Net biodive	rsity gain, greer	n belt miti	gation and open space	e provision	could
be secured throug	gh improve	ments to th	e adjoining Nort	hycote F	arm Country Park SIN	IC and imp	roved
links from the dev	elopment t	o this site,	including Counc	il adoptio	on /management of c.	10.4 ha of	land
along the brook /	fish pond, t	to extend N	orthycote Farm	Country	Park.		
The site falls with	in an area	with very hi	gh green belt ha	arm, how	ever it demonstrates	moderate	
		•			r development opport		е
Wolverhampton C	Green Belt.						
increase capacity primary school or improvements to	Access to land at Bu secondary	o residentia Ishbury Lar schools. S e is not requ	Il services is sat he / Legs Lane in ite has access t uired, subject to	isfactory mmediate o a wide	ally, requiring off-site subject to provision o ely to the south and lo range of types of ope ent in and access imp	f a potentia cal bus ser n space,	l new vice
Off-site highways	works requ	uired to add	lress potential h	ighways	impacts.		
and securing in significantly imp	vestment for over and	for off-site extend fac	highways wor ilities at the ne	ks, to in ighbouri	etention of existing crease school place ng Northycote Farm n space requiremen	e capacity Country F	and to
		4.56 ha	Employment	0 ha			Park to

Site Known as	South of M	South of Moseley Road, Bushbury, Wolverhampton					
Site Address	South of Mose	South of Moseley Road, Bushbury, Wolverhampton					
Ward	Bushbury North	Call for	Site Ref		197 (part)		
Site Area (ha)	4.26	Capacit submiss	y proposed in C sion	all for Sites	NA (part of larger site)		
Land Type	Greenfield	Site Ass	sessment Refere	ence	SA-0002-WOL		
		Backg	jround/Context				
Current uses	Agricultural lan	d					
Surrounding			dential to west, land	e and Moseley Hall	Farm to east,		
land uses		and agricu		woodland / brook (
	· · · · · · · · · · · · · · · · · · ·		onstraints				
Gateway Constrai	ints		Name / Details	Amount of site of	overed (ha's)		
SSSI / SAC			None				
Ancient Woodland	d / Veteran Trees	S	None				
Local Nature Rese			None				
Site of Importance			None				
Conservation							
Flood Risk Zone 3	}		None				
Registered Park 8	Garden		None				
Scheduled Ancier	nt Monument		None				
HSE Consultation	Zone 1 (for resi	idential)	None				
Operational Buria	I Ground		None				
Common Land			None				
Existing Policy	All Green Belt		·				
Designations							
Criteria	Assessment				Rating		
	Greer	n Belt and	d Landscape Sei	nsitivity			
Green Belt Harm	from the West I encroachment contribution to the West Midla topographic gra distinction betw any release in t	Midlands conto the conto the conto the conto the contrained preventing and so conurbadient withing the second the second the second so the sec	ould weaken this ro	venting noderate tlements between Hay. The reates a strong the Green Belt, so ble.	Very High		
Landscape Sensitivity	sensitivity to re	sidential de loderate ar			Moderate		
		En	vironmental				
Greenfield / Previously	All greenfield						
Developed Land							
Topography	Generally flat s						
Agricultural			er area is less than	20 ha in extent			
Land Quality	therefore asses			<u> </u>			
Tree			e belts to northern				
Preservation			te, parts of which a				
Orders / Mature			Beyond the site bo				
Trees of Value			t and south. Buffer				
on site or		to preserv	ve value and mitiga	te potential			
significantly	impacts.						

boundaries new hole site was subject to acological survey in 2019, which hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to east, part hedgerow to acount of the site align improvements to the addines there are SINC areas to the east and south. Net biodiversity gain could be secured through inprovements to the adding a directing council adoption / management of 2: 10.4 ha of land along the brook / fish pond, to extend Northycote Farm Country Park SINC and improved links from the development to this site, including council adopted in / management of 2: 10.4 ha of land along the brook / fish pond, to extend Northycote Farm Country Park SINC and addressed through a landscape buffer along this edge affecting boundaries Visual Amenity Addressed through is andscape buffer along this edge. Noseley Mill and Fishponds Area of High Historic Landscape Value (HLC Study) lies to the east and south, and Moseley Mill and Fishponds Area of High Historic Conscape Value (HLC Study) lies to the site and the main access road, however the levels are flat and existing / new landscaping could reduce impacts. Visual Amenity Residential properties across Northycote Land to the site. SUDs areas will be required on site of approx. 0.5 ha. <th>affecting</th> <th></th> <th></th>	affecting		
Biodiversity or Geodiversity or Geodiversity on recommends designation of whole hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part hedgerow to east, part hedgerow to north and small part 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 inforwoments to the adjoining Northycote Farm Country Park. Heritage Assets on site or significantly affecting boundaries The eastern boundary of the site fails within 20m of curitlage of Moseley Hall Grade 2 Listed Building. This could be addressed through a landscape buffer along this edge. Horitage Assets boundaries The eastern boundary of the site and south, and Moseley Historic Rural Settlement Area of High Historic Townscape Value (HLC Study) list to the north east of the site. Visual Amenity and Character of 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 of audity No issues Flood risk, drainage issues on site. Brook with associated flood risk or drainage issues on site. Brook with associated flood risk or drainage issues on site. Ground Ground tability No issues No issues No issues	affecting		
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Availability of utilities –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		No obvious constraints / obligations which could affect viability.	
utilities –at the Coven Heath wastewater treatment works which serveselectricity, gas,this area. Severn Trent indicates that upgrades will be	Availability of		
	water, sewage	required however this is not a constraint on development.	
treatment	treatment		

Infrastructure	Public Right of Way needs to	he inc	ornorated into any la	vout		
constraints on /	Fublic Right of Way needs to					
under site						
Highways	Access possible from Northy					
access and	Moseley Road to the north, s	ubject	to improvements.			
transportation						
Impact on the	To avoid impacts on the wide			its to		
wider road network	the Northycote Lane / Greenf Northycote Lane / Moseley R			.d		
Helwork	Potential further impacts if lar					
	nearby. This could require ma					
	Northycote Lane / Legs Lane					
	junction improvements toward	ds Stat	fford Road.			
		ocial				
	alking or public transport (ex		GP/Health Centre/V	Valk in		
	walking only) to key resident ance with BCP Policy HOU2		Centre	rain in		
	Currently most of site is out					
	15 mins, however if new pri		Strategic			
Primary School	school is provided on site S 0005-WOL the site will be w		Centre/Employmen	t Area		
	10 mins.	nu III I				
	Half of the site is within 25 r	nins				
Sacandam, Sabaal	PT access. Gaps could be	Centre/Foodstore				
Secondary School	addressed through local bus					
	service improvements					T
Housing Density	Very High Density (min		High Density (45-		Ioderate	Х
Location – BCP Policy HOU2	100 dph)		100 dph)		ensity 40-45 dph)	
				(-	40-45 upri)	
Any character	Given local character a den	sity of	more than 40 dph is	not app	ropriate.	
constraints on		,	·		•	
density						
Connections to	No issues					
local cycle route						
networks Public Open	There is a sufficient quantity	/ of on	en snace in the local	area		
Space	to meet the needs of new re					
	walking distance from Abbe					
	from Northycote Farm Cour					
	site contribution will be requ					
	deficiencies, which could als green belt. This is likely to the					
	the adjoining Northycote Fa		•			
	links from the development					
	adoption /management of c					
	fish pond, to extend Northy	cote Fa	arm Country Park.			
Loss of Playing	No issues					
Field / Sports Pitches						
Other Social	There is likely to be a shorta	age of	primary and seconda	rv		
	school places locally which					
	off-site investment.			3		
	Орро					
	rt of larger development area v	which o	could jointly fund any	necess	ary school pl	ace /
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 Northycote 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

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 Northycote 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 Northycote Farm Country Park.

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.

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 Northycote Farm Country Park.

Off-site highways works required to address potential highways impacts.

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 Northycote Farm Country Park to address green belt mitigation, net biodiversity gain and open space requirements.

Appropriate	Housing	3.1 ha	Employment	0 ha	Other (specify):	
uses given constraints and infrastructure requirements					SUDs features / retention of hedgerows and landscape buffers to all boundaries	1.16 ha
1044110110110						

Site Known as	North of Moseley Road						
Site Address	North of Moseley Road, Bushbury, Wolverhampton						
Ward	Bushbury North	Call for	197 (part)				
Site Area (ha)	5.30	Capacit submise	y proposed in Ca sion	NA (part of larger site)			
Land Type	Greenfield	Site Ass	sessment Refere	nce	SA-0003-WOL		
		Backg	jround/Context				
Current uses	Strip of agricult	ural land b	isected by Moseley	Old Hall Lane			
Surrounding			Moseley Hall Farm		al land to north,		
land uses	east and south.		•				
		С	onstraints				
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)		
SSSI / SAC			None				
Ancient Woodland		3	None				
Local Nature Rese			None				
Site of Importance	e for Nature		None				
Conservation							
Flood Risk Zone 3	6		None				
Registered Park &			None				
Scheduled Ancien			None				
HSE Consultation	Zone 1 (for resi	dential)	None				
Operational Burial	Ground		None				
Common Land	common Land None						
Existing Policy	All Green Belt						
Designations							
Criteria	Assessment	Rating					
			d Landscape Sen				
Green Belt Harm	The sub-parcel from the West I encroachment contribution to p the West Midlar topographic gra distinction betw any release in t	Very High					
Landscape Sensitivity	The landscape sensitivity to real	Moderate					
	criteria score m						
			vironmental				
Greenfield /	Whole site is gr						
Previously Developed Land							
Topography	Generally flat s						
Agricultural	Grade not know						
Land Quality	therefore asses						
Tree		n part of site and					
Preservation	woodland in the						
Orders / Mature	trees apart from						
Trees of Value	developable are						
on site or significantly							

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

Infrastructure	No known constraints						
constraints on /							
under site							
Highways	Main access onto Northycote						
access and	to improvements. Satisfactor	y acce	ss to eastern two thin	ds of			
transportation	the site is not possible.	r rood	notwork improvement	to to			
Impact on the wider road	To avoid impacts on the wide the Northycote Lane / Mosele						
network	Greenfield Lane junctions ma						
	impacts if large-scale sites co						
	require major improvements a			' Legs			
	Lane / Bushbury Lane route a	and jur	ction improvements				
	towards Stafford Road.	!-l					
Access time by wa	ی Iking or public transport (ex	ocial					
Primary schools: v	valking only) to key resident ance with BCP Policy HOU2	ial	GP/Health Centre/V Centre	Valk in			
	Within 10 mins following an						
	viable mitigation. Currently site is outside 15 mins, how		Strategic				
Primary School	if new primary school is pro-		Centre/Employmen	t Area			
	on SA-0005-WOL the site w						
	within 10 or 15 mins.						
Secondary School	Within 25 mins following any viable mitigation	У	Centre/Foodstore	ntre/Foodstore			
Housing Density	Very High Density (min		High Density (45-	N	Ioderate	Х	
Location – BCP	100 dph)		100 dph)	Density			
Policy HOU2				40-45 dph)			
Any character	Given rural character, housi	na is r	ot suitable in the eas	stern pa	rt of the site.	In	
constraints on	the western part, given loca						
density	appropriate.						
Connections to	No issues						
local cycle route networks							
Public Open	There is a sufficient quantity	/ of op	en space in the local	area			
Space	to meet the needs of new re	-	•				
	walking distance from Abbe						
	from Northycote Farm Cour						
	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 Northycote Farm Country Park and improved links						
	from the development to this						
	/management of c. 10 ha of						
Loss of Playing	to extend Northycote Farm	Count	y raik.				
Field / Sports Pitches							
Other Social	There is likely to be a shorta						
	school places locally which will need to be addressed through off-site investment.						
	Oppo	rtunit	ies				
Potential to form pa	rt of larger development area v			necess	ary school pla	ace /	
wider road network	improvements.						

potential to fund incorporation of c. 10.4 ha into adjoining Northycote Farm Country Park. Sustainability Appraisal							
The site has son impact for SA OI		acts for SA Ob	<u> </u>		2, 14 and a major positiv	е	
			onclusion				
		reen belt, on	the edge of Wolve		ton. Small woodland pr ing recent ecological su		
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.							
Net biodiversity gain, green belt mitigation and open space provision could be secured through improvements to the nearby Northycote 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 Northycote Farm Country Park.							
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.							
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 Northycote Farm Country Park.							
Upgrading of Mo impacts.	oseley Road and	l other off-site	highways works r	equirec	d to address potential hi	ghways	
					oping this strip in isolation affect the viability of rem		
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 Northycote Farm Country Park to address green belt mitigation, net biodiversity gain and open space requirements.							
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.							
Appropriate uses given constraints and infrastructure requirements	Housing (inc retention of hedgerows and landscape buffers to all boundaries	1.95 ha	Employment	0 ha	Other (specify): Area substantially detached from the urban area / proposed woodland SLINC	3.35 ha	

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	Capacit submiss	y proposed in Ca sion	NA (part of larger site)			
Land Type	Greenfield	Site Ass	sessment Refere	nce	SA-0005-WOL		
		Backg	jround/Context				
Current uses	Agricultural lan	d used for	grazing				
Surrounding			bury Lane and cem	etery to south east	Leas Lane and		
land uses	agricultural land						
		С	onstraints				
Gateway Constrai	ints		Name / Details	Amount of site c	overed (ha's)		
SSSI / SAC			None				
Ancient Woodland	d / Veteran Trees	5	None				
Local Nature Rese	Local Nature Reserve						
Site of Importance	e for Nature		None				
Conservation							
Flood Risk Zone 3	8		None				
Registered Park &	Garden		None				
Scheduled Ancien	nt Monument		None				
HSE Consultation	Zone 1 (for resi	dential)	None				
Operational Burial Ground			None				
Common Land			None				
Existing Policy	All Green Belt		•	<u>.</u>			
Designations							
Criteria	Assessment				Rating		
	Greer	Belt and	d Landscape Sen	sitivity			
Green Belt Harm	The sub-parcel from the West I encroachment makes a model settlements bet Cheslyn Hay. T already form th release would r 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. Environmental				Moderate		
Greenfield /	All greenfield	EN	vii Uliilleliitai				
Previously	All greenfield						
Developed Land			· · · · ·				
Topography			rise in levels along t				
			gardens) and a drop	o in levels along			
A	the northern edge, along part of Legs Lane.Grade not known, however area is less than 20 ha in extent						
Agricultural Land Quality	therefore asses	20 na in extent					

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

water, sewage						
treatment Infrastructure	No known constraints					
constraints on /	NO KHOWH COnstraints					
under site						
Highways	Multiple access points possib	le from	Bushburv Lane, Leo	as		
access and	Lane and Pendrill Road to the					
transportation	separate residential and scho					
Impact on the	To avoid impacts on the wide	r road	network improvemer	nts to		
wider road	the Northycote Lane \ Greenf					
network	required. Potential further im					
	forward nearby. This could re					
	the Northycote Lane \ Legs L			and		
	junction improvements toward		IOIU ROAU.			
Access time by we	ہ Ilking or public transport (ex	ocial	Γ			
Primary schools: v	valking on public transport (ex valking only) to key resident ance with BCP Policy HOU2		GP/Health Centre/V Centre	Valk in		
	Currently most of site is with	nin				
Primary School	15 mins. If new primary sch					
Fillinary School	is provided on site the site w	vill	Centre/Employment Area			
	be within 10 mins.					
			Centre/Foodstore			
Secondary School			Centre/F000store			
Housing Density	Very High Density (min		High Density (45-	N	Ioderate	X
Location – BCP	100 dph)		100 dph)	C	Density	
Policy HOU2				(4	40-45 dph)	
Any character	Given local character a den	sity of	more than 40 dph is	not app	oropriate.	
constraints on density						
Connections to	No issues					
local cycle route						
networks						
Public Open	There is a sufficient quantity	/ of op	en space in the local	area		
Space	to meet the needs of new re					
	walking distance from North					
	range of play and sport facil			Istance		
	from a variety of open space Northycote Farm Country P			f_sita		
	contribution will be required			1-3110		
	deficiencies, which could al			f		
	green belt. This is likely to					
	Northycote Farm Country P	ark an	d improved links from	n the		
	development to this site.					
Loss of Playing	No issues					
Field / Sports Pitches						
Other Social	There is a shortage of prima	arv and	secondary school n	laces		
	locally. The in-combination			10000		
	developments in the local a			sion of		
	a new primary school of at I					
	sufficient space for potentia	l expai	nsion to two form ent			
	This site provides the best I					
	in the local area and is Cou					
	easier. It is likely that provis			iean		
	the development is not requ	iirea to	provide a financial			

	aantri	hution to a	abool constructio		f-site contribution is	
				-	ol place provision.	
	Intery		Opportun			
Potential to prov	ide primary	school whi			place needs arising from this a	and
					essary wider road network	
improvements.						
The site has ear	no no gotivo		Bustainability		al , 6, 7, 8, 9, 12, 14 and a major	nocitivo
impact for SA O			r SA Objectives	1, 2, 3, 4	, 0, 7, 0, 9, 12, 14 and a major	positive
		Troubing	Conclus	ion		
Agricultural land	in the aree	n helt I im			bushes along road boundaries	Net
-	-				nearby Northycote Farm Coun	
			• ·		iding Council adoption /manage	•
•			•		ote Farm Country Park.	
	•			•	-	
	•	•	•		ally, requiring off-site contribution	
•	•			•	subject to provision of a potent	
		•	-		ely to the south and local bus s	ervice
improvements to	secondary	schools. S	Site has access t	o a wide	range of types of open space,	
therefore on-site	open spac	e is not req	uired, subject to	investme	ent in and access improvement	s to
adjoining Northy	cote Farm (Country Pa	rk.			
Off-site highway	s works req	uired to ad	dress potential h	ighways	impacts.	
					and a potential new primary ing investment for off-site h	schoo
works, to increa neighbouring N	ase school Northycote	place cap Farm Cou	acity and to sig ntry Park to ac	nificantl	y improve and extend facilitie reen belt mitigation, net bio	es at th
works, to increa neighbouring N gain and open s Appropriate	ase school Northycote	place cap Farm Cou	acity and to sig	nificantl	y improve and extend facilitie reen belt mitigation, net bio Other (specify):	es at th diversit
works, to increa neighbouring N gain and open Appropriate uses given	ase school Northycote space requ	place cap Farm Cou irements.	acity and to sig ntry Park to ac	nificantl Idress g	y improve and extend facilitie reen belt mitigation, net bio Other (specify): SUDs features / retention of	es at th diversit
works, to increa neighbouring N gain and open s Appropriate uses given constraints	ase school Northycote space requ	place cap Farm Cou irements.	acity and to sig ntry Park to ac	nificantl Idress g	y improve and extend facilitie reen belt mitigation, net bio Other (specify): SUDs features / retention of trees and hedges /	es at th diversit
works, to increa neighbouring N gain and open s Appropriate uses given constraints and	ase school Northycote space requ	place cap Farm Cou irements.	acity and to sig ntry Park to ac	nificantl Idress g	y improve and extend facilitie reen belt mitigation, net biod Other (specify): SUDs features / retention of trees and hedges / landscape buffers to all	es at th diversit
works, to increa neighbouring N gain and open s Appropriate uses given constraints and infrastructure	ase school Northycote space requ	place cap Farm Cou irements.	acity and to sig ntry Park to ac	nificantl Idress g	y improve and extend facilitie reen belt mitigation, net bio Other (specify): SUDs features / retention of trees and hedges /	es at th diversit
works, to increa neighbouring N gain and open s Appropriate uses given constraints and infrastructure	ase school Northycote space requ	place cap Farm Cou irements.	acity and to sig ntry Park to ac	nificantl Idress g	y improve and extend facilitie reen belt mitigation, net biod Other (specify): SUDs features / retention of trees and hedges / landscape buffers to all boundaries of site	1.3 ha
works, to increa	ase school Northycote space requ	place cap Farm Cou irements.	acity and to sig ntry Park to ac	nificantl Idress g	y improve and extend facilitie reen belt mitigation, net biod Other (specify): SUDs features / retention of trees and hedges / landscape buffers to all	es at th diversit

Site Known as			rassy Lane, F	Fallings Park,		
	Wolverhampton Open Space at Grassy Lane, Fallings Park, Wolverhampton					
Site Address	• •	at Grassy	Lane, Fallings Pa	ark, Wolverhampto	n	
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 Ass	sessment Refere	ence	SA-0009-WOL	
		Backg	jround/Context			
Current uses	Recreational op	pen space				
Surrounding land uses	Residential to s north	outh and v	vest; horse grazing	land to west; agricu	Itural land to	
		С	onstraints			
Gateway Constrain	nts		Name / Details	Amount of site c	overed (ha's)	
SSSI / SAC			None None			
Ancient Woodland		6				
Local Nature Rese			None			
Site of Importance	for Nature		None			
Conservation						
Flood Risk Zone 3	Cardon		None			
Registered Park & Scheduled Ancien			None None			
HSE Consultation		dontial)	None			
Operational Burial		uential)	None			
Common Land	Clound		None			
Existing Policy	All Green Belt		Hono			
Designations	All Recreationa	l Open Spa	ace			
Criteria	Assessment				Rating	
	Greer	n Belt and	d Landscape Ser	nsitivity		
Green Belt Harm	The sub-parcel the countryside contribution to a conurbation an However its rel Belt to the east consistent settl this sub-parcel sub-parcel S45 remaining withi the level of har	Low-Moderate				
Landscape Sensitivity	sensitivity to de depth and natu backdrop to the	evelopment ral sensitiv surroundi En	have an overall low as although there ity, the area provid ng settlement edge vironmental	is limited time- es an open rural	Low-Moderate	
Greenfield /	Whole site is g	eenfield				
Previously Developed Land						
Previously		down to we	est and north-west			
Previously Developed Land			est and north-west			

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

Infrastructure	Right of way crosses site. Ca	an ha r	artly incorporated int	o new		
constraints on /	public open space / diverted.					
under site						
Highways	Multiple accesses possible fro	om Gra	assy Lane (with limite	ed		
access and	access to Cannock Road june					
transportation	Hayes Road junction) and to					
	improvements would be requ					
	Road, Grassy Lane \ Wood H					
luuraat an tha	Hayes Road \ Wood End Roa					
Impact on the wider road	One of a number of sites in the					
network	towards increasing congestio as a pinch point requiring me			linea		
network	Cumulative impact of this site			SA-		
	0015-WOL and SA-0030-WC					
	major improvements along Ca	annocl	k Road route and Wo	od		
	Hayes Road route.					
		ocial				
	Iking or public transport (ex		GP/Health Centre/V	Valk in		
	valking only) to key resident ance with BCP Policy HOU2	king only) to key residential				
	Strategic					
Primary School	Centre/Employment			t Area		
Secondary School			Centre/Foodstore			
·····, ····						
Housing Density	Very High Density (min		High Density (45- M		loderate	X
Location – BCP	100 dph)		100 dph)		ensity	~
Policy HOU2					40-45 dph)	
-					• •	
Any character	Given local character a den	sity of	more than 40 dph is	not app	ropriate.	
constraints on						
density Connections to	Not well connected on the e	oot cir	lo of the cite no feet	natha		
local cycle route	currently.	3051 510		pairis		
networks	contentity.					
Public Open	Wolverhampton Open Space	ce Stra	tegy and Action Plan	2018		
Space	supports the replacement of	f this lo	ow quality amenity op	en		
	space with a smaller (c. 1 h					
	including play facilities to se	erve ne	ew residents of this si	te and		
Loss of Playing	surrounding sites.					
Loss of Playing Field / Sports	140 135065					
Pitches						
Other Social	There is likely to be a shorta	age of	primary and seconda	iry		
	school places locally which	will ne	ed to be addressed t	hrough		
	off-site investment.		•			
Detection		ortunit				
	e with adjoining sites to form a ol place / wider road network i			iopmen	and jointly f	und
any necessary scho	Sustainabi					
The site has some r	negative impacts for SA Object			a positi	ve impact for	SA
Objective 10 - Hous			, 0, 0, 0, 1, 0, 12 and	a poort		0,1
		clusio	on			
Public open space i	n the green belt, within an area			ate gree	en belt harm	and
	cape sensitivity. There is a sh		-	-		
	supe constrainty. There is a sil	Juliage		nuury 3		

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	Housing	2.2 ha	Employment	0 ha	<i>Other (specify):</i> Recreational Open Space and potential SUDs	1 ha
and infrastructure requirements						

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 Ass	sessment Refere	nce	SA-0010-WOL		
		Backg	round/Context				
Current uses	Agricultural						
Surrounding land uses	Residential to t		est beyond Cannoc east and north, ope				
		С	onstraints				
Gateway Constrai	ints		Name / Details	Amount of site c	overed (ha's)		
SSSI / SAC			None				
Ancient Woodland		6	None				
Local Nature Rese			None				
Site of Importance	e for Nature		None				
Conservation							
Flood Risk Zone 3			None				
Registered Park &			None				
Scheduled Ancien		dential)	None				
HSE Consultation		dential)	None				
Operational Buria Common Land	Ground		None				
Existing Policy	All Green Belt		None				
Designations							
Criteria	Assessment				Rating		
	Greer	n Belt and	l Landscape Sen	sitivity			
Green Belt Harm	The sub-parcel the countryside contribution to o conurbation and However, its re Green Belt to th forms a consist Release of this neighbouring su latter remaining increase the leve	Low-Moderate					
Landscape Sensitivity	sensitivity to de depth and natu	velopment ral sensitiv surroundi	have an overall low , as although there ity, the area provide ng settlement edge	is limited time- es an open rural	Low-Moderate		
Croonfield /	M/bola aita ia i		vironmental				
Greenfield / Previously	Whole site is g	eentield					
Developed Land Topography	extends up to b	rook/culve	from north to south rt which runs west t e boundary betweer	o east across the			

Agricultural	Grade not known, however area is less than 20 ha in extent	
Land Quality	therefore assessment not required.	
Tree	Trees / hedges along south and north west site boundary and	
Preservation	2/3 mature trees in the centre of the site which could be	
Orders / Mature	retained as part of development.	
Trees of Value		
on site or		
significantly		
affecting		
boundaries		
Biodiversity or	Part of Countryside Stewardship Fund, however site appears	
Geodiversity on	to have little ecological value. Net biodiversity gain could be	
site or	delivered on site.	
significantly		
affecting		
boundaries		
Heritage Assets	None.	
on site or		
significantly		
affecting		
boundaries		
Visual Amenity	Development would have some visual impact on properties	
and Character of	west of Cannock Road. However, views are limited by	
the Area		
the Area	distance and existing vegetation and could be reduced further	
Flag datat	through design and on site landscaping.	
Flood risk,	Western edge of site subject to surface water flooding risk of	
drainage and	1%-3%. This area could be incorporated into on-site SUDs.	
ground water		
Ground	No issues	
Contamination		
Ground stability	No issues	
Air Quality	No issues	
impact of		
adjoining uses		
Noise impact of	No issues	
adjoining uses		
Mineral	No issues	
Extraction and		
Mineral		
Resource Areas		
Mineral	No issues	
Infrastructure		
and Brickworks		
Waste	No issues	
Infrastructure		
	Economic	
Employment	NA	Not suitable for
Development		employment use
Opportunities		
Employment	NA	Not existing
Land		employment
		land
Dolivory /	No obvious constrainte which could affect delivery	
Delivery / Bhasing	No obvious constraints which could affect delivery.	
Phasing Viability	Conceity issues on A160 Connect Deed / insetion	
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	Water Cycle Study indicates t					
utilities –	at the Coven Heath wastewat					
electricity, gas,	this area. Severn Trent indica		0 1	ed		
water, sewage	nowever this is not a constrai	however this is not a constraint on development.				
treatment				4		
Infrastructure	Culvert along northern bound		andoff zone from cul	vert		
constraints on /	would reduce developable are	ea.				
under site	Multiple concerns from Open			1		
Highways	Multiple accesses from Canne					
access and transportation	Wood Hayes Road. Major imp Grassy Lane, Wood Hayes R					
transportation	Road junction & Wood Hayes					
	controlled junction.	s noau		gnai		
Impact on the	One of a number of sites in th	nis are	a which would contrib			
wider road	towards increasing congestio					
network	as a pinch point requiring me			inea		
	Cumulative impact of this site			SA-		
	0015-WOL and SA-0030-WO					
	major improvements along Ca	annocl	Road route and Wo	od		
	Hayes Road route.					
		ocial				
	Iking or public transport (ex		GP/Health Centre/V	Valk in		
	walking only) to key residential					
services in accord	ance with BCP Policy HOU2	nce with BCP Policy HOU2				
Primary School			Strategic			
			Centre/Employmen	t Area		
			0 a m (ma / 🗖 a a da (a ma			
Secondary School			Centre/Foodstore			
-						
Housing Density	Very High Density (min		High Density (45-	Ν	/loderate	X
Location – BCP	100 dph)		100 dph)		Density	~
Policy HOU2					40-45 dph)	
,				`		
Any character	Given local character a den	sity of	more than 40 dph is	not app	oropriate.	•
constraints on					·	
density						
Connections to	Not well connected on the e	east sic	le of the site- no foot	paths		
local cycle route	currently.					
networks						
Public Open	There is a sufficient quantity					
Space	to meet the needs of new re					
	will be required to address l					
	could also form mitigation for to take the form of contribut					
	approx 1 ha of improved qu					
	play facilities and SUDs, on					
	Space (site SA-0009-WOL).		andy Grassy Lane O	pen		
Loss of Playing	No issues	•				
Field / Sports						
Pitches						
Other Social	There is likely to be a shorta	age of	primary and seconda	iry		
	school places locally which	school places locally which will need to be addressed through off-site investment				
	school places locally which off-site investment.	wiii ne				
Potential to combine	off-site investment.	ortunit	ies	-	t and jointly f	und
	off-site investment. Oppo	ortunit	ies comprehensive deve	-	t and jointly f	und
	off-site investment. Oppo e with adjoining sites to form a	more of mprov	ies comprehensive deve ements.	-	t and jointly f	und

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

Agricultural land in the green belt, on the edge of Wolverhampton, within an area demonstrating lowmoderate 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.

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.

Appropriate uses given constraints and infrastructure requirementsHousing2.0 ha	Employment	0 ha	<i>Other (specify):</i> SUDs / surface water flood risk area	0.7 ha	
--	------------	------	--	-----------	--

Site Known as	Land at Gr	assy L	ane, Fallings	Park, Wolver	hampton	
Site Address	Land at Grass	Land at Grassy Lane, Fallings Park, Wolverhampton				
Ward	Fallings Park	Call for	Site Ref		47	
Site Area (ha)	2.38	Capacity submise	y proposed in Ca sion	50 homes		
Land Type	Greenfield	Site Ass	sessment Refere	nce	SA-0015-WOL	
		Backg	round/Context			
Current uses	Horse grazing I	and				
Surrounding land uses			vest; open space to	east; agricultural la	nd to north	
		С	onstraints			
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)	
SSSI / SAC			None			
Ancient Woodland	/ Veteran Trees	S	None			
Local Nature Rese	erve		None			
Site of Importance Conservation	ortance for Nature None					
Flood Risk Zone 3			None			
			None			
Registered Park &						
Scheduled Ancien		dentiel)	None			
HSE Consultation		dential)	None			
Operational Burial	Ground		None			
Common Land			None			
Existing Policy	All Green Belt					
Designations	following ecolog			e – proposed for de	-designation	
Criteria	Assessment	0	-		Rating	
	Greer	Belt and	d Landscape Sen	sitivity		
Green Belt Harm	Green Belt and Landscape Sensitivity 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				Low-Moderate	
Landscape Sensitivity	the level of harm to Green belt purposes. 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. Environmental					
	sensitivity to de depth and natu backdrop to the	velopment ral sensitiv surroundi En	, as although there ity, the area provide ng settlement edge	is limited time- es an open rural	Low-Moderate	
Greenfield /	sensitivity to de depth and natu	velopment ral sensitiv surroundi En	, as although there ity, the area provide ng settlement edge	is limited time- es an open rural	Low-Moderate	
	sensitivity to de depth and natu backdrop to the	velopment ral sensitiv surroundi En	, as although there ity, the area provide ng settlement edge	is limited time- es an open rural	Low-Moderate	
Greenfield / Previously	sensitivity to de depth and natu backdrop to the	velopment ral sensitiv surroundi En	, as although there ity, the area provide ng settlement edge	is limited time- es an open rural	Low-Moderate	
Greenfield / Previously Developed Land Topography	sensitivity to de depth and natu backdrop to the Whole site is gr Mainly flat site	evelopment ral sensitiv e surroundi <u>En</u> reenfield	, as although there ity, the area provide ng settlement edge vironmental	is limited time- es an open rural s.	Low-Moderate	
Greenfield / Previously Developed Land	sensitivity to de depth and natu backdrop to the Whole site is gr Mainly flat site Grade not know	evelopment ral sensitiv e surroundi Env reenfield vn, howeve	as although there ity, the area provide ng settlement edge vironmental	is limited time- es an open rural s.	Low-Moderate	
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work is needed to scope improvements required and likely costs.Availability of utilities – electricity, gas, water, sewageWater 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.	Viability	improvement requirements could affect viability of site. Further	
costs.Image: Costs and Costs an			
Availability of utilities – electricity, gas, water, sewageWater 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.			
utilities –at the Coven Heath wastewater treatment works which serveselectricity, gas,this area. Severn Trent indicates upgrades will be requiredwater, sewagehowever this is not a constraint on development.	Availability of		
electricity, gas, water, sewagethis area. Severn Trent indicates upgrades will be required however this is not a constraint on development.			
water, sewage however this is not a constraint on development.			
		nowever this is not a constraint on development.	
	treatment		

Infrastructure	No known constraints								
constraints on /	NO KHOWH CONSTRAINTS								
under site									
Highways	Main access to Grassy Lane								
access and	Road junction / main access t								
transportation	secondary access possible to								
		Crescent. Major improvements would be required to Grassy ane, Wood Hayes Road, Grassy Lane \ Cannock Road							
	junction, Grassy Lane \ Wood			boc					
	Hayes Road \ Wood End Roa								
Impact on the	One of a number of sites in th								
wider road	towards increasing congestion	n on C	annock Road – ident	ified					
network	as a pinch point requiring me								
	Cumulative impact of this site								
	0010-WOL and SA-0030-WO								
	major improvements along Ca Hayes Road route.	annocr	Road Toule and Wo	ou					
		ocial							
Access time by wa	alking or public transport (ex		OD/Lloolth Control	Nollein					
Primary schools: w	walking only) to key resident	ial	GP/Health Centre/V Centre	vaik in					
services in accord	ance with BCP Policy HOU2								
Primary School			Strategic	4 1					
			Centre/Employmen	t Area					
			Centre/Foodstore						
Secondary School									
Housing Density Very High Density (min High Der					loderate	Х			
Location – BCP	100 dph)		100 dph)		ensity				
Policy HOU2				(4	10-45 dph)				
Any character	Given local character a den	sity of	more than 40 dph is	not ann	ronriate				
constraints on		Sity Of		not upp	opriate.				
density									
Connections to	Good connection to existing	netwo	ork to the south and r	orth-					
local cycle route	west.								
networks Public Open	There is a sufficient quantity	, of on	on anago in the local	oroo					
Space	to meet the needs of new re	•	•						
opuoo	will be required to address lo								
	could also form mitigation for								
	to take the form of contribut								
	approx 1 ha of improved qua								
	play facilities and SUDs, on Space (site SA-0009-WOL).		ijoining Grassy Lane	Open					
Loss of Playing	No issues	•							
Field / Sports									
Pitches									
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.	rtuni4	ios						
Potential to combine	Oppo e with adjoining sites to form a			lonmont	and jointly f	und			
	ool place / wider road network i			opinen	and jointly f	unu			
any neededary send	Sustainabi								
The site has some r	negative impacts for SA Object			a positi	ve impact for	SA			
Objective 10 – Hous									
	Con	clusio	on						

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	Housing	2.38 ha	Employment	0 ha	Other (specify):	

Site Known as	Land East	of Woo	od Hayes Roa	<mark>id, Wolverha</mark> i	npton
Site Address	Land East of \	Nood Hay	es Road, Wolverl	nampton	
Ward	Fallings Park	Call for	Site Ref		123 (part) / 138 (part)
Site Area (ha)	2.04	Capacit submise	y proposed in Ca sion	all for Sites	NA (parts of larger sites)
Land Type	Greenfield	Site Ass	sessment Refere	nce	SA-0030-WOL
		Backg	round/Context		
Current uses	Agricultural				
Surrounding		he south a	nd across road to th	ne south west. Agri	cultural land to
land uses	east and north,			ie eestii reesti rigii	
			onstraints		
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)
SSSI / SAC			None		
Ancient Woodland	/ Veteran Trees	5	None		
Local Nature Rese			None		
Site of Importance			None		
Conservation					
Flood Risk Zone 3	1		None		
Registered Park &			None		
Scheduled Ancien			None		
HSE Consultation		dential)	None		
Operational Burial			None		
Common Land			None		
Existing Policy	All Green Belt				
Designations					
Criteria	Assessment				Rating
		Belt and	l Landscape Sen	sitivity	
Green Belt Harm	The sub-parcel the countryside contribution to conurbation an However its rel Belt to the east consistent settl this sub-parcel sub-parcel S45 remaining withi the level of har	Low-Moderate			
Landscape Sensitivity	scape The area is considered to have an overall low-moderate itivity 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. Environmental				
Greenfield / Previously Developed Land	Whole site is g				
Topography	around the cen than the road.	tre of the s	with a slight dip runn ite where the land a	appears higher	
Agricultural Land Quality	Grade not know therefore asses		er area is less than : required.	20 ha in extent	

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

Viability	Capacity issues on A460 Car improvement requirements ca	ould af	fect viability of site.			
	work is needed to scope implicosts.		•	-		
Availability of utilities –	Water Cycle Study indicates at the Coven Heath wastewa					
electricity, gas,	this area. Severn Trent indic	red				
water, sewage treatment	however this is not a constrain	int on C	ievelopment.			
Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Multiple accesses from Cann Wood Hayes Road. Major im Grassy Lane, Wood Hayes R	ired to				
	Road junction & Wood Hayes controlled junction.	s Road	\ Wood End Road si	gnal		
Impact on the	One of a number of sites in the					
wider road network	towards increasing congestion as a pinch point requiring me			lified		
	Cumulative impact of this site 0010-WOL and SA-0015-WC					
	major improvements along C			-		
	Hayes Road route.					
Access time by wa	ہ Iking or public transport (ex	ocial cept		A/a . :		
Primary schools: w	valking only) to key resident ance with BCP Policy HOU2	ial	GP/Health Centre/V Centre Strategic	Valk in		
Primary School						
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45- 100 dph)	D	loderate ensity I0-45 dph)	X
-				,	, ,	
Any character constraints on density	Given the linear shape of th create a defensible new gre density of no more than 25 ribbon of housing south of t	en bel dph is	t boundary, only a rib appropriate, in line w	bon dev	elopment wi	
Connections to local cycle route networks	Not well connected on the v currently.	vest si	de of the site– no foo	tpaths		
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 short school places locally which off-site investment.					

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

Agricultural land in the green belt, on the edge of Wolverhampton, within an area demonstrating lowmoderate 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.

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 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).

Appropriate	Housing	1.6 ha	Employment	0 ha	Other (specify):	
uses given constraints and infrastructure requirements					Landscaped buffer along east and north edges of site	0.44 ha

Site Known as	Land Wes	t of 74 I	Perton Road,	Wightwick,				
One Known as	Wolverhampton							
Site Address	Land West of	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	Capacit submiss	y proposed in Ca sion	all for Sites	0.12 ha for housing			
Land Type	Greenfield	Site Ass	sessment Refere	nce	SA-0018-WOL			
		Backg	ground/Context					
Current uses	Garden land as	and adjoining pade	lock					
Surrounding	Residential use	s adjacent	to the east off Pert	on Road, and oppos	site to the south			
land uses			Hill and Pattingham	Road. Green belt a	gricultural land to			
	the north and w							
		C	onstraints					
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)			
SSSI / SAC			None					
Ancient Woodland		5	None					
Local Nature Rese			None					
Site of Importance	e for Nature		None					
Conservation			Nesse					
Flood Risk Zone 3			None					
Registered Park & Scheduled Ancier			None None					
HSE Consultation		dontial)	None					
Operational Buria		uential)	None					
Common Land			None					
Existing Policy Designations	All Green Belt		Hone	1				
Criteria	Assessment				Rating			
Ontonia		Belt and	d Landscape Sen	sitivity	rtating			
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 na the southern se particular sensi between the se							
	1	En	vironmental					
Greenfield / Previously Developed Land	All greenfield							
Topography	Generally flat s							
Agricultural			er area is less than 2	20 ha in extent				
Land Quality	therefore asses							
Tree Preservation Orders / Mature	No TPOs withir affected by dev		s at 74 Perton Road	d should not be				

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

Infrastructure constraints on / under site	No known constraints					
Highways access and transportation	Access can be provided direc	tly ont	o Perton Road.			
Impact on the wider road network	No known impact					
	S	ocial				
Primary schools: v	alking or public transport (ex walking only) to key resident ance with BCP Policy HOU2	ial	GP/Health Centre/V Centre	Valk in	NA	
Primary School	NA		Strategic Centre/Employmen	t 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)	C	Aoderate Density 40-45 dph)	
Any character constraints on density	Site is too small for density very low density large house Plan Policy 12 requires new	es with	large plot sizes. Tet	tenhall	Neighbourho	
Connections to local cycle route networks	No issues					
Public Open Space	No issues					
Loss of Playing Field / Sports Pitches	No issues					
Other Social	Орро	rtunit	ies			
	Sustainabi			d a pos	itive impact fo	or SA
Objective 10 – Hous		clusio	n			
Opendary 15 s. 1				-		14
Two willing land own area, in an area of r planning constraints urban area up to the farmland and would	ated with 74 Perton Road and ners. The site is located on the noderate landscape sensitivity s. The scale and location of the e track to the north-west. The l provide a defensible new gree properties, particularly off Pert	e edge and g e site v track p en belt	e of Wolverhampton's reen belt harm. The would be a modest ar provides a natural bou boundary, in line with	urban site has nd logic undary f	and administi s no significar al extension t to adjoining o	rative nt to the
	I properties are very low de n Policy 12 requires new buildi				ot sizes. Tett	enha
.						

Site is suitable for 4 homes subject to green belt mitigation.

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

Appropriate uses given constraints and infrastructure requirements	Housing	0.6 ha	Employment	0 ha	Other (specify):	
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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	Capacit submise	y proposed in Ca sion	all for Sites	96 homes (58)			
Land Type	Previously Developed	Site Ass	sessment Refere	nce	SA-0021-WOL			
		Backg	ground/Context					
Current uses	City of Wolverh	ampton Co	ollege campus and	Wolf Mountain Activ	vity Centre			
Surrounding land uses	Mix of educatio campus to the	n and resid west, low d npton Girls	dential uses. Playin lensity residential to High School comp	ng fields associated the south, playing lex to the north and	with the College fields associated			
		С	onstraints					
Gateway Constrai	ints		Name / Details	Amount of site c	overed (ha's)			
SSSI / SAC			None					
Ancient Woodland	d / Veteran Trees	6	None					
Local Nature Rese	erve		None					
Site of Importance	e for Nature		None					
Conservation								
Flood Risk Zone 3			None					
Registered Park &			None					
Scheduled Ancier			None					
HSE Consultation		dential)	None					
Operational Buria	l Ground		None					
Common Land			None					
Existing Policy	All Green Belt							
Designations				site (MDS) in the gi	reen belt in			
	Wolverhamptor	n UDP (201	11).					
Criteria	Assessment				Rating			
Green Belt Harm	Green Belt and Landscape Sensitivity 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	harm rating. Th	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.						
Croonfield /	Mojority press		vironmental	aanfiald				
Greenfield / Previously Developed Land	iviajority previou	usiy develo	oped, with 0.5 ha gro	eentield				
Topography			ed by college buildin ociated former sport					

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

ala atul - 't	[
electricity, gas,						
water, sewage						
treatment	Nie lus suus as a stasiste					
Infrastructure constraints on / under site	No known constraints					
Highways	Existing access from Paget R	load co	ould serve eastern pa	art of		
access and	the site with western part acc					
transportation	is due to concerns over the c					
•	development would result in a					
	movements over and above e	existing	g College activity.			
Impact on the wider road network	No other large-scale sites cor City.	ning fo	orward in this part of t	he		
network	e.	ocial				
Access time by wa	alking or public transport (ex					
Primary schools:	walking on public transport (ex walking only) to key resident lance with BCP Policy HOU2	ial	GP/Health Centre/V Centre	Valk in		
Primary School			Strategic			
			Centre/Employmen	t Area		
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45- 100 dph)	C	Noderate Density 40-45 dph)	Х
Any character constraints on density	The residential area to the s development of detached pr character a density of more	roperti	es set in relatively sp	acious		
Connections to local cycle route networks	No issues					
Public Open Space	0.5ha of the site in the north not designated as public op towards local open space in address local quality deficie	en spa nprove	ce. An off-site contri ments will be require	bution		
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.					
	Орро					
impact on the chara residential neighbor	velop existing complex of funct acter of the area and their repla urhood. The redevelopment of actions which would improve su	icemer the sit istaina	nt with a well-planned e will also facilitate th ble transport access	l and lo	wer impact ation of the	
	Sustainabi					
The site has some for SA Objective 10				nd a ma	ajor positive ir	npact
		clusic				
in a green belt wed	hampton College buildings, Ac ge within the urban area. Deve cation within the City. The ma	elopme	ent would fund reloca	tion of t	he college to	а

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	Housing	3.52 ha	Employment	0 ha	Other (specify):	

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	Capacit submiss	y proposed in Ca sion	all for Sites	20-25 homes		
Land Type	Greenfield	Site Ass	sessment Refere	nce	SA-0024-WOL		
		Backg	jround/Context				
Current uses	Part of South S	taffordshire	e 18 hole golf cours	e			
Surrounding				residential to north	east, residential		
land uses	to north west a	nd south ea	ast				
		С	onstraints				
Gateway Constrai	ints		Name / Details	Amount of site c	overed (ha's)		
SSSI / SAC			None				
Ancient Woodland		6	None				
Local Nature Rese			None				
Site of Importance	e for Nature		None				
Conservation							
Flood Risk Zone 3			None				
Registered Park 8			None				
Scheduled Ancier HSE Consultation		dontial)	None None				
Operational Buria		uential)	None				
Common Land			None				
Existing Policy	All Green Belt		None				
Designations	Private Sports	Ground					
0	Tettenhall Neig		l Plan Area:				
			haracter Assessme				
	Open Space	e Opportu	nities – Outdoor Sp	orts Facilities (TNP	14)		
Criteria	Assessment				Rating		
	Greer	n Belt and	d Landscape Ser	sitivity			
Green Belt Harm			strong contribution t				
			onurbation, and a s				
			ent into the countrys				
			by inset urban edge e wider countryside				
			e south, but is bread		Moderate-High		
			and west of the sub-				
			y defined, so land o				
			een Belt edge or sig				
	affecting the int	egrity of th	e wider Green Belt				
Landscape			avenscourt Road is		Low-Moderate		
Sensitivity			rall sensitivity to res				
			rity of the criteria sc	ore moderate or			
	low, and no crit		de that judgement.				
Greenfield /	All groenfield	En	vironmental				
Breviously	All greenfield						
Developed Land							
Topography	Flat site						
Agricultural	Not agricultural	land					
Land Quality							

Tree	Trees covering around half of part of site would require a tree	
Preservation	survey to determine if they should be protected, which is likely	
Orders / Mature	to limit developable area and capacity of site.	
Trees of Value		
on site or		
significantly		
affecting		
boundaries		
Biodiversity or	No known habitat value	
-		
Geodiversity on site or		
significantly		
affecting		
boundaries		
Heritage Assets	No heritage assets	
on site or		
significantly		
affecting		
boundaries		
Visual Amenity	Potential impact on immediate outlook of properties on Codsall	
and Character of	Road. This could be mitigated by design, including retention of	
the Area	trees at boundaries.	
	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.	
Flood risk,	Area with 0.1% chance of surface water flooding along south	
drainage and	east boundary of site. This area coincides with treed area and	
ground water	could be retained to form a landscaped buffer with adjoining	
	residential.	
Ground	No issues	
Contamination		
Ground stability	No issues	
Air Quality	No issues	
impact of		
adjoining uses		
Noise impact of	No issues	
adjoining uses		
Mineral	No issues	
Extraction and		
Mineral		
Resource Areas		
Mineral	No issues	
Infrastructure		
and Brickworks		
Waste	No issues	
Infrastructure		
	Economic	
Employment	NA	Not suitable for
Development		employment use
Opportunities		
Employment	NA	Not existing
Land		employment
Dellare /	No shudaya sanatadata 1991 ya 11.50 ya 19	land
Delivery /	No obvious constraints which could affect delivery.	
Phasing		
Viability	Subject to ability to reconfigure golf course to replace hole lost.	

Availability of	Located in residential area so	likelv	to have access to no	ormal			
utilities –	utilities.						
electricity, gas,							
water, sewage							
treatment							
Infrastructure	No known constraints						
constraints on /							
under site							
Highways	Access can be provided direct	ctlv ont	o Codsall Road				
access and		, ,					
transportation							
Impact on the	Impact on surrounding roads	should	d be minimal.				
wider road	1 5						
network							
		ocial					
	lking or public transport (ex		GP/Health Centre/V	Nalk i	n		
	valking only) to key resident		Centre	vun n	''		
services in accord	ance with BCP Policy HOU2						
Primary School			Strategic				
			Centre/Employmen	t Area	a		
Secondary School			Centre/Foodstore				
		T					1.57
Housing Density	Very High Density (min		High Density (45-			erate	Х
				Dopo			
Location – BCP	100 dph)		100 dph)		Dens		
Location – BCP Policy HOU2	100 dph)		100 dph)			sity 45 dph)	
	Adjoining housing is of very and new development shou with a net density of no mo	ıld refle re thar	ensity, ribbon charact ect this open characte o 20 dph, in line with	er and	40-4 th larg l ribbo	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D	ıld refle re thar	ensity, ribbon charact ect this open characte o 20 dph, in line with	er and	40-4 th larg l ribbo	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to	Adjoining housing is of very and new development shou with a net density of no mo	ıld refle re thar	ensity, ribbon charact ect this open characte o 20 dph, in line with	er and	40-4 th larg l ribbo	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D	ıld refle re thar	ensity, ribbon charact ect this open characte o 20 dph, in line with	er and	40-4 th larg l ribbo	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D	ıld refle re thar	ensity, ribbon charact ect this open characte o 20 dph, in line with	er and	40-4 th larg l ribbo	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D	ıld refle re thar	ensity, ribbon charact ect this open characte o 20 dph, in line with	er and	40-4 th larg l ribbo	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D No issues	Ild refle re thar Danesc	ensity, ribbon charact ect this open characte n 20 dph, in line with court.	er and Tette	(40-4 th larg l ribbo nhall	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D No issues No issues Wolverhampton Playing Pit	Ild refle re thar Danesc	ensity, ribbon charact ect this open characte a 20 dph, in line with court.	er and Tette	(40-4 th larg l ribbo nhall	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D No issues No issues Wolverhampton Playing Pit states that South Staffordsh	Ild refle re thar Danesc Ch Stra hire Go	ensity, ribbon charact ect this open characte a 20 dph, in line with court. ategy and Action Plar If Club is of a particu	er and Tette	(40-4 th larg I ribbo nhall	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D No issues No issues Wolverhampton Playing Pit states that South Staffordsh high standard given its char	Id refler re thar Danesc Ch Stra hire Go mpions	ensity, ribbon charact ect this open characte a 20 dph, in line with court. ategy and Action Plar If Club is of a particu ship course status. Th	er and Tette	(40-4 th larg I ribbo nhall	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for I No issues No issues Wolverhampton Playing Pit states that South Staffordsh high standard given its char recommends protection of o	Id refle re thar Danesc ch Stra hire Go mpions current	ensity, ribbon charact ect this open characte a 20 dph, in line with court. ategy and Action Plar If Club is of a particu hip course status. Th provision of golf cou	er and Tette	(40-4 th larg I ribbo nhall	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for I No issues No issues Wolverhampton Playing Pit states that South Staffordsh high standard given its char recommends protection of o Wolverhampton, and to sus	ch Stra nire Go mpions current tain qu	ensity, ribbon charact ect this open characte a 20 dph, in line with court. It club is of a particu thip course status. Th provision of golf cou vality and seek	n 2018 arly ne PP rses in	(40-4 th larg I ribbo nhall	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for I No issues No issues Wolverhampton Playing Pit states that South Staffordsh high standard given its char recommends protection of o Wolverhampton, and to sus improvements where neces	ch Stra nire Go mpions current tain qu sary a	ensity, ribbon charact ect this open characte a 20 dph, in line with court. It club is of a particu thip course status. Th provision of golf cou lality and seek nd possible. Therefor	ar and Tetter 2018 larly ne PP rses in re, the	(40-4 th larg I ribbo nhall 3 S n	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D No issues No issues Wolverhampton Playing Pit states that South Staffordsh high standard given its chan recommends protection of o Wolverhampton, and to sus improvements where neces golf course will need to be n	ch Stra nire Go mpions current tain qu sary a redesig	ensity, ribbon charact ect this open characte a 20 dph, in line with court. ategy and Action Plar lf Club is of a particu ship course status. Th provision of golf cou ality and seek nd possible. Therefor ned to replace one h	ar and Tetter a 2018 larly ne PP rses in re, the nole, to	(40-4 th larg I ribbo nhall 3 S n S S n	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D No issues No issues Wolverhampton Playing Pit states that South Staffordsh high standard given its char recommends protection of o Wolverhampton, and to sus improvements where neces golf course will need to be n sustain its good quality stat	ch Stran nire Go mpions current tain qu sary a redesig us. It i	ensity, ribbon charact ect this open characte a 20 dph, in line with court. ategy and Action Plan If Club is of a particu thip course status. Th provision of golf cou iality and seek and possible. Therefor ined to replace one h s likely that this will re-	ar and Tetter a 2018 larly ne PP rses in re, the nole, to	(40-4 th larg I ribbo nhall 3 S n S S n	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D No issues No issues Wolverhampton Playing Pit states that South Staffordsh high standard given its chan recommends protection of o Wolverhampton, and to sus improvements where neces golf course will need to be n	ch Stran nire Go mpions current tain qu sary a redesig us. It i	ensity, ribbon charact ect this open characte a 20 dph, in line with court. ategy and Action Plan If Club is of a particu thip course status. Th provision of golf cou iality and seek and possible. Therefor ined to replace one h s likely that this will re-	ar and Tetter a 2018 larly ne PP rses in re, the nole, to	(40-4 th larg I ribbo nhall 3 S n S S n	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D No issues No issues Wolverhampton Playing Pit states that South Staffordsh high standard given its char recommends protection of o Wolverhampton, and to sus improvements where neces golf course will need to be r sustain its good quality stat retention of approx. half the	ch Stra nire Go mpions current tain qu sary a redesig us. It i e site as	ensity, ribbon charact ect this open characte a 20 dph, in line with court. Attegy and Action Plan of Club is of a particu thip course status. The provision of golf cou- lality and seek and possible. Therefor ality and seek and possible. Therefor ality that this will re- s golf course.	ar and Tetter a 2018 larly ne PP rses in re, the nole, to	(40-4 th larg I ribbo nhall 3 S n S S n	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D No issues No issues Wolverhampton Playing Pit states that South Staffordsh high standard given its char recommends protection of o Wolverhampton, and to sus improvements where neces golf course will need to be r sustain its good quality stat retention of approx. half the	ch Stran nire Go mpions current tain qu sary a redesig us. It i	ensity, ribbon charact ect this open characte a 20 dph, in line with court. Attegy and Action Plan of Club is of a particu thip course status. The provision of golf cou- lality and seek and possible. Therefor ality and seek and possible. Therefor ality that this will re- s golf course.	ar and Tetter a 2018 larly ne PP rses in re, the nole, to	(40-4 th larg I ribbo nhall 3 S n S S n	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for I No issues No issues Wolverhampton Playing Pit states that South Staffordsh high standard given its char recommends protection of o Wolverhampton, and to sus improvements where neces golf course will need to be r sustain its good quality stat retention of approx. half the	ch Stra nire Go mpions current sary a sedesig us. It i site as	ensity, ribbon charact ect this open characte a 20 dph, in line with court. ategy and Action Plan of Club is of a particu ship course status. The provision of golf cou lality and seek and possible. Therefore pred to replace one hes s likely that this will re- s golf course.	ar and Tetter a 2018 larly ne PP rses in re, the nole, to	(40-4 th larg I ribbo nhall 3 S n S S n	45 dph) ge rear ga on develo	pmen
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for I No issues No issues Wolverhampton Playing Pit states that South Staffordsh high standard given its char recommends protection of o Wolverhampton, and to sus improvements where neces golf course will need to be r sustain its good quality stat retention of approx. half the Oppo	ch Stra nire Go mpions current sary a redesig us. It i site as prtunit	ensity, ribbon charact ect this open characte a 20 dph, in line with court. ategy and Action Plan If Club is of a particu thip course status. Th provision of golf cou ality and seek and possible. Therefor pred to replace one h is likely that this will re- s golf course. iles ppraisal	ar and Tetter Tetter larly ne PP rses in re, the nole, to equire	(40-4 th larg I ribbo nhall 3 S S n 2 S n 2 S	45 dph) ge rear ga on develo Neighbou	pmen rhood
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D No issues No issues Wolverhampton Playing Pit states that South Staffordsh high standard given its chan recommends protection of o Wolverhampton, and to sus improvements where neces golf course will need to be r sustain its good quality stat retention of approx. half the Oppo Sustainab negative impacts for SA Object sing	ch Stra nire Go mpions current sary a redesig us. It i site as prtunit ility A	ensity, ribbon charact ect this open characte a 20 dph, in line with court. ategy and Action Plar lf Club is of a particu thip course status. The provision of golf cou- lality and seek and possible. Therefor ality and seek ind possible. Therefor ality that this will re- s golf course. ies ppraisal , 5, 6, 7, 9, 12, 14 an	ar and Tetter Tetter larly ne PP rses in re, the nole, to equire	(40-4 th larg I ribbo nhall 3 S S n 2 S n 2 S	45 dph) ge rear ga on develo Neighbou	pmen rhood
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for I No issues No issues Wolverhampton Playing Pit states that South Staffordsh high standard given its char recommends protection of o Wolverhampton, and to sus improvements where neces golf course will need to be r sustain its good quality stat retention of approx. half the Oppo Sustainab negative impacts for SA Object sing	ch Stra nire Go mpions current sary a edesig us. It i site as ortunit ility A tives 2	ensity, ribbon charact ect this open characte a 20 dph, in line with court. ategy and Action Plar of Club is of a particu ship course status. The provision of golf cou- uality and seek and possible. Therefore pred to replace one hes s likely that this will re- s golf course. ies ppraisal , 5, 6, 7, 9, 12, 14 and on	ar and Tetter a 2018 larly ne PP rses in re, the oole, to equire	(40-4 th larg I ribbo nhall 3 S S n 2 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	45 dph) ge rear ga on develo Neighbou	omen rhood
Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social The site has some r Objective 10 – Hous Small part of golf co	Adjoining housing is of very and new development shou with a net density of no mo Plan HLC Assessment for D No issues No issues Wolverhampton Playing Pit states that South Staffordsh high standard given its chan recommends protection of o Wolverhampton, and to sus improvements where neces golf course will need to be r sustain its good quality stat retention of approx. half the Oppo Sustainab negative impacts for SA Object sing	ch Stra nire Go mpions current tain qu sary a redesig us. It i site as ortunit ility A tives 2 clusic cated i	ensity, ribbon charact ect this open characte a 20 dph, in line with court. ategy and Action Plar lf Club is of a particu- thip course status. The provision of golf cou- lality and seek and possible. Therefor pred to replace one h is likely that this will re- s golf course. ies ppraisal , 5, 6, 7, 9, 12, 14 an on in the green belt. Re-	ar and Tetter a 2018 larly ne PP- rses in re, the nole, to equire d a po config	(40-4 th larg I ribbo nhall 3 S n 3 S n 9 0 9 0 9 0 9 0 9	45 dph) ge rear ga on develo Neighbou e impact fo on of the g	pmen rhood

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 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	Housing	c. 0.4 ha	Employment	0 ha	<i>Other (specify):</i> Retention of golf course grounds	c. 0.45 ha

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	Capacit submiss	y proposed in Ca sion	all for Sites	3-4 houses		
Land Type	Greenfield	Site Ass	sessment Refere	nce	SA-0008-WOL		
		Backg	jround/Context				
Current uses	Golf Club grour	nds					
Surrounding			orth, Golf course to	south			
land uses							
		С	onstraints				
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)		
SSSI / SAC			None				
Ancient Woodland	d / Veteran Trees	5	None				
Local Nature Rese			None				
Site of Importance			None				
Conservation							
Flood Risk Zone 3	}		None				
Registered Park &	Garden		None				
Scheduled Ancien	t Monument		None				
HSE Consultation	Zone 1 (for resi	dential)	None				
Operational Buria	l Ground		None				
Common Land	-		None				
Existing Policy	All Green Belt						
Designations	Private Sports	Ground					
Criteria	Assessment				Rating		
Green Belt Harm	sprawl of the W and to preventi countryside. Th sides by settler surrounding op adjacent parcel Green Belt and Green Belt bou Release of the containment of justification for	Green Belt and Landscape Sensitivity 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.					
Landscape Sensitivity	The landscape sensitivity to re- criteria score lo	is conside sidential de w, this is c open corric	red to have a low-m evelopment. Althoug ounterbalanced by dor providing a gap vironmental	noderate overall gh many of the the importance of	Low-Moderate		

Greenfield /	All greenfield	
Previously		
Developed Land		
Topography	Flat site	
Agricultural	Not agricultural land	
Land Quality	5	
Tree	Trees at the edge and within the site which may limit capacity,	
Preservation	subject to survey.	
Orders / Mature		
Trees of Value		
on site or		
significantly		
affecting		
boundaries Biodiversity or	Cite includes trees and hebitat and forms part of a wider	
Biodiversity or Geodiversity on	Site includes trees and habitat and forms part of a wider natural area stretching along the edge of the Golf Course /	
site or	Oxley Moor Road. Whole Oxley Golf Course was subject to	
significantly	ecological survey in 2020, which proposed the site is	
affecting	designated as a SLINC. Mitigation for loss of SLINC value and	
boundaries	net biodiversity gain could be provided on remaining SLINC.	
Heritage Assets	No heritage assets.	
on site or		
significantly		
affecting		
boundaries		
Visual Amenity	Retention of trees at boundary would minimise any impact on	
and Character of	neighbouring properties. Adjoining residential areas have a	
the Area	low density.	
Flood risk,	Small part of site has 1% chance of surface water flooding.	
drainage and	Design of development could incorporate this.	
ground water Ground	No ioouoo	
Contamination	No issues	
Ground stability	No issues	
Air Quality	No issues	
impact of		
adjoining uses		
Noise impact of	No issues	
adjoining uses		
Mineral	No issues	
Extraction and		
Mineral		
Resource Areas		
Mineral	No issues	
Infrastructure		
and Brickworks	No ioquoo	
Waste Infrastructure	No issues	
minastructure	Economic	
Employment	NA	Not suitable for
Development		employment use
Opportunities		
Employment	NA	Not existing
Land		employment
		land
Delivery /	No obvious constraints which could affect delivery.	
Phasing Viability	No obvious constraints / obligations which could affect viability.	

· · · · · ·						
Availability of	Small site adjoining residentia					
utilities –	access to normal utilities.					
electricity, gas,						
water, sewage						
treatment						
Infrastructure	No known constraints					
constraints on /						
under site						
Highways	Access can be provided direc	tly ont	o Oxley Moor Road.			
access and						
transportation						
Impact on the	None					
wider road						
network						
	_	ocial	Γ			
	alking or public transport (ex		GP/Health Centre/V	Valk in		
Primary schools: v	valking only) to key resident	ial	Centre	rant nr	NA	
services in accord	ance with BCP Policy HOU2					
Primary School	NA		Strategic		NA	
			Centre/Employmen	t Area		
			On the /End to the			
Secondary School	NA		Centre/Foodstore		NA	
···· , ····						
Heusing Density			Llinh Density (15			
Housing Density	Very High Density (min		High Density (45-		Moderate	
Location – BCP	100 dph)		100 dph)	Density		
Policy HOU2				(40-45 dph)	
Any character	Density limited by local char	ractor	and on site trees			
constraints on	Density infined by local char	acter	and on site trees.			
density						
Connections to	No issues					
local cycle route	110 133063					
networks						
Public Open	No issues					
Space	110 133063					
Loss of Playing	Very small part of Oxley Go	lf Cou	rse not required for			
Field / Sports	operation. Development wo			JAION		
Pitches	Golf Course.			JAICY		
Other Social						
	Орро	rtunit	ies			
The redevelopment	of the site would facilitate imp			urse		
ine redevelopment	Sustainabi			aroc.		
The site has some	negative impacts for SA Object			ocitive	impact for CA	
Objective 10 – Hous		ives 2	, 3, 0, 7, 9, 12 and a	JUSITIVE	simplet for SA	
		clusio				
			-			
	ourse grounds located in green			-		
low-moderate lands	cape sensitivity. Development	t would	d fund improvements	to golf	course. The si	te
falls within an area	proposed for designation as a	SLINC	following recent eco	logical	survey. Mitigat	tion
	reen belt mitigation and net bio		•	-		
improvements to rel	-					
•	-					
	development for 3 hom			bility,	biodiversity	and
environmental qua	ality improvements to Oxley	Park C	Solf Course.			

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

Appropriate uses given constraints and infrastructure requirements	Housing	0.13 ha	Employment	0 ha	Other (specify):	
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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 c	overed (ha's)
SSSI / SAC			None		
Ancient Woodland / Veteran Trees			None		
Local Nature Reserve			None		
Site of Importance for Nature			None		
Conservation					
Flood Risk Zone 3			None		
Registered Park & Garden			None		
Scheduled Ancient Monument			None		
HSE Consultation Zone 1 (for residential)			None		
Operational Burial Ground Common Land			None		
Existing Policy	All Green Belt		None		
Designations	Private Sports Ground				
Criteria	Assessment				Rating
Green Belt and Landscape Sensitivity					
Green Belt Harm Landscape Sensitivity	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. 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				Low Low-Moderate
	the area as an settlements.				
Environmental					
Greenfield / Previously Developed Land	reviously				

Topography	Flat site.	
Agricultural	Not agricultural land	
Land Quality		
Tree	Trees at the edge of the site which could be retained as part of	
Preservation	development.	
Orders / Mature		
Trees of Value		
on site or		
significantly		
affecting		
boundaries		
Biodiversity or	No habitat value.	
Geodiversity on		
site or		
significantly		
affecting		
boundaries		
Heritage Assets	No heritage value	
on site or	5	
significantly		
affecting		
boundaries		
Visual Amenity	Retention of trees at boundary would minimise any impact on	
and Character of	neighbouring properties. Adjoining residential areas have a	
the Area	low density.	
Flood risk,	No current flood risk or drainage issues on site.	
drainage and		
ground water		
Ground	No issues	
Contamination		
Ground stability	No issues	
Air Quality	No issues	
impact of		
adjoining uses		
Noise impact of	No issues	
adjoining uses		
Mineral	No issues	
Extraction and		
Mineral		
Resource Areas		
Mineral	No issues	
Infrastructure		
and Brickworks		
Waste	No issues	
Infrastructure		
	Economic	
Employment	NA	Not suitable for
Development		employment use
Opportunities		
Employment	NA	Not existing
Land		employment
		land
Delivery /	No obvious constraints which could affect delivery.	
Phasing		
Viability	No obvious constraints / obligations which could affect viability.	
Availability of	Small site adjoining residential property so likely to have	
utilities –	access to normal utilities.	
electricity, gas,		

water, sewage							
treatment Infrastructure	No known constraints						
constraints on /	No known constraints						
under site							
Highways	Access can be provided direc	tly ont	o Ribbesford Avenue				
access and	Access can be provided direc	uy on					
transportation							
Impact on the	None						
wider road	None						
network							
	Sc	ocial					
Primary schools: v	Iking or public transport (exe valking only) to key residenti ance with BCP Policy HOU2	cept	GP/Health Centre/V Centre	Valk in	NA		
Primary School	NA		Strategic Centre/Employment	t 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 char	acter a	and on site trees.				
Connections to local cycle route networks	No issues						
Public Open Space	No issues						
Loss of Playing	Very small part of Oxley Gol	f Cour	se not required for				
Field / Sports	operation, subject to relocati			ment			
Pitches	would fund improvements to						
Other Social	· · · · ·						
	Оррон	rtunit	ies				
The redevelopment	of the site would facilitate impr	ovem	ents to Oxley Golf Co	ourse.			
	Sustainabi						
	The site has some negative impacts for SA Objectives 2, 6, 7, 9, 12, 14 and a positive impact for SA Objective 10 - Housing						
	Conc	clusic	n				
low-moderate lands falls within an area for loss of SLINC, g improvements to rea	0	would SLINC divers	I fund improvements following recent ecol ity gain could be prov	to golf logical vided t	course. The site survey. Mitigation hrough		
	development for 3 home ality improvements to Oxley F			bility,	biodiversity and		

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

Appropriate uses given constraints and infrastructure requirements	Housing	0.06 ha	Employment	0 ha	Other (specify):	
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Site Known as	Oxley Parl Road	k Golf C	Club land adja	acent to 21 O	xley Links
Site Address	Oxley Park Go	olf Club la	nd adjacent to 21	Oxley Links Road	Ł
Ward	Oxley	Call for	Site Ref		299
Site Area (ha)	0.14	Capacit submiss	y proposed in Ca sion	all for Sites	4 houses
Land Type	Greenfield	Site Ass	sessment Refere	nce	SA-0027-WOL
		Backg	ground/Context		
Current uses	Golf Club grou	nds			
Surrounding land uses			ourse to north / sou	ith / west	
		С	onstraints		
Gateway Constrai	ints		Name / Details	Amount of site c	overed (ha's)
SSSI / SAC			None		
Ancient Woodland		S	None		
Local Nature Rese			None		
Site of Importance	e for Nature		None		
Conservation Flood Risk Zone 3	<u> </u>		None		
Registered Park &			None		
Scheduled Ancien			None		
HSE Consultation		dential)	None		
Operational Buria		uentialj	None		
Common Land			None		
Existing Policy	All Green Belt				
Designations	Private Sports	Ground			
Criteria	Assessment				Rating
	Greer	n Belt and	d Landscape Sen	sitivity	
Green Belt Harm	Green Belt and Landscape Sensitivity 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. The landscape is considered to have a low-moderate overall				Low
Sensitivity	sensitivity to re criteria score lo the area as an settlements.	Low-Moderate			
	•••	En	vironmental		
Greenfield / Previously Developed Land	All greenfield				
Topography	Flat site				

Agricultural	Not agricultural land	
Land Quality		
Tree	Trees within the site which may limit capacity, subject to	
Preservation	survey.	
Orders / Mature		
Trees of Value		
on site or		
significantly		
affecting		
boundaries		
Biodiversity or	Site includes trees and habitat and forms part of a wider	
Geodiversity on	natural area stretching along the edge of the Golf Course /	
site or	Oxley Moor Road. Whole Oxley Golf Course was subject to	
significantly	ecological survey in 2020, which proposed the site is	
affecting	designated as a SLINC. Mitigation for loss of SLINC value and	
-		
boundaries	net biodiversity gain could be provided on remaining SLINC.	
Heritage Assets	No heritage assets.	
on site or		
significantly		
affecting		
boundaries		
Visual Amenity	Retention of trees at boundary would minimise any impact on	
and Character of	neighbouring properties. Adjoining residential areas have a	
the Area	low density.	
Flood risk,	No current flood risk or drainage issues on site.	
drainage and	5	
ground water		
Ground	No issues	
Contamination		
Ground stability	No issues	
Air Quality	No issues	
impact of	140 133063	
-		
adjoining uses	Na laguag	
Noise impact of	No issues	
adjoining uses	No. Sec	
Mineral	No issues	
Extraction and		
Mineral		
Resource Areas		
Mineral	No issues	
Infrastructure		
and Brickworks		
Waste	No issues	
Infrastructure		
	Economic	
Employment	NA	Not suitable for
Development		employment use
Opportunities		, ,
Employment	NA	Not existing
Land		employment
		land
Delivery /	No obvious constraints which could affect delivery.	
Phasing		
Viability	No obvious constraints / obligations which could affect viability.	
Availability of	Small site adjoining residential property so likely to have	
utilities –	access to normal utilities.	
	ละแรง เป ทบทาสา นแทนเสรี.	
electricity, gas,		
water, sewage		
treatment		

Infra a travationa						
Infrastructure constraints on /	No known constraints					
under site						
	Access can be provided direct	the opto (Nulay Linka Dood			
Highways	Access can be provided direc		Driey Links Road.			
access and						
transportation						
Impact on the	None					
wider road						
network						
		ocial			1	
Primary schools:	alking or public transport (ex walking only) to key resident lance with BCP Policy HOU2	ial	P/Health Centre/ Centre	Walk in	NA	
Primary School	NA		trategic entre/Employmer	nt Area	NA	
Secondary School	NA	C	entre/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	100 dph) 100 dph) D			oderate ensity 0-45 dph)	
Any character constraints on density	Density limited by local cha	racter and	d on site trees.			1
Connections to	No issues					
local cycle route						
networks						
Public Open Space	No issues					
Loss of Playing	Very small part of Oxley Go	If Course	not required for			
Field / Sports	operation. Development wo			Oxlev		
Pitches	Golf Course.			eney		
Other Social						
	Onno	ortunities				
The redevelopment	t of the site would facilitate imp			oureo		
The redevelopment				ourse.		
The site has some	Sustainab negative impacts for SA Object			nositivo	impact for S/	Δ
Objective 10 - Hous	sing		0, 7, 9, 12 and a	positive		
		clusion			-	
	ourse grounds located in green			-		
low-moderate lands	scape sensitivity. Developmen	t would fu	ind improvements	to golf c	ourse. The s	site
falls within an area	proposed for designation as a	SLINC fo	llowing recent eco	ological s	urvey. Mitia	ation
	green belt mitigation and net bio		•	•		
improvements to re	-	- an orony				
•	0					
	development for 3 hom ality improvements to Oxley		f Course.		biodiversity	and
Appropriate H uses given	lousing 0.14 ha Employm	nent 01	na Other (spe	cify):		

Site Known as	Oxley Park Golf Club land adjacent to 10 Oxley Links Road							
Site Address	Oxley Park Go	Oxley Park Golf Club land adjacent to 10 Oxley Links Road						
Ward	Oxley	Call for	Site Ref		302			
Site Area (ha)	0.23	Capacit submiss	y proposed in Ca sion	all for Sites	0.23 ha for housing			
Land Type	Greenfield	Site Ass	sessment Refere	nce	SA-0028-WOL			
		Backg	round/Context					
Current uses	Golf Club grour	nds						
Surrounding			, Golf course to not	rth / west				
land uses			,					
		С	onstraints					
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)			
SSSI / SAC			None		· · · /			
Ancient Woodland	/ Veteran Trees	5	None					
Local Nature Rese	erve		None					
Site of Importance	e for Nature		None					
Conservation								
Flood Risk Zone 3			None					
Registered Park &	Garden		None					
Scheduled Ancien	t Monument		None					
HSE Consultation	Zone 1 (for resi	dential)	None					
Operational Buria	Ground		None					
Common Land			None					
Existing Policy	All Green Belt							
Designations	Private Sports	Ground						
Criteria	Assessment				Rating			
			I Landscape Sen					
Green Belt Harm	The sub-parcel sprawl of the W and to preventii countryside. Th sides by settlen surrounding op adjacent parcel Green Belt and Green Belt bou Release of the containment of justification for would not incre	Low						
Landscape Sensitivity	The landscape sensitivity to re- criteria score lo	is conside sidential de w, this is c open corric	red to have a low-mevelopment. Althoug ounterbalanced by dor providing a gap	noderate overall gh many of the the importance of	Low-Moderate			

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

Assollability of						
Availability of utilities –	Small site adjoining residentia access to normal utilities.	ai prop	erty so likely to have			
electricity, gas,	access to normal utilities.					
water, sewage treatment						
Infrastructure	No known constraints					
	NO KHOWH COnstraints					
constraints on / under site						
Highways	Access can be provided direc	tly ont	o Ovlov Moor Pood			
access and	Access can be provided direc	uy on				
transportation						
Impact on the	None					
wider road	None					
network						
	So	ocial				
Access time by wa	alking or public transport (ex					
	valking only) to key residenti		GP/Health Centre/V	Valk in	NA	
	ance with BCP Policy HOU2		Centre			
			Strategic		NIA	
Primary School	NA		Centre/Employmen	t Area	NA	
			Centre/Foodstore			
Secondary School	NA		Centre/Foodstore		NA	
Housing Density	Very High Density (min		High Density (45-	N	Moderate	
Location – BCP	100 dph)		100 dph)		Density	
Policy HOU2					(40-45 dph)	
· · · · · · · · · · · · · · · · · · ·				Ň		
Any character	Density limited by local char	acter	and on site trees.	· · · · ·		
constraints on						
density						
Connections to	No issues					
local cycle route						
networks						
Public Open	No issues					
Space						
Loss of Playing	Very small part of Oxley Gol					
Field / Sports	operation. Development wo	ould fu	nd improvements to (Dxley		
Pitches	Golf Course.					
Other Social						
	Орро					
The redevelopment	of the site would facilitate impr			ourse.		
	Sustainabi					
	negative impacts for SA Object	ives 2	, 3, 5, 6, 7, 9, 12 and	a posit	live impact for	SA
Objective 10 - Hous						
	Conc	clusio	DN			
Small part of golf co	ourse grounds located in green	belt, i	n an area of low-mod	erate <u>c</u>	green belt harr	n and
	cape sensitivity. Development			-	•	
	proposed for designation as a \$		•	-		
	reen belt mitigation and net bio		•	-		
-	-		sity gain could be prov	viueu li	nougn	
improvements to re	-					
Site suitable for	development for 4 home	es, s	ubject to accessi	bility,	biodiversity	and
	ality improvements to Oxley I					

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

Appropriate uses given constraints and infrastructure requirements	Housing	c. 0.15 ha	Employment	0 ha	<i>Other (specify):</i> SUDs / retained trees	c. 0.8 ha
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Site Known as	Lane Street / Highfields Road, Bradley, Wolverhampton							
Site Address	Lane Street /	Lane Street / Highfields Road, Bradley, Wolverhampton						
Ward	Bilston East	Call for	Site Ref		513			
Site Area (ha)	1.79	Capacit submis	y proposed in Ca sion	all for Sites	65 houses			
Land Type	Previously Developed	Site Ass	sessment Refere	nce	SA-0032-WOL			
		Backg	jround/Context					
Current uses	Industrial land							
Surrounding	Industrial to ea	st beyond A	Ash Street, open sp	ace to north and we	est, residential to			
land uses	south.							
		C	onstraints					
Gateway Constrai	ints		Name / Details	Amount of site of	covered (ha's)			
SSSI / SAC			None					
Ancient Woodland		S	None					
Local Nature Rese			None					
Site of Importance	e for Nature		None					
Conservation	<u> </u>		None					
Flood Risk Zone 3			None None					
Registered Park & Scheduled Ancier			None					
HSE Consultation		idantial)	None					
Operational Buria		uential)	None					
Common Land	Giouna		None					
Existing Policy	Bilston Corrido	r Area Acti						
Designations			nd – part of Perry T	rading Estate				
			haracterisation Site					
				vers Highfields Wor	ks part of site			
Criteria	Assessment				Rating			
	Greei	n Belt and	d Landscape Sen	sitivity				
Green Belt Harm								
			Not in the Gre	on Bolt				
Landscape			Not in the Ore	en Deit				
Sensitivity								
0			vironmental					
Greenfield /	All previously d	eveloped I	and					
Previously Developed Land								
Topography	Flat site							
Agricultural	Not agricultural land							
Land Quality	. lot agricultura							
Tree	No trees on site	No trees on site.						
Preservation								
Orders / Mature								
Trees of Value								
on site or								
significantly								
affecting boundaries								
Biodiversity or	No patural bab	itat on sito	Net biodiversity ga	ain could be				
Geodiversity on delivered on adjoining open space.								

site or		
significantly		
affecting		
boundaries		
Heritage Assets	The whole site falls within an Area of High Historic Townscape	
on site or	Value (AHHTV) in the HLC Study due to the cluster of late 19 th	
significantly	and early 20 th century industrial buildings surrounding the	
affecting	locally listed Highfield Works building, which also falls within	
boundaries	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	Appropriately designed development would improve visual	
and Character of	amenity of residential properties to the south, which currently	
the Area	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,	Small area of the site around the Highfields Works has a 0.1%	
drainage and	/ 1% / 3% chance of surface water flooding. Other small areas	
ground water	of 0.1% chance. There is potential for SUDs to be	
5	incorporated into the adjoining open space.	
Ground	Given the location of this site there may be ground condition	
Contamination	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	No known issues	
impact of		
adjoining uses		
Noise impact of	There may be noise issues arising from industrial premises on	
adjoining uses	the eastern boundary of the site, however it is likely that these	
,·	could be mitigated through buffers and / or other measures.	
Mineral	No issues	
Extraction and		
Mineral		
Resource Areas		
Mineral	No issues	
Infrastructure		
and Brickworks		
Waste	No issues	
Infrastructure		
	Economic	
Employment	NA	Not suitable for
Development		employment use
Opportunities		1 - 5
Employment	The employment land evidence indicates that this site is	
Land	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 /	No obvious constraints which could affect delivery.	
Phasing		
Viability	Cost of conversion of locally listed Highfields Works and	
- idointy	potential ground remediation due to former mineworkings and	
	contamination could limit viability.	
	oonanination ooulu innit vlability.	

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						
electricity, gas, water, sewage treatment Infrastructure No known constraints Infrastructure						
water, sewage treatment Infrastructure Infrastructure constraints on / No known constraints	1. Contract (1997)					
Infrastructure No known constraints constraints on /						
constraints on /						
under site						
Highways Access possible onto Highfields Road.						
access and						
transportation						
Impact on the None known.						
wider road						
network						
Social Access time by walking or public transport (except						
Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2						
Strategic						
Primary School Centre/Employment Area						
Centre/Foodstore						
Secondary School						
	Х					
Location – BCP100 dph)100 dph)Density						
Policy HOU2 (40-45 dph)						
Any character Site suitable for 40 dph, subject to appropriate conversion of the locally listed						
constraints on Highfield Works building and a design respecting the setting of the Bilston Cal						
density Corridor Conservation Area and the Area of High Historic Townscape Value						
designation covering the whole site.						
Connections to No issues						
local cycle route networks						
Public Open There is a sufficient quantity of open space in the local area						
Space 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 No issues Field / Sports Image: Sport State S						
Pitches						
Other Social						
Opportunities						
If the site became vacant and the condition of the buildings was put at risk, housing development co	uld					
facilitate retention and conversion of the locally listed Highfields Works.						
Sustainability Appraisal	for					
The site has some negative impacts for SA Objectives 1, 3, 5, 7, 9, 11, 12, 13 and a positive impact SA Objective 10 – Housing	IOF					
Conclusion						
Operational industrial site adjoining residential and employment, promoted for housing through the o	all					
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						
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	,					

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	Housing	1.79 ha	Employment	0 ha	Other (specify):	
requirements						

Site Known as	Moseley R Bilston	oad Op	en Space (pa	art), Langdale	e Drive,	
Site Address	Moseley Road Open Space (part), Langdale Drive, Bilston					
Ward	Bilston North	Call for	Site Ref		N/A	
Site Area (ha)	1.89	Capacit submiss	y proposed in Ca sion	all for Sites	N/A	
Land Type	Greenfield	Site Ass	sessment Refere	nce	SA-0040-WOL	
		Backg	round/Context			
Current uses	Recreational O	pen Space	1			
Surrounding				to the north, residen	tial to the south	
land uses	and west, scho					
		С	onstraints			
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)	
SSSI / SAC			None		, <i>,</i>	
Ancient Woodland	/ Veteran Trees	6	None			
Local Nature Rese	erve		None			
Site of Importance	for Nature		None			
Conservation						
Flood Risk Zone 3			None			
Registered Park &			None			
Scheduled Ancien			None			
HSE Consultation		dential)	None			
Operational Burial		<u>aomai</u> ,	None			
Common Land	Ciouna		None			
Existing Policy	Recreational O	nen Snace				
Designations	reoreational O					
Criteria	Assessment				Rating	
Cilicina		Poltone	Landscape Ser		Itating	
Creen Delt Herm	Green	i beit and	a Lanuscape Ser	isitivity		
Green Belt Harm						
Landscape			Not in the Gre	en Belt		
Sensitivity						
		En	vironmental			
Greenfield /	All greenfield					
Previously						
Developed Land						
Topography	Flat site					
Agricultural Land Quality	Not agricultural	land				
Tree	No TPOs. Tree	e belts on e	edges of site which	could be		
Preservation	No TPOs. Tree belts on edges of site which could be incorporated into development if necessary.					
Orders / Mature						
Trees of Value						
on site or						
significantly						
affecting boundaries						
	No notural hak	tot on olto	Not biodiversity a	ain could be		
Biodiversity or Geodiversity on	delivered on ad		Net biodiversity ga en space.			
site or						

significantly		
affecting		
boundaries		
Heritage Assets	No heritage assets.	
on site or		
significantly		
affecting		
boundaries		
Visual Amenity	Development would be visible from properties fronting	
and Character of	Fieldside Walk, however a landscape buffer could be	
the Area	incorporated to limit this impact	
Flood risk,	No current flood risk or drainage issues on site.	
drainage and		
ground water		
Ground	No issues	
Contamination		
Ground stability	Former mining area, however records indicate limited mine	
Si Guila Stability	shafts and viable potential to remediate in comparison to other	
	typical sites in the area.	
Air Quality	No issues	
impact of		
adjoining uses	No issues	
Noise impact of	Noissues	
adjoining uses		
Mineral	No issues	
Extraction and		
Mineral		
Resource Areas		
Mineral	No issues	
Infrastructure		
and Brickworks		
Waste	No issues	
Infrastructure		
	Economic	
Employment	NA	Not suitable for
Development		employment use
Opportunities		
Employment	NA	Not existing
Land		
		employment
		employment land
Delivery /	No obvious constraints which could affect delivery.	
Delivery / Phasing	No obvious constraints which could affect delivery.	
Phasing		
Phasing Viability	No obvious constraints / obligations which could affect viability.	
Phasing		
Phasing Viability Availability of utilities –	No obvious constraints / obligations which could affect viability.	
Phasing Viability Availability of utilities – electricity, gas,	No obvious constraints / obligations which could affect viability.	
Phasing Viability Availability of utilities –	No obvious constraints / obligations which could affect viability.	
Phasing Viability Availability of utilities – electricity, gas, water, sewage	No obvious constraints / obligations which could affect viability. Site within urban area with normal availability of utilities.	
Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure	No obvious constraints / obligations which could affect viability.	
Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on /	No obvious constraints / obligations which could affect viability. Site within urban area with normal availability of utilities.	
Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site	No obvious constraints / obligations which could affect viability. Site within urban area with normal availability of utilities. No known constraints	
Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways	No obvious constraints / obligations which could affect viability. Site within urban area with normal availability of utilities.	
Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and	No obvious constraints / obligations which could affect viability. Site within urban area with normal availability of utilities. No known constraints	
Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation	No obvious constraints / obligations which could affect viability. Site within urban area with normal availability of utilities. No known constraints Direct access possible from Langdale Drive	
Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the	No obvious constraints / obligations which could affect viability. Site within urban area with normal availability of utilities. No known constraints	
Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road	No obvious constraints / obligations which could affect viability. Site within urban area with normal availability of utilities. No known constraints Direct access possible from Langdale Drive	
Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the	No obvious constraints / obligations which could affect viability. Site within urban area with normal availability of utilities. No known constraints Direct access possible from Langdale Drive	

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

Primary schools:	ess time by walking or public transport (except ary schools: walking only) to key residential ices in accordance with BCP Policy HOU2			n						
Primary School					Strateg Centre	gic /Employme	ent Area	a		
Secondary Schoo	I				Centre	/Foodstore				
Housing Density Location – BCP Policy HOU2	Very 100 d	High Densit lph)	y (min		High D 100 dp	ensity (45- h)		Mode Densi (40-4	ty	X
Any character constraints on density		– site suita idential serv		dph giv	en high	levels of su	ustainat	ole tran	isport a	ccess
Connections to local cycle route networks	No is:	sues								
Public Open Space	is a N quant the 20 Plan. for the nearb	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 is:	sues								
Other Social			0							
Opportunity identi	fied to imr	prove quality	Oppo			ce provisior	n in line	with th	he	
Wolverhampton C								with the		
		S	ustainabi	ility A	ppraisa	al				
The site has some Objective 10 – Ho		impacts for	SA Objec	tives 2	, 6, 7, 9,	12 and a p	ositive	impact	for SA	
			Con	clusi	on					
Part of larger publ adjoining school p Wolverhampton, a can support the co to investment in lo Site suitable for	laying fiel as set out ombined lo ocal open	ds. There is in the 2018 oss of open space to im	s a surplus Wolverhar space at th prove qual	in qua npton nis site ity.	antity of o Open Sp and at I	open space bace Strateg Dean's Roa	e in this gy and ad / Nea	part of Action achells	Plan, w Lane, s	hich ubject
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	Employm	nent	0 ha	Other (sp	ecify):			

Site Known as			mpton Envir acre Crescen	onment Centr it, Finchfield	re	
Site Address		Former Wolverhampton Environment Centre (buildings), Westacre Crescent, Finchfield				
Ward	Tettenhall Wightwick		Site Ref		N/A	
Site Area (ha)	0.83	Capacit submiss	y proposed in Ca sion	all for Sites	N/A	
Land Type	Previously Developed	Site Ass	sessment Refere	nce	SA-0053-WOL	
		Backg	round/Context			
Current uses				ner buildings, a bun verhampton Enviror		
Surrounding land uses			to north, west and s Westacre Crescent	south, and to east, b	beyond former	
		С	onstraints			
Gateway Constrai	ints		Name / Details	Amount of site of	overed (ha's)	
SSSI / SAC			None			
Ancient Woodland		6	None			
Local Nature Rese			None			
Site of Importance Conservation			None			
Flood Risk Zone 3			None			
Registered Park 8			None			
Scheduled Ancier			None			
HSE Consultation		dential)	None			
Operational Buria	Ground		None			
Common Land Existing Policy	All Green Belt		None			
Designations	 Tettenhall Neig TNP6 Site the building 	Specific Pr is and grou	oposal - Wolverhar unds, of which this s	npton Environment site forms a small pa nt – Smestow Valle	art)	
Criteria	Assessment				Rating	
		n Belt and	Landscape Ser	sitivity	j	
Green Belt Harm	Green Belt and Landscape Sensitivity 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	Green Belt purposes. 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. Environmental				Moderate – High	

Greenfield /	All previously developed land.	
Previously		
Developed Land		
Topography	Flat site	
Agricultural	Not agricultural land	
Land Quality		
Tree	No trees within site	
Preservation		
Orders / Mature		
Trees of Value		
on site or		
significantly		
affecting		
boundaries		
Biodiversity or	There is no habitat of value within the site, as confirmed by an	
Geodiversity on	ecological survey carried out of the wider WEC site in 2015,	
site or	and by ecological evidence and consultation responses	
significantly	associated with the 2018 planning permission.	
affecting		
boundaries	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.	
Heritage Assets	Wightwick Wedge and Smestow Valley Area of High Historic	
on site or	Landscape Value designation covers areas near to the site and	
significantly	the disused railway line. Design of development would need to	
affecting	respect this designation.	
boundaries		
Visual Amenity	Development would be visible to visitors to the recreational	
and Character of	open space. This impact could be mitigated by design and	
the Area	landscaping.	
	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.	
Flood risk,	No current flood risk or drainage issues on site.	
drainage and	Č	
ground water		
Ground	No issues	
Contamination		
Ground stability	No issues	
Air Quality	No issues	
impact of		
adjoining uses		
Noise impact of	No issues	
adjoining uses		
Mineral	No issues	
Extraction and		
Mineral		
Resource Areas		
Mineral	No issues	
Infrastructure		
and Brickworks		
	1	

Waste	No issues					
Infrastructure						
	Econo	omic				
Employment Development Opportunities	NA				Not suitable employmer	
Employment Land	NA				Not existing employmer land	
Delivery / Phasing Viability	recently expired outline planning The cost of upgrading the access	No obvious constraints which could affect delivery. Site has a ecently expired outline planning permission for 14 homes. The cost of upgrading the access drive and contributions owards maintenance of the WEC grounds have the potential or radius while which access the second				
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with norm	al availabi	lity 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.					
	Soc	ial				
Primary schools: v	Iking or public transport (exce valking only) to key residential ance with BCP Policy HOU2	pt GP/H Centi	lealth Centre/ re	Walk in		
Primary School		Strate Centr	egic re/Employmer	nt Area		
Secondary School		Centi	re/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High 100 c	Density (45- lph)	D	loderate ensity I0-45 dph)	X
Any character constraints on density	The site is located within an ar and therefore suited to a low d the site has been determined t dwellings per hectare.	ensity of d	evelopment.	The app	ropriate dens	sity of
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).					

Loss of Playing	No is:	sues				
Field / Sports						
Pitches						
Other Social						
			Opportuni			
	tre, which	have been i Smestow V	improved throug alley Local Natu	h ERDF re Reser		
			ustainability A			
The site has some Objective 10 – Ho		impacts for	SA Objectives	1, 2, 3, 7,	9, 12 and a positive	impact for SA
			Conclusi	ion		
hardstanding asse Surrounding grou proposed for inco recently expired c area of proposed the green belt.	The site is suitable for 14 houses, in accordance with the recently expired planning permission					
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
Ettinghsall	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

Site Known as	Major Street Dixon Street					
Site Address	Major Street D	Major Street Dixon Street				
Ward	Ettingshall	Call for	Site Ref		NA	
Site Area (ha)	2.5	Capacit submiss	y proposed in Ca sion	all for Sites	NA	
Land Type	Previously Developed	Site Ass	sessment Refere	ence	SA-0034-WOL	
	I	Backg	ground/Context			
Current uses	Vacant land					
Surrounding		ential / hou	using allocation to s	south, canal to east,	industry to porth	
land uses	public open spa					
		С	onstraints			
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)	
SSSI / SAC			None			
Ancient Woodland		5	None			
Local Nature Rese			None			
Site of Importance	e for Nature		None			
Conservation						
Flood Risk Zone 3			None			
Registered Park &			None			
Scheduled Ancien	t Monument		None			
Operational Buria	l Ground		None			
Common Land			None			
Existing Policy	Bilston Corrido	r AAP East	t Park Character Ar	ea		
Designations						
Criteria	Assessment				Rating	
	Greer	n Belt and	d Landscape Ser	nsitivity		
Green Belt Harm						
Landscape			Not in the Gre	en Belt		
Sensitivity						
		En	vironmental			
Greenfield /	Whole site is pr	eviously d	eveloped land			
Previously		-	·			
Developed Land						
Topography	Flat and open s	site				
Agricultural	Not agricultural	land				
Land Quality						
Tree	No known issue	es				
Preservation						
Orders / Mature Trees of Value						
on site or						
significantly						
affecting						
boundaries						
Biodiversity or	Some regenera	ted habita	t on site which wou	ld require survey		
Geodiversity on	at planning app	lication sta	age and impact on r	net biodiversity		
site or	gain requireme	nt – which	could be provided	on site.		
significantly			-			
affecting boundaries						

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

			S	ocial						
Access time by Primary schools services in acco	s: walking	only) to ke	y resident	ial	GP/He Centre	alth Centre	/Walk	in	NA	
Primary School	NA				Strateg Centre	gic /Employme	nt Are	а	NA	
Secondary Scho	ol NA				Centre	/Foodstore			NA	
Housing Densit Location – BCP Policy HOU2		High Densit lph)	y (min	NA	High D 100 dp	ensity (45- h)	N A	De	oderate ensity 0-45 dph)	NA
Any character constraints on density	NA						•			
Connections to local cycle rout networks	e No is:	sues								
Public Open Space	Site r	Site not public open space.								
Loss of Playing Field / Sports Pitches	No Pl	aying Field/	' Sports Pit	ches.						
Other Social			•		•					
A long term vaca has significant gr not suitable for re external funding.	ound conta	amination ar se. The site	ed site loca nd the nort e could be ustainab	hern p viable ility A	a mixed art is sub for emp	bject to nois loyment use	e pollu subje	ution ect t	n, therefore o potential	it is
The site has som for SA Objective			-			6, 7, 9, 12	and a	maj	or positive i	mpact
Vacant land with address known g			ble for emp	<u>clusio</u> ployme		subject to re	media	itior	as appropr	iate to
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employm	nent	2.5ha	Other (spe	ecify):			

WOL
<u>s)</u>
s)
and the second value of th

Heritage Assets	No known issues	
on site or		
significantly		
affecting		
boundaries		
Visual Amenity	Site located in industrial area.	
and Character of		
the Area		
Flood risk,	No current flood risk or drainage issues on site.	
drainage and		
ground water Ground	Cite remediated as part of Wednesfield Way practice asheme	
Contamination	Site remediated as part of Wednesfield Way creation scheme	
Ground stability	Site remediated as part of Wednesfield Way creation scheme	
Air Quality	No constraints from adjoining uses in terms of employment	
impact of	Use.	
adjoining uses		
Noise impact of	No constraints from adjoining uses in terms of employment	
adjoining uses	use.	
Mineral	No known issues	
Extraction and		
Mineral		
Resource Areas		
Mineral	No known issues	
Infrastructure		
and Brickworks		
Waste	No known issues	
Infrastructure	Francis	
F	Economic	
Employment	Identified in the employment evidence as suitable for	
Development Opportunities	employment use	
Employment	NA	Not existing
Land		employment
Land		land
Delivery /	No obvious constraints which could affect delivery.	
Phasing		
Viability	No obvious constraints / obligations which could affect viability.	
Availability of	Site within urban area with normal availability of utilities.	
utilities –		
electricity, gas,		
water, sewage		
treatment		
Infrastructure	No known constraints	
constraints on / under site		
Highways	Site can be accessed off Wednesfield Way or Steelpark Way.	
access and	Impacted upon by proposed route of Midland Metro Line 2.	
transportation	Individual and cumulative impact (with site SA-0039-WOL) on	
	Wednesfield Way \ March End Road \ Lakefield Road \	
	Waddens Brook Lane junction.	
Impact on the	No known impact	
wider road		
network		
	Social	
Primary schools:	alking or public transport (except walking only) to key residential Centre	NA
	lance with BCP Policy HOU2	

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

Primary School	NA				Strateg Centre	gic e/Employmen	t Area	NA	
Secondary Schoo	o/ NA				Centre	e/Foodstore		NA	
Housing Density Location – BCP Policy HOU2	Very 100 c	High Densit Iph)	y (min	NA	High D 100 dp	ensity (45- h)	A C	Aoderate Density 40-45 dph)	NA
Any character constraints on density	NA								
Connections to local cycle route networks	•	No known issues							
Public Open Space	Site r	not public op	en space						
Loss of Playing Field / Sports Pitches	No Pl	No Playing Field/ Sports Pitches							
Other Social									
			Орро						
A long term vacar Wednesfield Way				ted on	a recen	tly created in	dustrial	estate serve	ed by
veulleslielu way			ustainabi	ilitv A	ppraisa	al			
The site has som Objective 13 - Ec		impacts for	SA Objec	tives 6	, 7, 9, 12	2 and a majo	r positiv	e impact for	SA
			Con	clusi	on				
Vacant land within	n industria	l area, suita	ble for emp	ployme	ent use,	with no know	n const	raints.	
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employm	nent	1.8ha	Other (spec	cify):		

Site Known as	Wednesfie Lane)	eld 12 (E	Bentley Bridg	je Business F	Park, Well		
Site Address	Wednesfield 1	2 (Bentle	y Bridge Business	s Park, Well Lane))		
Ward	Wednesfield South	Call for	Site Ref		NA		
Site Area (ha)	1.2		Capacity proposed in Call for Sites NA submission				
Land Type	Previously Developed	Site Ass	sessment Refere	nce	SA-0036-WOL		
		Backg	ground/Context				
Current uses	Vacant land						
Surrounding	Employment ar	nd Residen	itial				
land uses							
		С	onstraints				
Gateway Constrai	ints		Name / Details	Amount of site of	covered (ha's)		
SSSI / SAC			None				
Ancient Woodland		5	None				
Local Nature Rese			None				
Site of Importance	e for Nature		None				
Conservation							
Flood Risk Zone 3			None				
Registered Park 8			None				
Scheduled Ancier			None				
Operational Buria Common Land	Ground		None None				
Existing Policy	BCCS Retained						
Designations	DCC3 Retained	а стпрібуп					
Criteria	Assessment				Rating		
		Belt and	d Landscape Ser	sitivity	, italing		
Green Belt Harm							
	_		Not in the Gre	en Relt			
Landscape							
Sensitivity							
0			vironmental				
Greenfield /	Whole site is p	eviously d	eveloped land				
Previously Developed Land							
Topography	Flat site						
Agricultural	Not agricultural	land					
Land Quality							
Tree	Tree belts alon	g northern.	, western and easte	rn boundaries,			
Preservation	majority outside						
Orders / Mature							
Trees of Value							
on site or							
significantly affecting							
boundaries							
Biodiversity or	No known bio/	neo diversi	itv issues				
Geodiversity on		900 010013	ity 100000				
site or							
significantly							

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

Access time by Primary schools services in acco	s: walking	only) to ke	y resident	tial	GP/He Centre	ealth Centre/\ e	Walk in	NA		
Primary School	NA				Strategic Centre/Employment Area			NA	NA	
Secondary Scho	ol NA				Centre	e/Foodstore		NA		
Housing Densit Location – BCP Policy HOU2		High Densit ph)	ty (min	NA	High D 100 dp	0ensity (45- 0h)	A C	Aoderate Density 40-45 dph)	NA	
Any character constraints on density	NA						•			
Connections to local cycle rout networks		iown issues	5							
Public Open Space	Site n	Site not public open space								
Loss of Playing Field / Sports Pitches	No PI	aying Field/	Sports Pit	tches						
Other Social					-					
A long term vaca Wednesfield Wa 2019) for B1/B8	y with no kr		ed site loca		a recen					
			ustainab							
The site has som for SA Objective			-			7, 9, 12 and	a majo	r positive imp	oact	
				clusi	-					
Vacant land with								traints.		
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employm	nent	1.2ha	Other (spec	cify):			

Site Known as	Glynweds Bridge)	(Panth	eon Park - fm	nr Prime 10, E	Bentley
		ntheon Pa	ark - fmr Prime 10	, Bentley Bridge)	
Ward	Wednesfield South	Call for	Site Ref		NA
Site Area (ha)	7.2	Capacit submiss	y proposed in Ca sion	all for Sites	NA
	Previously Developed	Site Ass	sessment Refere	nce	SA-0037-WOL
		Backg	round/Context		
Current uses	Vacant land				
Surrounding	Employment				
land uses					
		С	onstraints		
Gateway Constrain	nts		Name / Details	Amount of site of	covered (ha's)
SSSI / SAC			None		
Ancient Woodland		3	None		
Local Nature Reser			None		
Site of Importance	for Nature		None		
Conservation					
Flood Risk Zone 3	<u> </u>		None		
Registered Park &			None		
Scheduled Ancient			None		
Operational Burial	Ground		None None		
	BCCS Retained	Employm			
Designations	DCC3 Retained	а стпрібуті	IEIII AIEa		
	Assessment				Rating
		en Belt an	d Landscape Sens	sitivity	g
Green Belt Harm			Ē		
Landscape			Not in the Gre	en Belt	
Sensitivity					
			vironmental		
	Whole site is pr	eviously d	eveloped land		
Previously					
Developed Land Topography	Flat site				
Agricultural	Not agricultural	land			
Land Quality	i tot agricultural				
	Some sparse tr	ees along	northern, western a	and eastern	
Preservation			de site boundary		
Orders / Mature	, -		, ,		
Trees of Value					
on site or					
significantly					
- 11 12					
affecting					
boundaries	No known bie/	noo divora	tv icouco		
boundaries Biodiversity or	No known bio/	geo diversi	ty issues		
boundaries	No known bio/	geo diversi	ty issues		

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

Primary School	NA				Strateg Centre	gic /Employmen	t Area	, N	A	
Secondary Scho	ol NA				Centre	/Foodstore		N	A	
Housing Densit Location – BCP Policy HOU2		High Densit lph)	y (min	NA	High D 100 dp	ensity (45- h)	N A	Dens	erate sity 15 dph)	NA
Any character constraints on density	NA			1			1 1			
Connections to local cycle rout networks	e	nown issues								
Public Open Space	No kr	nown issues	5							
Loss of Playing Field / Sports Pitches	No kr	No known issues								
Other Social										
				ortuni						
A long term vaca Wednesfield Wa 2019) for B1/B2/	y with no ki	nown constr	aints. Site	curre	ntly has	extant full pla	anning	, pern	nission (J	
			ustainab							
The site has som Objective 13 - Ec		impacts for	-			2 and a majo	r posit	tive in	npact for	SA
				clusio						
Vacant land with								strain	its.	
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employm	nent	7.2ha	Other (spec	cify):			

Site Known as	Tata Steel				
Site Address	Tata Steel				
Sile Address					
Ward	Wednesfield South	Call for	Site Ref		NA
Site Area (ha)	4.3	Capacit submis	y proposed in C sion	all for Sites	NA
Land Type	Previously Developed	Site As	sessment Refere	ence	SA-0039-WOL
		Backg	ground/Context		
Current uses	Vacant land				
Surrounding		esidential i	n the north-west co	rner the other side	of the site
land uses	boundary road				
		С	onstraints		
Gateway Constrai	nts		Name / Details	Amount of site	covered (ha's)
SSSI / SAC			None		
Ancient Woodland		8	None		
Local Nature Rese			None		
Site of Importance	e for Nature		None		
Conservation Flood Risk Zone 3			None		
Registered Park &			None		
Scheduled Ancien			None		
Operational Burial			None		
Common Land	Ground		None		
Existing Policy	BCCS Retained				
Designations		a Employn			
Criteria	Assessment				Rating
-	Greer	n Belt and	d Landscape Sei	nsitivity	
Green Belt Harm	NA		•	.	
Landscape Sensitivity	NA				
	1		vironmental		
Greenfield /	Whole site is pr	eviously d	eveloped land		
Previously					
Developed Land	Elet eite				
Topography Agricultural	Flat site Not agricultural	land			
Land Quality	ayinculular	ianu			
Tree	Tree belts along	a southern	, and western bour	daries, maiority	
Preservation	outside site bou			isanoo, majonty	
Orders / Mature		,			
Trees of Value					
on site or					
significantly					
affecting					
boundaries Biodivorsity or	No knowe his /	aoo diver-	ity incurs		
Biodiversity or Geodiversity on	No known bio/	yeo aivers	ity issues		
site or					
significantly					

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

Access time by Primary schools services in acco	s: walking	only) to ke	y resident	tial	GP/He Centre	ealth Centre	e/Walk	in	NA	
Primary School	NA				Strategic Centre/Employment Area			а	NA	
Secondary Scho	ol NA	NA				Centre/Foodstore			NA	
Housing Density Location – BCP Policy HOU2	y Very 100 d	High Densit ph)	ty (min	NA	High D 100 dp	ensity (45- bh)	A N	De	oderate ensity 0-45 dph)	NA
Any character constraints on density	NA			•						
Connections to local cycle route networks	e	No known issues								
Public Open Space	No kr	No known issues								
Loss of Playing Field / Sports Pitches	No kr	No known issues								
Other Social										
				ortuni						
A long term vaca Wednesfield Way				ited on	a recen	tly created	indust	rial e	estate serve	ed by
weunesneid way			Sustainab	ility A	nnrais	al				
The site has som SA Objective 13		impacts for	r SA Objec	tives 1	, 3, 5, 7,		a majo	r pc	ositive impa	ct for
				clusi					<u> </u>	
Vacant land wit				or em	ploymen	nt use, su	bject	to	potential h	ighway
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employm	nent	4.3 ha	Other (sp	ecify):			

Site Known as	Bowmans	Bowmans Harbour, Planetary Road						
Site Address	Bowmans Har	bour, Pla	netary Road					
Ward	Wednesfield South	Call for	Site Ref	NA				
Site Area (ha)	2.6	Capacity submiss	y proposed in Ca sion	NA				
Land Type	Previously Developed	Site Ass	sessment Refere	nce	SA-0041-WOL			
	Background/Context							
Current uses			-out employment us	se				
Surrounding	Employment, L	eisure and	open land					
land uses								
		С	onstraints					
Gateway Constrai	ints		Name / Details	Amount of site of	overed (ha's)			
SSSI / SAC			None					
Ancient Woodland		5	None					
Local Nature Rese			None					
Site of Importance	e for Nature		None					
Conservation			None					
Flood Risk Zone 3								
Registered Park &								
Scheduled Ancier								
Operational Buria	Ground							
Common Land	DCCC Dataina	ما ت مع ما م	None					
Existing Policy	BCCS Retained	a Employm	ient Area					
Designations Criteria	Assessment				Rating			
Cillena		Bolt and	Landscape Sen	eitivity	Rating			
Green Belt Harm	Greer	i Deit and	Lanuscape Sen	isitivity				
Landscape	-		Not in the Gre	en Belt				
Sensitivity								
-	•	En	vironmental					
Greenfield /	Whole site is pr	eviously d	eveloped land					
Previously		-						
Developed Land								
Topography	Generally flat s							
Agricultural	Not agricultural	land						
Land Quality	Nie lus erus is eru							
Tree Preservation	No known issue	es						
Orders / Mature								
Trees of Value								
on site or								
significantly								
affecting								
boundaries								
Biodiversity or	No known bio/	geo diversi	ity issues					
Geodiversity on								
site or								
significantly								
affecting								
boundaries								

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

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

Primary School	NA	NA				gic /Employmer	nt	NA	
Secondary Schoo	o/ NA	NA				/Foodstore	NA		
Housing Density Location – BCP Policy HOU2	/ Very 100 c	High Densit Jph)	ty (min	NA	High D 100 dp	ensity (45- h)	А	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 kr	No known issues							
Loss of Playing Field / Sports Pitches	No kr	No known issues							
Other Social					-				
Cite includes built			Oppo			a a a fa a diference			
Site includes built	t-out emplo		ustainabi				npioyn	nent	
The site has som Objective 13 - Ec							ajor po	sitive impact for	or SA
			Con	clusi	on				
Vacant / built out	land as pa	rt of industri	ial area, su	iitable	for empl	oyment use,	with no	o known const	raints.
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employm	nent	2.6 ha	Other (spe	cify):		

Site Known as	Millfield R	oad ED	NA					
Site Address	Millfield Road	EDNA						
Ward	Ettingshall	Call for	Site Ref		NA			
Site Area (ha)	0.7	Capacit submis	y proposed in Ca sion	all for Sites	NA			
Land Type	Previously Developed	Site Ass	sessment Refere	nce	SA-0044-WOL			
	·	Background/Context						
Current uses	Vacant (fire-da	maged ind	ustrial premises)					
Surrounding	Employment U							
land uses								
		C	onstraints					
Gateway Constrai	nts		Name / Details	Amount of site of	covered (ha's)			
SSSI / SAC			None					
Ancient Woodland		S	None					
Local Nature Rese	erve		None					
Site of Importance	e for Nature		None					
Conservation								
Flood Risk Zone 3	6		None					
Registered Park 8	Garden		None					
Scheduled Ancier	nt Monument							
Operational Buria	l Ground		None					
Common Land			None					
Existing Policy	Local Quality E	mploymen	t Land (Bilston Corr	idor AAP)				
Designations			,	,				
Criteria	Assessment				Rating			
	Greer	n Belt and	d Landscape Sen	sitivity	U			
Green Belt Harm								
Landscape			Not in the Gre	en Belt				
Sensitivity								
		En	vironmental					
Greenfield /	Whole site is p							
Previously								
Developed Land								
Topography	Flat site							
Agricultural	Not agricultural	land						
Land Quality	5							
Tree	No trees on site	Э						
Preservation								
Orders / Mature								
Trees of Value								
on site or								
significantly								
affecting								
boundaries								
Biodiversity or	No habitat on s	ite						
Geodiversity on								
site or								
significantly								
affecting								
boundaries								

Heritage Assets	No heritage assets		
on site or			
significantly			
affecting			
boundaries			
Visual Amenity	Site located in industrial estate		
and Character of			
the Area			
Flood risk,	Very small part on eastern boundar	y with 0.1% chance of	
drainage and	surface water flooding.		
ground water			
Ground	No known issues		
Contamination			
Ground stability	No known issues		
Air Quality	No constraints from adjoining uses	in terms of employment	
impact of	use.		
adjoining uses			
Noise impact of	No constraints from adjoining uses	in terms of employment	
adjoining uses	use.		
Mineral	No issues		
Extraction and			
Mineral			
Resource Areas			
Mineral	No issues		
Infrastructure			
and Brickworks			
Waste	No issues		
Infrastructure			
Employment	Identified in the EDNA as suitable for	or employment use	
Development			
Development Opportunities			
Opportunities	NA		Not existing
Opportunities Employment	NA		Not existing
Opportunities	NA		employment
Opportunities Employment Land			5
Opportunities Employment Land Delivery /	No obvious constraints which could		employment
Opportunities Employment Land Delivery / Phasing	No obvious constraints which could lapsed planning permission.	affect delivery. Site has	employment
Opportunities Employment Land Delivery / Phasing Viability	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations	affect delivery. Site has	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of	No obvious constraints which could lapsed planning permission.	affect delivery. Site has	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities –	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations	affect delivery. Site has	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas,	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations	affect delivery. Site has	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations	affect delivery. Site has	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations Site within urban area with normal a	affect delivery. Site has	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations	affect delivery. Site has	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on /	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations Site within urban area with normal a	affect delivery. Site has	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations Site within urban area with normal a No known constraints	affect delivery. Site has which could affect viability. availability of utilities.	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations Site within urban area with normal a No known constraints Access off Millfields Road, as estab	affect delivery. Site has which could affect viability. availability of utilities.	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations Site within urban area with normal a No known constraints	affect delivery. Site has which could affect viability. availability of utilities.	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations Site within urban area with normal a No known constraints Access off Millfields Road, as estab permission.	affect delivery. Site has which could affect viability. availability of utilities.	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations Site within urban area with normal a No known constraints Access off Millfields Road, as estab	affect delivery. Site has which could affect viability. availability of utilities.	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations Site within urban area with normal a No known constraints Access off Millfields Road, as estab permission.	affect delivery. Site has which could affect viability. availability of utilities.	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations Site within urban area with normal a No known constraints Access off Millfields Road, as estab permission. No known impact	affect delivery. Site has which could affect viability. availability of utilities.	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations Site within urban area with normal a No known constraints Access off Millfields Road, as estab permission. No known impact Social	affect delivery. Site has which could affect viability. availability of utilities.	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations Site within urban area with normal a No known constraints Access off Millfields Road, as estab permission. No known impact Social alking or public transport (except	affect delivery. Site has which could affect viability. availability of utilities.	employment land
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network Access time by wa Primary schools:	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations Site within urban area with normal a No known constraints Access off Millfields Road, as estab permission. No known impact Social alking or public transport (except walking only) to key residential	affect delivery. Site has which could affect viability. availability of utilities.	employment
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network Access time by wa Primary schools:	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations Site within urban area with normal a No known constraints Access off Millfields Road, as estab permission. No known impact Social alking or public transport (except walking only) to key residential lance with BCP Policy HOU2	affect delivery. Site has which could affect viability. availability of utilities.	employment land
Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network Access time by wa Primary schools:	No obvious constraints which could lapsed planning permission. No obvious constraints / obligations Site within urban area with normal a No known constraints Access off Millfields Road, as estab permission. No known impact Social alking or public transport (except walking only) to key residential	affect delivery. Site has which could affect viability. availability of utilities.	employment land

Secondary Schoo	o/ NA	NA			Centre/Foodstore				NA	
Housing Density Location – BCP Policy HOU2		100 dph) A De (4						oderate ensity 0-45 dph)	NA	
Any character constraints on density	NA				·					·
Connections to local cycle route networks	•	No issues								
Public Open Space	Site r	Site not public open space								
Loss of Playing Field / Sports Pitches	No is	No issues								
Other Social										
			Орро							
Short term vacan brought back into		ployment us	se				area v	vith	opportunity	/ to be
			ustainab							
The site has som for SA Objective			•			9, 11, 12 an	id a m	ajo	r positive in	npact
				clusi						
Vacant land withi	n industria	l area, suita	ble for emp	oloyme	ent use,	with no know	/n con	str	aints.	
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employm	nent	0.7 ha	Other (spe	cify):			

Site Known as	Shaw Roa	d (Stryl	kers)			
Site Address	Shaw Road (S	Strykers)				
Ward	Bushbury South & Low Hill	Call for	Site Ref	NA		
Site Area (ha)	0.8	Capacit submis	y proposed in Ca sion	NA		
Land Type	Previously Developed	Site Ass	sessment Refere	nce	SA-0045-WOL	
		Backg	ground/Context			
Current uses	Vacant land					
Surrounding	Residential and	employm	ent			
land uses						
		С	onstraints			
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)	
SSSI / SAC			None			
Ancient Woodland		5	None			
Local Nature Rese			None			
Site of Importance	e for Nature		None			
Conservation						
Flood Risk Zone 3						
Registered Park & Scheduled Ancien						
Operational Buria			None			
Common Land	Ground		None			
Existing Policy	High Quality Er	nplovment	Land (Stafford Roa	d Corridor AAP Pol	icv SRC1)	
Designations	·					
Criteria	Assessment				Rating	
	Greer	n Belt and	d Landscape Sen	sitivity		
Green Belt Harm			Not in the Gree	en Belt		
Landscape Sensitivity						
	1		vironmental			
Greenfield /	Whole site is p	reviously d	eveloped land			
Previously Developed Land						
Topography	Flat site					
Agricultural	Not agricultural	land				
Land Quality						
Tree	No trees on site	e. Some tre	ees on land adjacen	t to site boundary		
Preservation			-	-		
Orders / Mature						
Trees of Value						
on site or						
significantly affecting						
boundaries						
Biodiversity or	No known issue	es				
Geodiversity on		-				
site or						
significantly						

affection of			
affecting boundaries			
Heritage Assets	No heritage assets		
on site or	No hemage assets		
significantly			
affecting			
boundaries			
Visual Amenity	Reclamation of derelict site would in	mprove view from bouses	
and Character of	fronting Bushbury Lane, subject to a		
the Area	fionting Dushbury Lane, subject to a	an appropriate design	
Flood risk,	No current flood risk or drainage iss	ues on site	
drainage and	The suffering hold her of aramage los		
ground water			
Ground	No issues		
Contamination			
Ground stability	No issues		
Air Quality	No constraints from adjoining uses	in terms of employment	
impact of	use.		
adjoining uses			
Noise impact of	No constraints from adjoining uses	in terms of employment	
adjoining uses	use.		
Mineral	No issues		
Extraction and			
Mineral			
Resource Areas			
Mineral	No issues		
Infrastructure			
and Brickworks			
Waste	No issues		
Infrastructure			
	Economi	C	
Employment			
Employment Development	Economi Identified in the EDNA as suitable fo		
Development			Not in
Development Opportunities	Identified in the EDNA as suitable for		Not in employment use
Development Opportunities Employment Land Delivery /	Identified in the EDNA as suitable for NA No obvious constraints which could	or employment use	
Development Opportunities Employment Land Delivery / Phasing	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission.	or employment use affect delivery. Site has	
Development Opportunities Employment Land Delivery / Phasing Viability	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations	affect delivery. Site has which could affect viability.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission.	affect delivery. Site has which could affect viability.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities –	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations	affect delivery. Site has which could affect viability.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas,	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations	affect delivery. Site has which could affect viability.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations	affect delivery. Site has which could affect viability.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations Site within urban area with normal a	affect delivery. Site has which could affect viability.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations	affect delivery. Site has which could affect viability.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on /	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations Site within urban area with normal a	affect delivery. Site has which could affect viability.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations Site within urban area with normal a No known constraints	affect delivery. Site has which could affect viability. availability of utilities.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations Site within urban area with normal a	affect delivery. Site has which could affect viability. availability of utilities.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations Site within urban area with normal a No known constraints	affect delivery. Site has which could affect viability. availability of utilities.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations Site within urban area with normal a No known constraints Planning permission (2019) confirm	affect delivery. Site has which could affect viability. availability of utilities.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations Site within urban area with normal a No known constraints	affect delivery. Site has which could affect viability. availability of utilities.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations Site within urban area with normal a No known constraints Planning permission (2019) confirm	affect delivery. Site has which could affect viability. availability of utilities.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations Site within urban area with normal a No known constraints Planning permission (2019) confirm No known impact	affect delivery. Site has which could affect viability. availability of utilities.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations Site within urban area with normal a No known constraints Planning permission (2019) confirm No known impact Social	affect delivery. Site has which could affect viability. availability of utilities.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations Site within urban area with normal a Site within urban area with normal a No known constraints Planning permission (2019) confirm No known impact Social alking or public transport (except	affect delivery. Site has which could affect viability. availability of utilities.	employment use
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network Access time by wa Primary schools:	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations Site within urban area with normal a Site within urban area with normal a No known constraints Planning permission (2019) confirm No known impact Social alking or public transport (except walking only) to key residential	affect delivery. Site has which could affect viability. availability of utilities.	
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network Access time by wa Primary schools:	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations Site within urban area with normal a Site within urban area with normal a No known constraints Planning permission (2019) confirm No known impact Social alking or public transport (except	affect delivery. Site has which could affect viability. availability of utilities. s access acceptable. <i>GP/Health Centre/Walk in</i> <i>Centre</i>	employment use
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network Access time by wa Primary schools:	Identified in the EDNA as suitable for NA No obvious constraints which could outline permission. No obvious constraints / obligations Site within urban area with normal a Site within urban area with normal a No known constraints Planning permission (2019) confirm No known impact Social alking or public transport (except walking only) to key residential	affect delivery. Site has which could affect viability. availability of utilities. s access acceptable. <i>GP/Health Centre/Walk in</i>	employment use

Secondary Schoo	ol NA				Centre/Foodstore				NA	
Housing Density Location – BCP Policy HOU2		100 dph) 100 dph) A D						De	oderate ensity 0-45 dph)	NA
Any character constraints on density	NA									
Connections to local cycle route networks)	lo issues								
Public Open Space	No kr	No known issues								
Loss of Playing Field / Sports Pitches	No is	No issues								
Other Social										
				ortuni						
A short term vaca area and no know B1/B8 uses.										
		S	ustainab	ility A	ppraisa	al				
The site has som SA Objective 13						11, 12 and a	a majo	or p	ositive impa	act for
				clusi				-		(00 (0
Vacant land withi outline permission							on-im	pier	mentation o	12019
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employm	nent	0.8 ha	Other (spe	cify):			

Site Known as	Dean's Ro	ad/ Nea	achells Lane			
Site Address	Dean's Road/	Neachell	ls 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 As	SA-0047-WOL			
		Back	ground/Context			
Current uses	Public Open Sp	bace				
Surrounding land uses	Residential, Ra	iilway lines	s, Employment Uses	3		
		C	Constraints			
Gateway Constrai	ints		Name / Details	Amount of site	covered (ha's)	
SSSI / SAC			None			
Ancient Woodland		S	None			
Local Nature Rese			None			
Site of Importance Conservation						
Flood Risk Zone 3	None					
Registered Park 8						
Scheduled Ancier						
Operational Buria						
Common Land			None			
Existing Policy			for Nature Conserva		y ENV1)	
Designations	Recreational O Existing Green		e (UDP Policies EN\ Policy R6)	/6, R3)		
Criteria	Assessment	•	, ,		Rating	
	Greer	n Belt an	d Landscape Sen	sitivitv		
Green Belt Harm			•			
Landscape			Not in the Gre	en Belt		
Sensitivity						
		En	vironmental			
Greenfield /	Whole site is g	reenfield				
Previously						
Developed Land						
Topography	Generally flat s					
Agricultural	Not agricultural	land				
Land Quality						
Tree			cludes areas of woo	dland and		
Preservation	Millennium For	est design	ations.			
Orders / Mature	Dependent	ho nort of	the olto which is it.	valanad treat		
Trees of Value			the site which is dev			
on site or significantly			gation for loss would ben space or other a			
affecting boundaries		nanning Op	on space of other a	יאטייטאיומוב אונפא.		
		e the whe	la sita This designs	tion has been		
Biodiversity or Geodiversity on			le site. This designa			
site or	I IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	confirmed by an ecological survey in 2020. It is likely that nitigation for loss of 8 ha of SLINC and net biodiversity gain				
site or significantly		an be delivered on remaining 5 ha of SLINC.				
site or significantly affecting						

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

	S	ocial					
Primary schools: v	alking or public transport (e) walking only) to key resident ance with BCP Policy HOU2	cept tial	GP/Health Centre/V Centre	Nalk ii	ⁿ NA		
Primary School	NA		Strategic Centre/Employmen	t Area	NA	NA	
Secondary School	NA	Centre/Foodstore	NA	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	1	I	1 1			
Connections to local cycle route networks	No issues						
Public Open Space	Whole site is a public open route. The Wolverhampton Plan (2018) concludes that open space in the Bilston A of up to 8 ha of this site sub through quality improvement that mitigation for loss of 8 improvements to remaining diversion of greenway routed	Ópen there i nalysis ject to nts to le ha can Neach	Space Strategy and s a surplus of recreat s Area, supporting the sufficient mitigation ocal open space. It is be provided through	Actior tional e loss s likely qualit	/ y		
Loss of Playing Field / Sports Pitches	No Playing Field/ Sports Pit						
Other Social			_				
Dort of oits has not		ortunit		the F			
Fait of site has pote	ential for allocation for Employ Sustainab			r the E	DINAZ SIUUY.		
The site has some r for SA Objective 13	negative impacts for SA Objec			a maj	jor positive imp	oact	
	Con	clusi	on				
good access to the of open space in thi Strategy and Action	with a SLINC designation. Site highways network, subject to j s part of Wolverhampton, as s Plan, which can support the o Open Space (part), subject to	unctio et out combin	n improvements. The in the 2018 Wolverha ed loss of 8 ha of pul	ere is a amptoi blic op	a surplus in qu n Open Space pen space at th	uantity his site	
of recreational operational operational operational operation of the second sec	e for employment development on space and SLINC / nature ss onto Neachells Lane. Fu	conse rther a	ervation value. Capa assessment work is	acity ı s unde	may be const erway which v	raineo 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	Housing	NA	Employment	8.0 ha	Other (specify):	5.0 ha improved public open space
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51-WOL		
ha's)		
on		

Heritage Assets	No heritage assets		
on site or			
significantly affecting			
boundaries			
Visual Amenity	Site located in industrial estate		
and Character of	Site located in industrial estate		
the Area			
Flood risk,	No current flood risk or drainage iss	sues on site	
drainage and	the carrent need net of alamage los		
ground water			
Ground	No issues		
Contamination			
Ground stability	No issues		
Air Quality	No constraints from adjoining uses	in terms of employment	
impact of	use.		
adjoining uses			
Noise impact of	No constraints from adjoining uses	in terms of employment	
adjoining uses	USE.		
Mineral	No issues		
Extraction and			
Mineral			
Resource Areas			
Mineral	No issues		
Infrastructure			
and Brickworks Waste	Najaguag		
Infrastructure	No issues		
IIIIastructure	Economi		
Employment	Identified in employment evidence a		
Development		as suitable for employment	
Opportunities			
Employment	NA		Not existing
Land			employment
			land
Delivery /	No obvious constraints which could		
Phasing	permission 13/01194/FUL granted 2	2014 for change of use to	
	scrapyard.		
Viability	No obvious constraints / obligations		
Availability of	Site within urban area with normal a	availability of utilities.	
utilities –			
electricity, gas,			
water, sewage treatment			
Infrastructure	No known constraints		
constraints on /			
under site			
Highways	Access off Dale Street and access	to Black Country Route via	
access and	Dale St, Vulcan Rd & Hare St. acce		
transportation	permission.		
Impact on the	No known impact		
wider road			
network			
-	Social		I
	alking or public transport (except	GP/Health Centre/Walk in	
	walking only) to key residential	Centre	NA
services in accord	ance with BCP Policy HOU2		
Primary School	NA	Strategic	NA
		Centre/Employment Area	

Secondary Schoo	NA NA				Centre/Foodstore				NA	
Housing Density Location – BCP Policy HOU2	Very 100 d	High Densit lph)	ty (min	NA	High D 100 dp	ensity (45- h)	N A	De	oderate ensity 0-45 dph)	NA
Any character constraints on density	NA				1		1 1			1
Connections to local cycle route networks		No issues								
Public Open Space	Site r	Site not public open space								
Loss of Playing Field / Sports Pitches	No is:	sues								
Other Social										
				ortuni						
Vacant site falling employment use.	within Hig						ning p	ern	nission for	
			Sustainab							-
The site has some Objective 13 - Eco		impacts for	r SA Objec	tives 7	, 11, 12	and a major	positi	ve i	impact for S	A
	JIIOIIIy		Con	clusi	on					
Vacant land within	n industria	l area, suita			-	with no knov	vn con	stra	aints.	
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employm	nent	0.9 ha	Other (spe	cify):			

Site Known as	Land behi Road	nd Key	line Builders	Merchants, V	Villenhall
Site Address	Land behind k	Keyline Bu	uilders Merchants	, Willenhall Road	
Ward	East Park	Call for	Site Ref		NA
Site Area (ha)	1.2	Capacit submis	y proposed in C sion	NA	
Land Type	Previously Developed	Site As	sessment Refere	ence	SA-0052-WOL
		Backę	ground/Context		
Current uses	Vacant land wit	h vegetati	on/trees		
Surrounding land uses				Line and Residentia	al
		C	Constraints		
Gateway Constrai	ints		Name / Details	Amount of site c	overed (ha's)
SSSI / SAC			None		
Ancient Woodland	d / Veteran Trees	S	None		
Local Nature Rese			None		
Site of Importance			None		
Conservation					
Flood Risk Zone 3	}		None		
Registered Park &			None		
Scheduled Ancien			None		
Operational Buria			None		
Common Land			None		
Existing Policy				1	
Designations					
Criteria	Assessment				Rating
		Belt and	d Landscape Se	nsitivity	
Green Belt Harm					
Landscape Sensitivity			Not in the Gre	en Belt	
Constituty		Fn	vironmental		
Greenfield /	Whole site prev				
Previously					
Developed Land					
Topography	Flat site				
Agricultural	Not agricultural	land			
Land Quality					
Tree	Site includes na	aturally rec	generated vegetation	on, includina some	
Preservation	trees.	,	,	,	
Orders / Mature					
Trees of Value	Further assess	ment work	is underway which	will be reflected in	
on site or	the Publication		2		
significantly					
affecting					
boundaries					
Biodiversity or	Site includes na	aturally reg	generated vegetation	on.	
Geodiversity on			-		
site or			is underway which	will be reflected in	
significantly	the Publication	Plan			
affecting boundaries					

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

Primary School	NA				Strategic Centre/ Employment Area				NA	
Secondary Scho	o/ NA	NA			Centre	Centre/Foodstore			NA	
Housing Densit Location – BCP Policy HOU2		High Densit lph)	100 dph) A De					oderate ensity 0-45 dph)	NA	
Any character constraints on density	NA									
Connections to local cycle route networks										
Public Open Space	Site r	Site not public open space								
Loss of Playing Field / Sports Pitches	No is	sues								
Other Social										
			Орро							
Overgrown vacal use.	nt site withi	n employme	ent area wl	hich ha	as recent	t planning pe	ermiss	ion	for employ	ment
		S	ustainab	ility A	ppraisa	al				
The site has som Objective 13 - Ec		impacts for				2 and a majo	or posi	tive	e impact for	SA
				clusi	-					
Vacant land with loss of trees / ha Plan.										
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employm	nent	1.2 ha	Other (spe	cify):			

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

Site Known as	West of Ca	annock F	Road, Bushb	oury		
Site Address	West of Canno	ock Road, I	Bushbury			
Ward	Bushbury North	Call for S	ite Ref		197 (part)	
Site Area (ha)	3.45		Capacity proposed in Call for Sites submission			
Land Type	Greenfield	Site Asse	Site Assessment Reference			
		Backgr	ound/Context			
Current uses	Agricultural lan	d including p	ools			
Surrounding				st, Moseley Road a	nd agricultural	
land uses			ral land to east.	•	0	
		Co	nstraints			
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)	
SSSI / SAC			None		· · ·	
Ancient Woodland	/ Veteran Trees	S	None			
Local Nature Rese	erve		None			
Site of Importance	e for Nature Con	servation	Moseley Hall (proposed)	3.45 ha		
Flood Risk Zone 3			None			
Registered Park &			None			
Scheduled Ancien			None			
HSE Consultation		dential)	None			
Operational Buria	Ground		None			
Common Land			None			
Existing Policy Designations	All Green Belt;	Small part S				
Criteria	Assessment				Rating	
			Landscape Sen			
Green Belt Harm	from the West I encroachment contribution to p the West Midla topographic gra distinction betw any release in t	Vidlands cor onto the cou preventing th nds conurba adient within veen the sett his area wou	uld weaken this ro	venting oderate ements between Hay. The eates a strong he Green Belt, so le.	Very High	
Landscape Sensitivity	moderate-high	sensitivity to	Hill, south of Unde residential develo atural heritage valu	pment due to its	Moderate - High	
			ironmental			
Greenfield / Previously	Whole site (3.4	5 ha) is gree	enfield			
Developed Land						
Topography	Generally flat s	ite.				
Agricultural			area is less than 2	20 ha in extent		
Land Quality	therefore asses					
Tree			PO covers whole			
Preservation			ne site itself, conce	entrated around		
Orders / Mature Trees of Value on site or	the pools in the	centre and	at the edge.			
significantly						

affecting		
boundaries		
Biodiversity or	The site is proposed for designation as a Site of Importance for	
Geodiversity on	Nature Conservation (SINC), following ecological survey,	
site or	subject to Wolverhampton Cabinet approval in autumn 2021.	
significantly	Once confirmed, this would be a gateway constraint to	
affecting	development.	
boundaries		
Heritage Assets	The site falls within Moseley Mill and Fishponds Area of High	
on site or	Historic Landscape Value (HLC Study) and development would	
significantly	significantly reduce the historic value of the AHHLV.	
affecting		
boundaries		
Visual Amenity	The site is located in an area of wholly rural character and the	
and Character of	site is completely separated from the urban area, accessed via	
the Area		
the Area	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,	No current flood risk or drainage issues on site.	
drainage and	Pools in centre of site could not be developed, reducing	
ground water	developable area to approx2 ha.	
Ground	No issues	
Contamination		
Ground stability	No issues	
Air Quality	No issues	
impact of		
adjoining uses		
Noise impact of	No issues	
adjoining uses	140 155005	
Mineral	No issues	
Extraction and	110 135065	
Mineral		
Resource Areas		
	No issues	
Mineral	NOISSUES	
Infrastructure		
and Brickworks		
Waste	No issues	
Infrastructure		
	Economic	
Employment	NA	Not suitable for
Development		employment use
Opportunities		
Employment	NA	Not existing
Land		employment
		land
Delivery /	No obvious constraints which could affect delivery.	
Phasing		
Viability	No obvious constraints / obligations which could affect viability.	
Availability of	As the site is isolated there may be issues accessing services	
utilities –	on site.	
electricity, gas,		
water, sewage		
treatment	No known constrainte	
Infrastructure	No known constraints	
constraints on /		
under site		

Highways	Access only possible from Mo	oselev	Road, which is a nar	row		
access and	lane and is likely to need imp					
transportation						
Impact on the wider road network	To avoid impacts on the wide the Northycote Land / Mosele Greenfield Lane and/or Mose junctions may be required. P scale sites come forward nea improvements along the Nort Bushbury Lane route and jun Stafford Road.					
		ocial				
Primary schools: w	Iking or public transport (ex /alking only) to key resident ance with BCP Policy HOU2	tial	GP/Health Centre/V Centre	Valk in		
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.					
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45- 100 dph)	C	Aoderate Density 40-45 dph)	X
Any character constraints on density	Rural character restricts ass area.	sessec	I density to 40 dph or	n 2 ha n	et developab	le
Connections to local cycle route networks	No issues					
Public Open Space	There is a sufficient quantity to meet the needs of new re walking distance from Abbe from Northycote Farm Cour	esident syfield l	s. The site is <800 n Neighbourhood Park	n		
Loss of Playing Field / Sports Pitches	No issues		, ,			
Other Social	There is likely to be a shorta school places locally which through off-site investment.	would				
	Орро	ortunit	ies			
	Sustainabi	ilitv A	nnraisal			
Not completed as no	ot considered a reasonable alt					
•	Con	clusio	on			
	I for designation as a SINC, fo autumn 2021. Once confirme					
	tantially detached from the edu uitable development sites.	ge of th	ne urban area and not	capabl	e of being atta	ached
Development would of High Historic Land	also significantly reduce the l dscape Value.	historic	value of the Mosele	y Mill a	nd Fishponds	s Area
The site is not suit	able for housing developme	ent.				

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

Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	NA	Other (specify):	

Site Known as	Land adjoining Bushbury Hill Farm, Bushbury Lane					
Site Address	Land adjoining	g Bushbury F	lill Farm, Bush	bury Lane		
Ward	Bushbury North	Call for Sit	e Ref		N/A	
Site Area (ha)	2.36	Capacity p submissio	roposed in Ca n	all for Sites	N/A	
Land Type	Greenfield	Site Asses	sment Refere	nce	SA-0006-WOL	
		Backgro	und/Context			
Current uses	Fields and liste	d farmhouse				
Surrounding	Agricultural lan	d and church				
land uses	0					
		Con	straints	T		
Gateway Constrai	nts		Name /	Amount of site c	overed (ha's)	
			Details			
SSSI / SAC Ancient Woodland	/ Voteron Trees	<u></u>	None			
		5	None			
Local Nature Rese Site of Importance		convotion	None None			
Flood Risk Zone 3		Servation	None			
Registered Park &			None			
Scheduled Ancien			None			
HSE Consultation		dential)	None			
Operational Burial						
Common Land	oround					
Existing Policy Designations	All Green Belt		None			
Criteria	Assessment				Rating	
		Belt and La	andscape Sen	sitivity		
Green Belt Harm	The sub-parcel from the West I encroachment contribution to p the West Midlar topographic gra distinction betw any release in t	Green Belt and Landscape Sensitivity 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.				
Landscape Sensitivity	moderate-high	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.				
			onmental			
Greenfield /	Majority greenfi	eld				
Previously Developed Land						
Topography	Generally flat s					
Agricultural		Grade not known, however area is less than 20 ha in extent				
Land Quality	therefore asses					
Tree				tained as part of		
Preservation Orders / Mature Trees of Value on site or	development. I	No known tree	es of value			
significantly						

affecting		
boundaries		
Biodiversity or	No known value	
Geodiversity on		
site or		
significantly		
affecting		
boundaries		
Heritage Assets	Vacant land including Grade II listed farmhouse and adjoining	
on site or	Grade II* listed church and churchyard. Land is also a Black	
significantly	Country Archaeological Priority Area – APA 29 Bushbury	
affecting	deserted medieval settlement. Development of the site would	
boundaries	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	Site adjoins listed farmhouse and adjoins listed church. Site	
and Character of	visible from residential properties off Bushbury Lane to the	
the Area	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,	No current flood risk or drainage issues on site.	
drainage and		
ground water		
Ground	No issues	
Contamination		
Ground stability	No issues	
Air Quality	No issues	
impact of		
adjoining uses		
Noise impact of	No issues	
adjoining uses		
Mineral	No issues	
Extraction and		
Mineral		
Resource Areas		
Mineral	No issues	
Infrastructure		
and Brickworks		
Waste	No issues	
Infrastructure	Ferrenie	
Fuenda and t	Economic	Net evite 1.1.1
Employment	NA	Not suitable for
Development		employment use
Opportunities		Not as 1511 s
Employment	NA	Not existing
Land		employment
Delivery		land
Delivery /	No obvious constraints which could affect delivery.	
Phasing	No obvious constraints / obligations which could affect with little	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of	No known constraints	
utilities –		

electricity, gas,						
water, sewage						
treatment						
Infrastructure	No known constraints					
constraints on /						
under site						
Highways	Existing access points from B	Bushbu	ry Lane and Sandy L	.ane		
access and	would need improving.					
transportation						
Impact on the	Northycote Lane \ Legs Lane					
wider road	junction improvements toward	ds Stat	ford Road may be ne	eded.		
network	6	!-!				
Access time by we	ی lking or public transport (ex!	ocial				
	valking or public transport (ex		GP/Health Centre/V	Valk in		
	ance with BCP Policy HOU2		Centre			
	Strategic					
Primary School			Centre/Employment Area			
Secondary School	C		Centre/Foodstore			
Housing Density	Very High Density (min		High Density (45-		oderate X	
Location – BCP	100 dph)		100 dph)		ensity	
Policy HOU2					0-45 dph)	
Any character constraints on	Rural character restricts ass	sesseo	density to 25 dph or	n 2.36 ha	a net developabl	le
density	area.					
Connections to	No issues					
local cycle route						
networks						
Public Open	There is a sufficient quantity					
Space	to meet the needs of new re					
	walking distance from Abbeyfield Neighbourhood Park and					
	from Northycote Farm Coun					
Loss of Playing	No issues					
Field / Sports						
Pitches Other Social	Thoro in likely to be a sharet		nrimon, and accesses			
Other Social	There is likely to be a shorta school places locally which					
	through off-site investment.	u				
	Oppo	rtunit	ies			
		Turnt				
	Queteinehi		• ·			

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

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

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.

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

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	Housing	NA	Employment	NA	Other (specify):	
infrastructure requirements						

Site Known as	Former Bu	Ishbury S	wimming E	Baths, Sandy	Lane	
Site Address	Former Bushb	oury Swimmii	ng Baths, Sand	ly Lane		
Ward	Bushbury North	Call for Sit	e Ref		284	
Site Area (ha)	0.83	Capacity p submissio	roposed in Ca n	III for Sites	36 homes	
Land Type	Greenfield	Site Asses	sment Refere	nce	SA-0007-WOL	
		Backgro	und/Context			
Current uses	Grassed area v	vith public acc	ess			
Surrounding	Residential use	s beyond road	d to the south; al	lotments to the wes	t and north;	
land uses	Recreational O	pen Space to	the east			
		Con	straints			
Gateway Constrai	nts		Name /	Amount of site c	overed (ha's)	
			Details			
SSSI / SAC			None			
Ancient Woodland		6	None			
Local Nature Rese			None			
Site of Importance		servation	None			
Flood Risk Zone 3			None			
Registered Park &			None			
Scheduled Ancien			None			
HSE Consultation		dential)	None			
Operational Buria	Ground		None			
Common Land			None			
Existing Policy Designations	Green Belt; Bus	shbury Hill Co	nservation Area			
Criteria	Assessment				Rating	
	Greer	Belt and La	andscape Sen	sitivity		
Green Belt Harm	Green Belt and Landscape Sensitivity 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.					
Landscape	The area aroun	d Bushbury H	lill, south of Unde	erhill Road has a		
Sensitivity				opment due to its	Moderate-High	
	recreational, cu		ural heritage valu onmental			
Greenfield /	Whole site is gr					
Previously Developed Land		connoid				
Topography	l and on a rise t	from west to e	ast Site has view	ws to the wider		
· obogiabily	Land on a rise from west to east. Site has views to the wider landscape to the west					
		Not agricultural land				
Agricultural Land Quality		land				
Agricultural Land Quality Tree	Not agricultural		ndary with Sandy	/ Lane to the		
Land Quality Tree	Not agricultural Several trees o	f note on bour	ndary with Sandy Retention of thes			
Land Quality Tree Preservation	Not agricultural Several trees o south and track	f note on bour	ndary with Sandy Retention of thes			
Land Quality Tree	Not agricultural Several trees o	f note on bour				
Land Quality Tree Preservation Orders / Mature	Not agricultural Several trees o south and track	f note on bour				

affecting		
boundaries		
Biodiversity or	No known constraints	
Geodiversity on		
site or		
significantly		
affecting		
boundaries		
Heritage Assets	The site is located within the existing Bushbury Hill	
on site or	Conservation Area (CA) boundary and is proposed for	
significantly	retention in a reduced CA boundary following consultation on a	
affecting	new CA Appraisal and revised boundary in summer 2021. The	
boundaries	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	Development of the site would produce a pocket of urban	
and Character of	development in a large open space which contributes to the	
the Area	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,	Small part of site at 0.1% chance of surface water flooding	
drainage and	Since part of one at or the onanoe of buildoe water hobding	
ground water		
	Na iaawaa	
Ground	No issues	
Contamination		
Ground stability	Foundations of former swimming pool lie beneath site. Any	
	potential issues arising from this would need to be	
	investigated.	
Air Quality	No issues	
impact of		
adjoining uses		
Noise impact of	No issues	
adjoining uses		
Mineral	No issues	
Extraction and		
Mineral		
Resource Areas		
	Na jaguna	
Mineral	No issues	
Infrastructure		
and Brickworks		
Waste	No issues	
Infrastructure		
	Economic	
Employment	NA	Not suitable for
Development		employment use
Opportunities		
Employment	NA	Not existing
Land		employment land
Delivery /	No known constraints which could affect delivery.	
Phasing	The filler of other and the which bodie and the delivery.	
Viability	Ground stability could affect viability. Further information	
viability		
Assolution	required.	
Availability of	No known constraints	
utilities –		
electricity, gas,		
water, sewage		
treatment		

Infrastructure	No known constraints					
constraints on /						
under site	Multiple coccess from Cond	v Lono	No improvemente			
Highways access and	Multiple accesses from Sandy necessary.	y Lane	. No improvements			
transportation	necessary.					
Impact on the	No likely impacts from this sit	o in ice				
wider road	No likely impacts norn this sit	.e 111150	Jiation.			
network						
	S	ocial				
Access time by wa	alking or public transport (ex			A / . //		
	valking only) to key resident		GP/Health Centre/V	vaik in		
services in accord	ance with BCP Policy HOU2		Centre			
Primary School			Strategic			
			Centre/Employmen	t Area		
Secondary School			Centre/Foodstore			
Housing Density	Very High Density (min		High Density (45-	M	oderate	X
Location – BCP	100 dph)		100 dph)		ensity	~
Policy HOU2					0-45 dph)	
				`		
Any character	Rural character, openness a	and pro	ominent character of	site rest	ricts assess	ed
constraints on	density to 30 dph on 0.83 ha	a net d	evelopable area.			
density						
Connections to	No issues					
local cycle route						
networks	The state in the second s					
Public Open	The site is grassed with ope public open space, however			as		
Space	amenity open space immed			oro ic		
	sufficient public open space					
	needs of new residents.	, in uic				
Loss of Playing	No issues					
Field / Sports						
Pitches						
Other Social	There is likely to be a shorta					
	school places locally which would need to be addressed					
	through off-site investment.					
	Орро	rtunit	ios			
	0000	iuiii	165			

Sustainability Appraisal

The site has some negative impacts for SA Objectives 1, 2,3, 5, 6, 7, 9, 12

Conclusion

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.

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

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	Housing	NA	Employment	NA	Other (specify):	

Site Known as	Land at Pe	ennwood	Farm, Gold	lthorn Park (r	north)
Site Address	Land at Penny	wood Farm, (Goldthorn Park	(north)	
Ward	Blakenhall	Call for Sit	e Ref		10521
Site Area (ha)	27.80	Capacity p submissio	roposed in Ca n	all for Sites	600 homes
Land Type	Greenfield	Site Asses	sment Refere	nce	SA-0011-WOL
		Backgro	und/Context		
Current uses	Agricultural				
Surrounding land uses	Colton Hills Sch Wolverhamptor	n Road East a		Hotel to the north a tre for the Blind to the to the south.	
	, <u>g</u>		straints		
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)
SSSI / SAC			None		
Ancient Woodland		8	None		
Local Nature Rese			None		
Site of Importance		servation	None		
Flood Risk Zone 3			None		
Registered Park &			None		
	d Ancient Monument None				
HSE Consultation Operational Buria		dential)	None None		
Common Land	Ground				
Existing Policy	Green Belt; SL	NCs	None		
Designations					
Criteria	Assessment				Rating
			andscape Sen		
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.				
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	
Oreenfield (M/hole etter te		onmental		
Greenfield / Previously Developed Land	Whole site is gr				
Topography	Site is undulatir	na with elevate	ed sections, part	icularly in the	
	north east corn	er of the site,	and falls towards	s the incised	
Agricultural Land Quality	Grade not know	vn. Most rece		ind maps suggest	

therefore assessment would be required to determine if land is grade 3a.	
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.	
Development would need to be designed to protect trees and woodlands, reducing developable area.	
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 SLINCs covering important hedgerows within the site. The survey also supports the retention of the SINCs adjoining the south of the site.	
Development would need to be designed to protect proposed new SINCs and SLINCs, reducing developable area. 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 SLINCs. 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.	
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. 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. Development would cause significant harm to the rural character of the area, as established through the AHHLV designation (see above)	
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.	
No issues	
No issues	
	grade 3a. 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. Development would need to be designed to protect trees and woodlands, reducing developable area. 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 SLINCs covering important hedgerows within the site. The survey also supports the retention of the SINCs adjoining the south of the site. Development would need to be designed to protect proposed new SINCs and SLINCs, reducing developable area. 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 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 need significant harm to the historic value of the AHHLV which could not be mitigated. 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. Development within the north easter corner of the site would have a significant impact on visual amenity.

Noise impact of	No issues		
adjoining uses	Nie ieeuwee		
Mineral Extraction and	No issues		
Mineral			
Resource Areas			
Mineral	No issues		
Infrastructure			
and Brickworks			
Waste	No issues		
Infrastructure			
	Economi	c	
Employment	NA		Not suitable for
Development			employment use
Opportunities			
Employment	NA		Not existing
Land			employment
			land
Delivery /	No obvious constraints which could	affect delivery.	
Phasing	No obvious construints / st.P.s.d	which could affect to the	
Viability	No obvious constraints / obligations	which could affect viability.	
Availability of utilities –	No known constraints		
electricity, gas, water, sewage			
treatment			
Infrastructure	Public rights of way cross northern	part of site which would	
constraints on /	need to be incorporated into any lay		
under site			
	Public foul sewer with 5m easemen		
	adjoining Wolverhampton Road East	st, which is the only main	
	access to the site - this sewer would	d need to be crossed with	
	an access road.		
	Water pipes with 5m easement cros		
	site and run along the Penn Brook a		
	residential area – three of these pip	es would need to be	
Highways	crossed with an access road. Main access only possible from Wo	verbampton Road East to	
access and	the east of the site. Two accesses a		
transportation	possibly requiring junction improver		
	secondary access is possible from		
	west of the site. This could constra		
	half of the site.		
Impact on the	To avoid impacts on the wider road		
wider road	improvements would be required to		
network	\ Parkfield Road signal controlled ju	nction and along the	
	Wolverhampton Road East route.		
	Social		
	Ilking or public transport (except	GP/Health Centre/Walk in	
	valking only) to key residential	Centre	
Services in accord	ance with BCP Policy HOU2	Stratogic	
Primary School		Strategic Centre/Employment Area	
		Centre/Employment Area	
		Centre/Foodstore	
Secondary School			

Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High E 100 dp	Density (45- Dh)	C	1oderate Density 10-45 dph)	X		
Any character constraints on density	Given rural character a low	er density wou	ld be appropi	riate.				
Connections to local cycle route networks	No issues							
Public Open Space	open space of various type the development would req open space providing a chil other facilities, of approx. 2 greenspace is also required	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 short school places locally which off-site investment.							
	Оррс	ortunities						
	Sustainab	ility Apprais	al					
The site has some n impact for SA Object	egative impacts for SA Objec tive 10 - Housing	tives 1, 2, 3, 4,		12 and	a major posi	tive		
	Con	clusion						
The site is in an area highest level for both Historic Landscape Listed Park Hall Hote the south, and inclue SLINC. The site is co link between the Par south. The site is also	I woodland including some and a of very high green belt harm n ratings. The area also forms Value (AHHLV), as defined in el, to the north of the site, and des historic field boundaries a characterised by open farmlar k Hall Hotel and its setting to so on an area of high ground	and moderate s a key part of the HLC Study the Park and nd hedgerows of with historic the north and and is visible f	e-high landsca the Former S y. The AHHL Ashen Coppi and archaeo field boundar the ancient w rom a consid	ape sen Gedgley LV centrice Anci logical i ries and roodlance erable c	sitivity – the Park Area of es on the Gra ent Woodlan nterest within provides a v d coppices to distance.	High ade II ds to n the risual the		
	nent of the site would cause a ity of remaining green belt and							
	able for housing developme busing NA Employm		Other (spec	cify):				

Site Known as	Colton Hill	Colton Hills Community School Playing Fields (part)					
Site Address	Colton Hills Co	Colton Hills Community School Playing Fields (part)					
Ward	Blakenhall	Call for Sit	e Ref		283	283	
Site Area (ha)	4.56	Capacity p Sites subn	roposed in Ca nission	all for	2.5 ha	for housing	
Land Type	Greenfield	Site Asses	sment Refere	nce	SA-00	12-WOL	
		Backgro	und/Context				
Current uses	School playing	fields associa	ted with Colton I	Hills Second	arv Sch	lool	
Surrounding						playing field to the	
land uses	east					, -	
		Con	straints				
Gateway Constrai	ints		Name /	Amount	of site c	overed (ha's)	
			Details				
SSSI / SAC			None				
Ancient Woodland		8	None				
Local Nature Rese			None				
Site of Importance		servation	None				
Flood Risk Zone 3			None				
Registered Park 8			None				
Scheduled Ancier		-l (- 1)	None				
HSE Consultation		dential)	None				
Operational Buria Common Land	Ground		None None				
Existing Policy	All Green Belt		None				
Designations	Playing fields						
Criteria	Assessment					Rating	
ontonia		Belt and L	andscane Sen	sitivity		rtatnig	
Green Belt Harm	The sub-parcel sprawl of the W and in preventing en parcel is adjace urbanising influences, but relationship with the inset urban weaker than the would not	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					
Landscape Sensitivity	significantly weaken the adjacent Green Belt. The landscape is considered to have moderate-high overall sensitivity to residential development due to its visual prominence, natural character and time-depth. Environmental					Moderate-High	
Greenfield /	The majority of			ainder is ha	rd-		
Previously Developed Land		The majority of the site is greenfield, the remainder is hard- surfaced pitches.					
Topography	Majority flat						
Agricultural	Not agricultural	land					
Land Quality							
Tree Preservation Orders / Mature	None				_		

Trees of Value		
on site or		
significantly		
affecting boundaries		
	No notivel hobitation aita. Natibiadi avaitu sain apula ha	
Biodiversity or	No natural habitat on site. Net biodiversity gain could be	
Geodiversity on site or	delivered on Colton Hills School site.	
significantly		
affecting		
boundaries		
Heritage Assets	No heritage assets	
on site or		
significantly		
affecting		
boundaries		
Visual Amenity	Development of southern part would result in the loss of a	
and Character of	significant area of open land within the Goldthorn Park area.	
the 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,	Very small areas of site have a 0.1% / 1% chance of surface	
drainage and	water flooding. SUDs could be accommodated on Colton Hills	
ground water	School site.	
Ground	No issues	
Contamination		
Ground stability	No issues	
Air Quality	No issues	
impact of		
adjoining uses		
Noise impact of	No issues	
adjoining uses		
Mineral	No issues	
Extraction and		
Mineral		
Resource Areas		
Mineral	No issues	
Infrastructure and Brickworks		
Waste	No issues	
Infrastructure		
	Economic	
Employment	NA	Not suitable for
Development		employment use
Opportunities		
Employment	NA	Not existing
Land		employment
		land
Delivery /	No obvious constraints which could affect delivery.	
Phasing		
Viability	Costs of providing replacement playing fields, reconfiguring	
	hard-surfaced courts and providing new public open space	
	could be considerable.	
Availability of	Site within urban area with normal availability of utilities.	
utilities –		
electricity, gas,		

water, sewage						
treatment	Dublic facto othe run closer un					
Infrastructure constraints on /	Public footpaths run along we site.	esterna	and southern bounda	iries of		
under site	site.					
Highways	Main access is only possible	via Jer	emy Road which cu	rrentlv		
access and	serves Colton Hills School, or					
transportation	residential cul de sac. Neithe					
	residential development. A m			ould be		
	allowable in the northern part					
Impact on the	Access via Jeremy Road and	/or We	stminster Avenue co	uld		
wider road	create major impacts on Gold			nctions	6	
network	with Goldthorn Hill and Wolve					
	Combination with other sites	nearby	could increase impa	icts		
	further.	ocial				
Access time by we	ی Iking or public transport (ex					
	walking only) to key resident		GP/Health Centre/V	Valk in		
	ance with BCP Policy HOU2	iai	Centre			
			Strategic			
Primary School			Centre/Employmen	t Area		
Secondary School			Centre/Foodstore			
Secondary School						
				1		
Housing Density	Very High Density (min		High Density (45-		Moderate	Х
Location – BCP	100 dph)		100 dph)		Density	
Policy HOU2					(40-45 dph)	
Any character	Adjoining residential areas h	nave a	low density.			
constraints on	·					
density						
Connections to	No issues					
local cycle route						
networks						
Public Open	The area where the site is lo					
Space	space. Development of any					
	site provision of public open serve new housing. This co					
	northern part on land which					
Loss of Playing	The site is majority grassed			avina		
Field / Sports	fields by Colton Hill Second					
Pitches	mini football pitches, 8 tenni	is cour	ts and a non-turf cric	ket		
	wicket. There are no sites in					
	provide adequate mitigation					
	of playing field. Developme					
	configured to protect or re-c			iced		
Other Social		courts in line with the current Playing Pitch Strategy.				
	Орро	rtunit	ies			
The disposal of this	site for development could par			lton Hi	lls School	
	Sustainabi					
The site has some r	negative impacts for SA Object			and a	positive impac	t for
SA Objective 10 – H	• • •		, , - , - , , - , - ,			-
		clusic	n			
The site forms part	of school playing fields located	d in the	e green belt. The ma	ajority	of the site (sou	uthern
part) has highway o	constraints which cannot be ow	vercom	e and would result in	n the l	oss of playing	fields
contrary to the curre	ent Wolverhampton Playing Pite	ch Stra	ategy, which could no	ot be a	dequately mitig	gated.

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	Housing	NA	Employment	NA	Other (specify):	

Site Known as	Mount Far	m, Pennw	vood Lane						
Site Address	Mount Farm, F	Mount Farm, Pennwood Lane							
Ward	Penn	Call for Sit	e Ref		N/A				
Site Area (ha)	0.85	Capacity p submissio	roposed in Ca n	III for Sites	N/A				
Land Type	Greenfield	Site Asses	sment Refere	nce	SA-0014-WOL				
		Background/Context							
Current uses	Agricultural lan	d							
Surrounding	Original farmho	ouse (Mount F	arm) and conver	ted stables with def	ached barns to				
land uses				tial and burial grour					
	Residential to v	vest and south	n, beyond Pennw	vood Lane.					
		Con	straints						
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)				
SSSI / SAC			None						
Ancient Woodland	/ Veteran Trees	3	None						
Local Nature Rese		-	None						
Site of Importance		servation	None						
Flood Risk Zone 3			None						
Registered Park &			None						
Scheduled Ancien			None						
HSE Consultation	Zone 1 (for resi	dential)	None						
Operational Buria			None						
Common Land			None						
Existing Policy	All Green Belt								
Designations	Vicarage Road	(Penn) Conse	ervation Area						
Criteria	Assessment				Rating				
			andscape Sen						
Green Belt Harm	sprawl of the W preventing encl abutted by inse weaken the inte would simplify t land here would Belt status of th the level of hard	Vest Midlands roachment on t urban areas egrity of the G the resulting G d leave little ju he area to the m to Green Be	north but this wo	eenn, and in However it is ease would not the south and lary. Releasing aining the Green buld not increase	Low				
Landscape Sensitivity	the level of harm to Green Belt purposes. Image: Comparison of the series of the s								
Greenfield /	All greenfield	Envir	Jimelital						
Previously									
Developed Land									
Topography	The land rises f	from Pennwoo	d Lane northwa	rd.					
Agricultural			rea is less than 2						
Land Quality	therefore asses	sment not rec	uired.						

Tree	Trees to north and west within conservation area.	
Preservation		
Orders / Mature		
Trees of Value		
on site or		
significantly		
affecting		
-		
boundaries		
Biodiversity or	No known value	
Geodiversity on		
site or		
significantly		
affecting		
boundaries		
Heritage Assets	St Bartholomew's Church Grade II* Listed building is to the	
on site or	west of the site and the site falls within the existing Vicarage	
significantly	Road (Penn) Conservation Area boundary and is likely to be	
affecting	retained within the boundary following consultation on a	
boundaries	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	Potential impact on immediate outlook from Pennwood Ridge,	
and Character of	Mount Farm and dwellings on Peterdale Drive.	
the Area		
	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,	No current flood risk or drainage issues on site.	
drainage and		
ground water		
Ground	No issues	
Contamination		
Ground stability	No issues	
Air Quality	No issues	
impact of		
adjoining uses		
Noise impact of	No issues	
adjoining uses		
B Alice and I	No issues	
Mineral		
Mineral Extraction and		
Extraction and		
Extraction and Mineral Resource Areas		
Extraction and Mineral Resource Areas Mineral	No issues	
Extraction and Mineral Resource Areas Mineral Infrastructure		
Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks	No issues	
Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks Waste		
Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks	No issues	

Employment	NA				Not suitabl	o for
Development	INA				employme	
Opportunities					omploymo	111 400
Employment Land	NA					g nt
Delivery / Phasing	No obvious constraints which co	ould	affect delivery.			
Viability	No obvious constraints / obligat	ions	which could affect v	iability.		
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 Penn runs adjacent Mount Farm. Low to place unacceptable demand.	v de	nsity development, u	nlikely		
Impact on the wider road network	Potential cumulative impact of s Road, Foxlands Avenue and Vir junction.					
	Soc					
Primary schools: w	Iking or public transport (exce valking only) to key residential ance with BCP Policy HOU2		GP/Health Centre/V Centre	Valk in		
Primary School			Strategic Centre/Employmen	t Area		
Secondary School			Centre/Foodstore			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45- 100 dph)	D	loderate vensity 40-45 dph)	X
Any character constraints on density	Rural character, low density d and listed building / conservat density.		•		•	
Connections to local cycle route networks	No issues					
Public Open Space	Limited public open space in likely to be required on site to					
Loss of Playing Field / Sports Pitches	No issues					
Other Social			iaa			
	Opport	unit	les			
	Sustainabilit	Λ	nnraisal			
The site has some r	negative impacts for SA Objective					
	Concl					
Green belt parcel no	bt promoted through the Call for t			ner iden	tified.	

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.

Appropriate	Housing	NA	Employment	NA	Other (specify):	
uses given constraints						
and infrastructure requirements						
requirements						

Site Known as	Land Sout	h of Vica	rage Road,	Penn				
Site Address	Land South of	Land South of Vicarage Road, Penn						
Ward	Penn	Call for Sit	e Ref			erhampton A C14		
Site Area (ha)	1.05	Capacity p Sites subn	proposed in Ca nission	all for	1.05 h	a for housing		
Land Type	Greenfield	Site Asses	sment Refere	nce	SA-00	16-WOL		
		Backgro	und/Context					
Current uses	Agricultural lan	d (grazing)						
Surrounding			nd Vicarage Ro	ad. is Penn	Hall Sch	ool. To the west,		
land uses			rage Road Cem					
						Pennmoor Farm.		
	Open agricultur							
			straints					
Gateway Constrai	nts		Name /	Amount	of site o	overed (ha's)		
			Details			(
SSSI / SAC			None					
Ancient Woodland	d / Veteran Trees	5	None					
Local Nature Rese		-	None					
Site of Importance		servation	None					
Flood Risk Zone 3			None					
Registered Park &			None					
Scheduled Ancien			None					
HSE Consultation		dential)	None					
Operational Buria	Ground		None					
Common Land			None					
Existing Policy	All Green Belt							
Designations	Vicarage Road	(Penn) Conse	ervation Area					
Criteria	Assessment					Rating		
	Greer	n Belt and L	andscape Ser	nsitivity				
Green Belt Harm	sprawl of the W preventing encl abutted by inse weaken the inte would simplify t land here would Belt status of the the level of hard	Green Belt and Landscape Sensitivity 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.						
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 Environmental				Moderate - High			
Groonfield /			onmental					
Greenfield / Previously	All greenfield							
Developed Land								
Topography		the adjacent la	Road to a local and running dow tion)					

Agricultural	Grade not known, however area is less than 20 ha in extent	
Land Quality	therefore assessment not required.	
Tree Preservation	Trees subject of TPO's beyond eastern boundary at Penn Moor may impact site layout. A mature hedgerow fronting	
Orders / Mature	Vicarage Road would need to be removed to provide access.	
Trees of Value		
on site or significantly		
affecting		
boundaries		
Biodiversity or	No known value	
Geodiversity on		
site or		
significantly affecting		
boundaries		
Heritage Assets	Penn Hall Grade II* Listed building lies opposite the site and	
on site or	the site falls within the existing Vicarage Road (Penn)	
significantly	Conservation Area boundary. Although the site is likely to be	
affecting boundaries	removed from the boundary and instead adjoin the CA,	
boundaries	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.	
	The transition between the built up urban area to the low	
	density rural fringe is an important characteristic that needs to	
	be maintained.	
	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.	
Visual Amenity	Potential impact on immediate outlook from Penn Moor and	
and Character of	Penn Moor Farm.	
the Area		
	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.	
	Development of the site would envice significant have to much	
	Development of the site would cause significant harm to rural local character which could not be mitigated.	
Flood risk,	No current flood risk or drainage issues on site.	
drainage and		
ground water		
Ground	No issues	
Contamination Ground stability	No issues	
Air Quality	No issues	
impact of		
adjoining uses		

Noise impact of	No issues						
adjoining uses Mineral	No issues						
Extraction and							
Mineral							
Resource Areas							
Mineral	No issues						
Infrastructure							
and Brickworks Waste	No issues						
Infrastructure	Noissues						
	Econom	ic					
Employment	NA			Not suitable	for		
Development				employment	t use		
Opportunities							
Employment	NA			Not existing			
Land				employment land	ι		
Delivery /	No obvious constraints which could	affect deliverv					
Phasing							
Viability	No obvious constraints / obligations	s which could affect vi	ability.				
Availability of	No known issues						
utilities –							
electricity, gas,							
water, sewage treatment							
Infrastructure	No known constraints						
constraints on /							
under site							
Highways	Access could be achieved from Vic						
access and	Foxlands Avenue. Stone and brick						
transportation	demolished and mature hedgerow splay.	removed to achieve vi	SIDIIITY				
	spiay.						
Impact on the	Potential cumulative impact of sites						
wider road	Road, Foxlands Avenue and Vicara	age Road \ Penn Road	ł				
network	junction. Social						
Access time by wa	alking or public transport (except						
	walking only) to key residential	GP/Health Centre/V	Valk in				
	lance with BCP Policy HOU2	Centre					
Primary School		Strategic					
		Centre/Employment	t Area				
		Centre/Foodstore					
Secondary School		Centre/F000store					
Housing Density	Very High Density (min	High Density (45-	Μ	loderate	Х		
Location – BCP	100 dph)	ensity					
Policy HOU2		100 dph) 100 dph) D					
Any observer	Purel obsessor low density days	lopmont on southers	vide of \	lioorogo Dese	4		
Any character constraints on	Rural character, low density deve and listed building / conservation						
density	density.		a signili	carity constia	ul I		
Connections to	No issues						
local cycle route							
networks							

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

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.

A mature hedgerow fronting Vicarage Road would need to be removed to provide access.

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.

Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	NA	Other (specify):	

Site Known as	Land betw	een 301 a	and 302 Bri	idgnorth Ro	bad				
Site Address	Land between	Land between 301 and 302 Bridgnorth Road							
Ward	Tettenhall Wightwick	Call for Sit	e Ref		Wolverhampton SHLAA C17				
Site Area (ha)	1.24	Capacity p submissio	roposed in Ca n	all for Sites	10 – 20 homes on 1.24 ha				
Land Type	Greenfield	Site Asses	sment Refere	nce	SA-0019-WOL				
		Backgro	und/Context						
Current uses		ural field com	prising of unmar	naged neutral se	mi-improved				
Surrounding	grassland	vost and to no	rth on opposito	side of Bridgpor	th Road. Wightwick				
Surrounding land uses					undary of the site.				
	Dontari ractico		straints						
Gateway Constrai	nts		Name /	Amount of sit	e covered (ha's)				
			Details						
SSSI / SAC			None						
Ancient Woodland		8	None						
Local Nature Rese			None						
Site of Importance		servation	None						
Flood Risk Zone 3			None						
	Registered Park & Garden None								
Scheduled Ancient MonumentNoneHSE Consultation Zone 1 (for residential)None									
		dential)	None						
Operational Burial									
Existing Policy	All Green Belt		None						
Designations		of Jarge Sme	stow Valley SLIN	NC / SINC compl	ex)				
Designations					h east edge of site				
	Tettenhall Neig				read ougo or one				
	-			ent - Smestow Va	lley (Southern)				
		a (Policy TNF			-, (,				
Criteria	Assessment	()	,		Rating				
		Belt and L	andscape Ser	nsitivitv					
Green Belt Harm				on to preventing					
				Volverhampton,					
				tryside. The sub	-				
	parcel is relativ	ely free of urb	anising uses, ho	owever it is					
				nd has a minima					
				d the conurbatior	n.				
			s sub-parcel wo						
	• •	•		and would simpli	fy				
			leasing this land		Low-Moderate				
			-parcel B49A, le	•					
		justification for the latter remaining within the Green Belt, but this would not increase the level of harm to Green Belt							
			of the parcel is d						
		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							
			irregular in sha						
			in their own righ						
Landscape			ed by nature or		Moderate				
Sensitivity	designations. C	outside of thes	e constraints thi	is landscape is	Woderale				

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

· ·						_		
Mineral	No issues							
Extraction and								
Mineral								
Resource Areas Mineral	No issues							
Infrastructure	Noissues							
and Brickworks								
Waste	No issues							
Infrastructure	10 133063							
	Fco	nomi	c					
Employment	NA		•		Not suitable	e for		
Development					employmer			
Opportunities								
Employment	NA				Not existing	a		
Land					employmer	-		
					land			
Delivery /	No obvious constraints which	could	affect delivery.					
Phasing								
Viability	No obvious constraints / oblig	ations	which could affect vi	ability.				
Availability of	No known issues							
utilities –								
electricity, gas,								
water, sewage								
treatment								
Infrastructure	No known constraints							
constraints on /								
under site	Access possible directly onto							
Highways access and	Access possible directly onto							
transportation								
Impact on the	No issues	No issues						
wider road	10 100000							
network								
	S	ocial						
Access time by wa	alking or public transport (ex	cept						
	valking only) to key resident		GP/Health Centre/V	vaik in				
services in accord	ance with BCP Policy HOU2		Centre					
Primary School			Strategic					
Fillinary School			Centre/Employmen	t Area				
Secondary School			Centre/Foodstore					
Heusing Density			Lligh Density (15		lo do roto			
Housing Density Location – BCP	Very High Density (min		High Density (45- 100 dph)		loderate	Х		
Policy HOU2	100 dph)	ensity 10-45 dph)						
				(*	+0-45 upri)			
Any character	Requirements to reflect rura	I. Iow	u density, ribbon chara	cter of c	development	south		
constraints on	of Bridgnorth Road (in line v							
density	for Smestow Valley (Southe							
······	designation as Natural Area					d		
	significantly constrain densit							
Connections to	No issues							
local cycle route								
networks								
Public Open	Site designated as Natural A							
Space	Plan - Policy TNP14 require	s prote	ection and retention a	as				
	open space.							

Loss of Playing Field / Sports Pitches	No issues			
Other Social				
Opportunities				

Opportunities

Sustainability Appraisal

The site has some negative impacts for SA Objectives 1, 2,3, 5, 6, 7, 9, 12, 13, 14

Conclusion

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 SINCs (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.

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

Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	NA	Other (specify):	
---	---------	----	------------	----	------------------	--

Site Known as	Wightwick	Mill Field	d, Bridgnor	th Road, Con	npton				
Site Address	Wightwick Mill	Wightwick Mill Field, Bridgnorth Road, Compton							
Ward	Tettenhall Wightwick	Call for Sit	e Ref		N/A				
Site Area (ha)	2.11	Capacity p submissio	roposed in Ca n	all for Sites	N/A				
Land Type	Greenfield	Site Asses	sment Refere	nce	SA-0020-WOL				
		Backgro	und/Context						
Current uses				ment area including which appears to ha					
Surrounding land uses	Road. Landsca	ped area adjo		h, on opposite side on to eastern bound ortion of the site.					
		Con	straints						
Gateway Constrai	ints		Name / Details	Amount of site c	overed (ha's)				
SSSI / SAC			None						
Ancient Woodland		5	None						
Local Nature Rese			None						
Site of Importance Flood Risk Zone 3		servation	None	Approx 0.7 ho					
			Smestow Valley Flood Plain	Approx 0.7 ha					
Registered Park &			None						
Scheduled Ancien		- <i>d</i> - N	None						
HSE Consultation		dential)	None						
Operational Buria Common Land	Ground		None None						
Existing Policy	All Green Belt		None						
Designations	Approx 0.7 ha F Tettenhall Neig	hbourhood Pla	an Area:	Brook Flood Plain)	(Southorn)				
Criteria	Assessment	luscape Char	acter Assessme	nt - Smestow Valley	Rating				
Onterna		Belt and L	andscane Sen	sitivity	ranng				
Green Belt Harm	Green Belt and Landscape Sensitivity 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				

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

Waste	No issues								
Infrastructure	10 135065								
Economic									
Employment Development	NA		-		Not suitable employmen				
Opportunities Employment Land	NA	NA							
Delivery / Phasing	No obvious constraints which	could	affect delivery.		land				
Viability	No obvious constraints / oblig	ations	which could affect vi	ability.					
Availability of utilities – electricity, gas, water, sewage treatment	No known issues								
Infrastructure constraints on / under site	Telephone pylon to north of si	ite, wit	hin hedgerow.						
Highways access and transportation	Access possible directly off Br road off Bridgnorth Road. Pro access to site.								
Impact on the wider road network	No other sites proposed in this								
		ocial							
Access time by wa Primary schools: v services in accord									
Primary School			Strategic Centre/Employmen	t Area					
Secondary School			Centre/Foodstore						
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45- 100 dph)	D	loderate ensity 40-45 dph)	Х			
Any character constraints on density	uld significant ssessment fc								
Connections to local cycle route networks	No issues								
Public Open Space	No issues								
Loss of Playing Field / Sports Pitches	rts								
Other Social									
	Opportunities								
	Sustainahi	lit., A	nnraical						
The site has some r	Sustainabi negative impacts for SA Object			3					
				5					
Conclusion									

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.

• ··· ·· ·· ·· ·· ·· ·· · · · · · · · ·	11	N 1 A	-	N 1 A		
Appropriate	Housing	NA	Employment	NA	Other (specify):	
uses given						
constraints						
and						
infrastructure						
requirements						
requirements						

Site Known as	Playing Fields to Rear of City of Wolverhampton College, Paget Road							
Site Address	Playing Fields	Playing Fields to Rear of City of Wolverhampton College, Paget Road						
Ward	Park	Call for Site	e Ref		59			
Site Area (ha)	4.02		Capacity proposed in Call for Sites submission					
Land Type	Greenfield	Site Asses	sment Refere	nce	SA-0022-WOL			
		Backgrou	und/Context					
Current uses Surrounding land uses	d with orner is laid out as ny and playing ty residential to							
				and the complex of tain activity centre				
			straints					
Gateway Constrai	nts		Name / Details	Amount of site c	covered (ha's)			
SSSI / SAC			None					
Ancient Woodland	l / Veteran Trees	6	None					
Local Nature Rese	Local Nature Reserve None							
Site of Importance		servation	None					
Flood Risk Zone 3			None					
Registered Park &			None					
Scheduled Ancien			None					
HSE Consultation		dential)	None					
Operational Buria	Ground		None					
Common Land	<u>.</u>		None					
Existing Policy	All Green Belt							
Designations	All playing field	S						
Criteria	Assessment				Rating			
	Greer	Belt and La	andscape Sen	sitivity				
Green Belt Harm	The sub-parcel sprawl of the W However the su settlement edge the open countri urbanising uses spatial opennes would not weak Belt, and would Belt boundary. parcel B52A en latter remaining	Low						
Landscape	This site and su		Green Belt purpo en belt land is lo		Low-Moderate			
Sensitivity	harm rating.							
		Enviro	onmental					

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

Availability of	No known issues					
utilities –						
electricity, gas,						
water, sewage treatment						
Infrastructure	No known constraints					
constraints on /						
under site						
Highways	Preferred access from Comp	ton Pa	rk subject to complet	ion of		
access and	Transport Assessment. Com					
transportation	access into the part of the site					
	the College buildings.					
Impact on the	No other large-scale sites cor	ming fo	prward in this part of t	he		
wider road	City.	Ũ				
network	-					
	S	ocial				
Primary schools: w	lking or public transport (ex /alking only) to key resident ance with BCP Policy HOU2	ial	GP/Health Centre/V Centre	Valk in		
			Strategic			
Primary School			Centre/Employmen	t Area		
Secondary School			Centre/Foodstore			
Occontary Ocnool						
		1				
Housing Density	Very High Density (min		High Density (45-		Moderate	Х
Location – BCP	100 dph)		100 dph)		Density	
Policy HOU2				(40-45 dph)	
Any character	The residential area to the s	south c	f the site is a typical	low der	nsity post war	
constraints on	development of detached p					
density	character a density of more					
Connections to	No issues					
local cycle route						
networks						
Public Open	The site is grassed and has					
Space	the College and adjacent so					
	least 2016. Local people al					
	recreational use. At least 2					
	required to re-provide two ju					
	public open space to provid					
Loss of Playing	new housing on this site and The majority of the site is gr					
Field / Sports	, , , , , , , , , , , , , , , , , , , ,					
Pitches	playing fields by the College and adjacent schools on a formal basis until at least 2016. It has accommodated 2 junior					
	football pitches. The pitche					
	required to meet the local n					
	with the Wolverhampton Pla			-		
Other Social	· · · ·					
	Орро	rtunit	ies			
Redevelopment of the sustainable location.				e functi	ions to a more	9
	Sustainab					
Not completed as no	ot considered a reasonable alt					
		clusic				
	elds which are not surplus aga ng mitigated in accordance wi					fields
The site is not suita	able for housing developme	nt.				

Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	NA	Other (specify):	

Site Known as	Land off 3	85 Penn F	Road and V	icarage Roac	1	
Site Address	Land off 385 F	Penn Road a	nd Vicarage Ro	bad		
Ward	Penn	Call for Site	e 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 Asses	nce	SA-0026-WOL		
		Backgrou	und/Context			
Current uses	Grazing paddoo 385 Penn Road	Grazing paddock surrounded by hedgerows and mature trees, a 385 Penn Road				
Surrounding land uses	plantation wood	dland to north		s including lawns an netery and agricultu south-west.		
		Con	straints			
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)	
SSSI / SAC			None			
Ancient Woodland		6	None			
Local Nature Rese			None			
Site of Importance		servation	None			
Flood Risk Zone 3			None			
Registered Park &			None			
Scheduled Ancien HSE Consultation		dontial)	None None			
Operational Burial		uential)	None			
Common Land	Giouna		None			
Existing Policy	All Green Belt		None			
Designations	Vicarage Road			tion (SLINC) covers	s small part of	
Criteria	Assessment				Rating	
		Belt and La	andscape Sen	sitivitv	j	
Green Belt Harm	Green Belt and Landscape SensitivityThe 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. Environmental				Moderate - High	
Greenfield /	All greenfield					
Previously Developed Land						

Topography	Land rises in an eastwardly direction. Vicarage Road follows this topography.	
Agricultural	Grade not known, however area is less than 20 ha in extent	
Land Quality	therefore assessment not required.	
Tree	Mature trees dominate periphery of plot. Protected group to	
Preservation	Penn Road, TPO's in centre of site and along Vicarage Road	
Orders / Mature	make a strong positive contribution to the character of the area	
Trees of Value	and should be retained.	
on site or		
significantly		
-		
affecting boundaries		
Biodiversity or	The southern two thirds of the site is proposed for designation	
Geodiversity on		
site or	as a SLINC following recent survey work and land at Penn Hall to the east is a SINC, therefore development would have a	
significantly	strong negative impact on wildlife value in this location.	
affecting	Development of the site is significantly constrained by the	
boundaries	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,	
Lleritere Assets	which would harm wildlife value.	
Heritage Assets	Penn Hall Grade II* Listed building lies immediately east of the	
on site or	site, with the grand elevation facing towards the site, and the	
significantly	site falls within the existing Vicarage Road (Penn)	
affecting	Conservation Area boundary. Although the site is likely to be	
boundaries	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.	
	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.	
Visual Amenity	The site and the area within which it is located are of rural	
and Character of	character. TPO trees in the centre of the site and along	
the Area	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.	
	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 imp				
	character that needs to be retained.				
	Development of the site would caus	e significant barm to rural			
	local character which could not be r				
Flood risk,	No current flood risk or drainage iss				
drainage and	ne carrent need net er dramage ice				
ground water					
Ground	No issues				
Contamination					
Ground stability	No issues				
Air Quality	No issues				
impact of					
adjoining uses					
Noise impact of	No issues				
adjoining uses					
Mineral	No issues				
Extraction and					
Mineral					
Resource Areas	No ioovoo				
Mineral	No issues				
Infrastructure and Brickworks					
Waste	No issues				
Infrastructure	no issues				
IIIIastructure	Economi	C			
Employment	NA	6	Not suitable for		
Development			employment use		
Opportunities			omploymont doo		
Employment	NA		Not existing		
Land			employment		
			land		
Delivery /	No obvious constraints which could	affect delivery.			
Phasing					
Viability	No obvious constraints / obligations	which could affect viability.			
Availability of	No known issues				
utilities –					
electricity, gas,					
water, sewage					
treatment					
Infrastructure	No known constraints				
constraints on / under site					
Highways	Potential access from Penn Road o	r Vicarage Road Subject			
access and	to the proposed SLINC designation				
transportation	provided through the SLINC, remov				
	hedgerow.				
Impact on the	Potential cumulative impact of sites				
wider road	Road, Foxlands Avenue and Vicara				
network	junction.				
	Social				
Access time by wa	Access time by walking or public transport (except				
	valking only) to key residential	Centre			
services in accord	ance with BCP Policy HOU2				
Primary School		Strategic			
-		Centre/Employment Area			

Secondary School			Centre/Fo	oodstore			
Housing Density	Very High Density	(min	High Den	sity (45-	M	oderate	X
Location – BCP Policy HOU2	100 dph)		100 dph)		D	ensity I0-45 dph)	
Any character constraints on density	Rural character, I wildlife value of th constraints would	e majority of t	he site, and li	sted buildi			
Connections to local cycle route networks	No issues						
Public Open Space	Limited public operative likely to be required						
Loss of Playing Field / Sports Pitches	No issues						
Other Social							
		Opportu	nities				
	S	ustainability	Annraisal				
The site has some ne				9, 12, 13			
		Conclus		<u>,, . c</u>			
recent survey work a strong negative impa and along Vicarage F Hall Grade II* Listed Vicarage Road (Pent boundary and instead development of the s transition between th that needs to be main which ends at Penn F Cemetery and Penn Road would need to character of Vicarage	ct on wildlife value Road which make a building lies immed n) Conservation Are d adjoin the CA (fol ite would still signif e built-up urban are ntained. This settin Hall, and a significa Road, which this si be removed to prov	in this location strong positiv liately east of t a boundary. lowing consult icantly affect th a to the low d g is characteris nt open count te forms a part ride access, w on.	There are and the site and the site and the site and the site and the sation on a rewine setting of the setting of the setting of the setting are setting and the setting are setting as a low derestive rural from site and by low derestive gap be of. Part of a set a se	TPO trees to the cha site is likely vised CA b his early vi inge is an ensity, rural tween Per mature he	in the c aracter of within y to be oundary illage ce importa I fringe on Village odgerow	entre of the s of the area. the existing removed from y in summer entre. The nt characteri developmen ge, Penn y fronting Vic	site Penn m the 2021) istic

Site Known as	Land at Pe	Land at Pennwood Farm (part) - South					
Site Address	Land at Penny	wood Farr	n (part) - South				
Ward	Blakenhall	Call for	Site Ref	Part of 180 (withdrawn)			
Site Area (ha)	24.40	Capacit submise	y proposed in Ca sion	NA (withdrawn)			
Land Type	Greenfield	Site Ass	sessment Refere	nce	SA-0031-WOL		
	L	Background/Context					
Current uses	Agricultural	Agricultural					
Surrounding		d and anci	ent woodland, resid	ential to the south e	east.		
land uses	5						
		С	onstraints				
Gateway Constrai	nts		Name / Details	Amount of site of	overed (ha's)		
SSSI / SAC			None				
	Ancient Woodland / Veteran Trees Ashen & Park 8.5 ha (excluded coppice Ancient assessed) Woodlands				from site as		
Local Nature Rese			None				
Site of Importance Conservation	e for Nature		Ashen & Park Coppice Ancient Woodlands	8.5 ha (excluded assessed)	from site as		
Flood Risk Zone 3	}		None				
Registered Park &							
	ed Ancient Monument None						
HSE Consultation		idential)	None				
Operational Buria	Ground		None				
Common Land Existing Policy	Green Belt		None				
Designations	Green Deit						
Criteria	Assessment				Rating		
			d Landscape Sen	sitivity			
Green Belt Harm	Green Belt and Landscape Sensitivity 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		
Sensitivity	sensitivity to re	Moderate-High					
	prominence, na		acter and time-depth	1			
Greenfield /	Whole site is a		vironmental				
Previously Developed Land	Whole site is g	eermeiu					
Topography			vated sections and t with the Penn Broc				

Agricultural	Grade not known. Most recent Natural England maps suggest	
Land Quality	the wider area is grade 3. Site is more than 20 ha in extent	
	therefore assessment would be required to determine if land if	
T	grade 3a.	
Tree	Ancient woodlands dissect the site, which would require at	
Preservation	least a 15m buffer to development. There are TPOs covering	
Orders / Mature	the ancient woodlands and up to 30 individual trees within	
Trees of Value	hedgerows and along edges of the site.	
on site or		
significantly affecting	It would not be possible to provide highways access to	
boundaries	development, or to develop the farmland between the	
boundaries	coppices, without compromising the ecological and historical integrity of the ancient woodlands.	
Biodiversity or	Park and Ashen Coppice Ancient Woodland SINCs dissect the	
Geodiversity on	site. The whole site was subject to ecological survey in 2018,	
site or	which supports the retention of the SINCs (subject to minor	
significantly	boundary amendments) and the designation of new SLINCs	
affecting	covering important hedgerows both within and along the edges	
boundaries	of the site. The survey also supports retention of the SINC	
	area adjoining the north west boundary of the site.	
	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.	
Heritage Assets	Former Sedgley Park Area of High Historic Landscape Value	
on site or	(HLC Study) covers the whole of the site. This centres on the	
significantly	Grade II Listed Park Hall Hotel, to the north of the site, and the	
affecting	Park and Ashen Coppice Ancient Woodlands to the south and	
boundaries	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	The site is on an area of high ground and is visible from a	
and Character of	considerable distance, and therefore development would have	
the Area	a significant impact on visual amenity.	
	Development would cause significant harm to the rural	
	character of the area, as established through the AHHLV	
	designation (see above).	
Flood risk,	The site lies at the top of the Severn and Trent catchments.	
drainage and	There are limited areas of surface water flooding risk between	
ground water	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	No issues	
Contamination		
Ground stability	No issues	
Si Suna Stability		

Arr Quality impact of Ao issues Adjoining uses Adjo							
adjoining uses No issues Mineral No issues Mineral No issues Extraction and Mineral No issues Mineral No issues Mineral No issues Mineral No issues Mineral No issues Infrastructure No issues Employment NA Delivery / No obvious constraints / obligations which could affect viability. Availability of No known constraints, although any works would be limited by utilities - No known constraints, although any works would be limited by utilitrastructure No known constraints, although any works would be limited by under site Highways access to the majority of the site would only be access and constraints. Infrastructure To avoid impacts on the wider road network, major improvements would be required to Wolverhampton Road East toute. <th>Air Quality</th> <th>No issues</th> <th></th> <th></th>	Air Quality	No issues					
Noise impact of adjoining uses No issues Impact of adjoining uses Impact of adjoining uses Mineral Resource Areas No issues Impact of add Brickworks No issues Waste Infrastructure No issues Impact of add Brickworks No issues Waste Infrastructure No issues Impact of add Brickworks No issues Waste Infrastructure No issues Impact of add Brickworks Not suitable for employment use Development Opportunities NA Not existing employment land Not existing employment land Delivery / Phasing No obvious constraints which could affect delivery. No to existing employment land Impact of add Brickworks Viability of utilities - electricity, gas, water, sewage treatment No known constraints, although any works would be limited by the extent of the ancient woodiand designations. Impact on the extent of the ancient woodiand designations. Highways access and constraints on / under site Highways access to the majority of the site would only be access and possible by constructing the access road across part of the transportation. Impact on the improvements would be required to Wolverhampton Road East Varkfield Road signal controlled junction and along the Wolverhampton Road East route. Impact on the improvement would be required to Wolverhampton Road East Varkfield Road signal controlled junction and along the Wolverhampton Road East route. <td< th=""><th>-</th><th></th><th></th><th></th></td<>	-						
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Extraction and Mineral Resource Areas No issues Infrastructure Infrastructure Am Brickworks No issues Infrastructure Infrastructure Infrastructure No issues Infrastructure Infrastructure Employment Opportunities NA Not existing employment Land Not existing employment land Delivery / Phasing No obvious constraints which could affect delivery. Not existing employment land Infrastructure Viability No obvious constraints, obligations which could affect viability. Not existing employment land Infrastructure Viability No obvious constraints, although any works would be limited by utilities – the extent of the ancient woodland designations. Infrastructure Constraints on / under site No known constraints Infrastructure Infrastructure constraint. No known constraints Infrastructure Inspect on the wider road 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. Infrastructure Impact on the wider road To avoid impacts on the wider road network, major improvements would be required to Wolverhampton Road East network PriHealth Centre/Walk in Centre/Foodstore Primary School Ce							
Mineral Resource Areas No issues Infrastructure and Brickworks No issues Waste Infrastructure No issues Waste Infrastructure No issues Employment Development Opportunities NA Employment Development Opportunities NA Employment Land NA Delivery / Phasing No obvious constraints which could affect delivery. Phasing No obvious constraints, although any works would be limited by the extent of the ancient woodland designations. Viability of utilities - electricity, gas, water, sewage treatment No known constraints Infrastructure constraints on / under site No known constraints Highways access and transportation No known constraints Infrastructure constraint. No known constraints Impact on the wider road network To avoid impacts on the wider road network, major improvements would be required to Wolverhampton Road East network P/Health Centre/Walk in Centre Primary School Strategic Centre/Foodstore P/Health Centre/Walk in Centre Primary School Centre/Foodstore Variategic Centre/Foodstore Primary School Very High Density (min 100 dph) High Density (45-1 100 dph) Moderate Density (40-45 dph) Secondary		10 133063					
Resource Areas No issues Mineral linfrastructure and Brickworks No issues Infrastructure No issues Infrastructure No issues Infrastructure No issues Employment Opportunities NA Employment Land NA Delivery / No obvious constraints which could affect delivery. Phasing No hoown constraints, although any works would be limited by utilities – the extent of the ancient woodland designations. Utability of utilities – the extent of the ancient woodland designations. No known constraints which is a gateway constraints which is a gateway constraints on / under site Infrastructure constraints No known constraints woodland, which is a gateway constraint in provements would be required to Wolverhampton Road East route. Impact on the wolverhampton Road East route. Impact on the work in provements would be required to Wolverhampton Road East reture. GP/Health Centre/Walk in Centre/Walk in Centre/Postore Primary School Centre/Foodstore Frimary School Xrategic Centre/Foodstore Primary School Very High Density (min 100 dph) High Density (45-100 dph) Moderate Density (40-45 dph) An obarist Very High Density (min 100 dph) High Density would be appropriate. Xrategic Centre/Foodstore							
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and Brickworks No issues Waste Unfrastructure No issues Employment Development Opportunities NA Employment Land NA Delivery / Phasing No obvious constraints which could affect delivery. Phasing No obvious constraints / obligations which could affect viability. Availability of Viability No obvious constraints / obligations which could affect viability. Availability of the extent of the ancient woodland designations. Image: Constraints of the ancient woodland designations. Infrastructure constraints on / under site No known constraints, although any works would be limited by the extent of the ancient woodland designations. Image: Constraints of the access road across part of the Ashen Coppice Ancient Woodland, which is a gateway constraint. Image: Constraint the access road across part of the Ashen Coppice Ancient Woolland, which is a gateway constraint. Image: Constraint the wider road network, major improvements would be required to Wolverhampton Road East Varkfield Road signal controlled junction and along the Wolverhampton Road East route. Strategic Centre/Employment Area Primary School Strategic Centre/Employment Area Strategic Centre/Employment Area Secondary School Very High Density (min 100 dph) High Density (45- 100 dph) Moderate Density (40-45 dph) Any character Given rural character a lower density would be appropriate. X	Mineral	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. Not existing employment land Delivery / Phasing No obvious constraints / obligations which could affect viability. Valability 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 No known constraints Impact on the wider road improvements would be required to Wolverhampton Road East vParkfield Road signal controlled junction and along the Wolverhampton Road East route. GP/Health Centre/Walk in Centre Primary School Strategic Centre/Employment Area Primary School Strategic Centre/Employment Area Primary School Strategic Centre/Foodstore Primary School Strategic Centre/Foodstore Primary School Very High Density (min 100 dph) High Density (45- 100 dph) Moderate Density (40-45 dph) Any character Given rural character a lower density would be appropriate.	Infrastructure						
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constraints on	Any character						
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density	constraints on	Given rural character a lower d	ensity would be appropriat	te.			

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

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.

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.

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.

The site is also on an area of high ground and is visible from a considerable distance.

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.

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

Site Known as	Land rear	of Patting	<mark>gham Road</mark>	/ Tinaci	re Hill		
Site Address	Land rear of F	attingham R	oad / Tinacre H	Hill			
Ward	Tettenhall Wightwick	Call for Sit	e Ref		N/A		
Site Area (ha)	0.76		Capacity proposed in Call for N/A Sites submission				
Land Type	Greenfield	Site Assessment Reference SA-00			48-WOL		
		Backgro	und/Context				
Current uses	Scrubland / gar	den land rear	of houses fronti	ng Pattingha	am Roa	d / Tinacre Hill	
Surrounding			mpton to north a				
land uses	Staffordshire to	south and we	st. School to sc	outh east.			
		Con	straints				
Gateway Constrai	ints		Name /	Amount	of site c	overed (ha's)	
,			Details				
SSSI / SAC			None				
Ancient Woodland	d / Veteran Trees	S	None				
Local Nature Rese	erve		None				
Site of Importance	e for Nature Con	servation	None				
Flood Risk Zone 3	6		None				
Registered Park &							
Scheduled Ancien							
	E Consultation Zone 1 (for residential) None						
Operational Buria							
Common Land	None						
Existing Policy	All Green Belt						
Designations	Tettenhall Neig	hbourhood Pla	an Area:				
Ū			r Assessment -	Wightwick			
Criteria	Assessment	•		Ū		Rating	
		Belt and La	andscape Sen	sitivity			
Green Belt Harm	The sub-parcel	makes a mod	lerate contribution and	on to checki			
			side. Although o				
	relatively strong relationship with dwellings on the urban edge to the north and east, and has an enclosing hedgerow that					Moderate	
	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.						
Landscape	The landscape is considered to have a moderate overall				Moderate		
Sensitivity	sensitivity to re-					moderate	
	1	Envire	onmental				
Greenfield /	All greenfield						
Previously							
Developed Land		· · ·					
Topography	Generally flat s						
Agricultural	Not agricultural	iano.					
Land Quality	Troop along be	under					
Tree Preservation	Trees along bo	unuary.					
Orders / Mature							
Trees of Value							
on site or							
significantly							
Significantiy	1						

boundaries No known habitat value Biodiversity or site or significantly affecting boundaries No assets 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 Teitenhall Neighbourhood Pian HLC Assessment for Wightwick. Flood risk, drainage and ground water No current flood risk or drainage issues on site. Ground No issues Air Quality No issues Noise impact of adjoining uses No issues Noise impact of adjoining uses No issues Mineral Birtratructure and Brickworks No issues Mineral Infrastructure No issues Mineral Birtrastructure No issues Mineral Birtrastructure No issues Mineral Birtrastructure No issues Birtrastructure and Brickworks No issues Birtrastructure No issues Birtrastructure No issues Birtrastructure No issues Birtrastructure No issues <td< th=""><th></th><th></th><th></th></td<>			
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ground water No issues Ground No issues Contamination No issues Ground stability No issues Air Quality No issues impact of adjoining uses Noise impact of No issues adjoining uses No issues Mineral No issues Extraction and Mineral Resource Areas No issues Mineral No issues Infrastructure No issues Infrastructure No issues Employment NA Opportunities No t suitable for employment use Opportunities NA Delivery / No obvious constraints which could affect delivery.			
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Mineral Resource Areas No issues Mineral Infrastructure and Brickworks No issues Waste Infrastructure No issues Employment Opportunities NA Employment Land NA Delivery / No obvious constraints which could affect delivery.		10 135003	
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and Brickworks No Waste No issues Infrastructure No issues Employment NA Not suitable for employment use Opportunities NA Not existing employment land Delivery / No obvious constraints which could affect delivery. Not existing		10 133063	
Waste Infrastructure No issues Employment Development Opportunities NA Not suitable for employment use Employment Land NA Not existing employment land Delivery / No obvious constraints which could affect delivery.			
Infrastructure Economic Employment Development Opportunities NA Not suitable for employment use Employment Land NA Not existing employment land Delivery / No obvious constraints which could affect delivery.		No issues	
Employment Development Opportunities NA Not suitable for employment use Employment Land NA Not existing employment land Delivery / No obvious constraints which could affect delivery.		10 133063	
Employment Development OpportunitiesNANot suitable for employment useEmployment LandNANot existing employment landDelivery /No obvious constraints which could affect delivery.	Innastructure	Economic	
Development Opportunities employment use Employment Land NA Not existing employment land Delivery / No obvious constraints which could affect delivery.	Employment		Not cuitable for
Opportunities NA Employment Land NA Not existing employment land Delivery / No obvious constraints which could affect delivery.			
Employment Land NA Not existing employment land Delivery / No obvious constraints which could affect delivery.			employment use
Land employment land Delivery / No obvious constraints which could affect delivery.		ΝΔ	Not ovicting
Delivery / No obvious constraints which could affect delivery.			
Delivery / No obvious constraints which could affect delivery.			
	Delivery /	No obvious constraints which could affect delivery	
	Phasing	NO ODVIOUS CONSTIANTIS WHICH COULD ATTECT DETVELY.	
Viability No obvious constraints / obligations which could affect viability.		No obvious constraints / obligations which could affect visbility	
Viability No obvious constraints / obligations which could affect viability. Availability of No known issues			
utilities –			
electricity, gas,			
water, sewage			
treatment			
Infrastructure No known constraints		No known constraints	
constraints on /			
Under site		There is no vehicular access possible to the site without	
Highways There is no vehicular access possible to the site without development of land in South Staffordshire District Group Balt			
access and development of land in South Staffordshire District Green Belt.	access and	development of land in South Statfordshire District Green Belt.	
transportation			

	This is a significant planni	ng co	onstraint which	cannot be		
Impact on the wider road network	mitigated. No known issues					
	So	ocial				
Primary schools: v	lking or public transport (ex valking only) to key residenti ance with BCP Policy HOU2		GP/Health Cen Centre	tre/Walk in		
Primary School			Strategic Centre/Employ	ment Area		
Secondary School			Centre/Foodsto	ore		
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (4 100 dph)	D	loderate ensity 10-45 dph)	X
Any character constraints on density	onstraints on limit density, in line with Tettenhall Neighbourhood Plan HLC Assessment for					
Connections to local cycle route networks	No issues					
Public Open Space	No issues					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
	Оррон	rtunit	ies			
	Custsinghi	1:4				
The site has some r	Sustainabi			nd a positiv	e impact for	54
Objective 10 - Hous	ing					57
Groop bolt parcel pr	ot promoted through the Call fo			d ownor ido	otified	
Scrubland to rear o without developmer constraint which car	f houses on Pattingham Roac at of land in South Staffordshin anot be mitigated. There is also able for housing developmen	d. The re Dist o poor	ere is no vehicul trict Green Belt.	ar access p This is a s	ossible to the significant place	anning
Appropriate He	ousing NA Employm	ont	NA Other (specify):	[
and infrastructure requirements						

Site Known as	Land Sout	h of Vica	rage Road	Cemetery, Pe	enn	
Site Address	Land South of	Land South of Vicarage Road Cemetery, Penn				
Ward	Penn	Call for Sit	Call for Site Ref			
Site Area (ha)	0.97		Capacity proposed in Call for Sites submission			
Land Type	Greenfield	Site Asses	sment Refere	SA-0049-WOL		
Background/Context						
Current uses	Grazing paddo	ck with hedge	rows and mature	e trees at boundarie	S	
Surrounding				I land to south and		
land uses	hedge belt from					
	· · ·		straints			
Gateway Constrai	ints		Name /	Amount of site of	overed (ha's)	
-			Details		. ,	
SSSI / SAC			None			
Ancient Woodland	d / Veteran Trees	6	None			
Local Nature Rese	None None					
Site of Importance						
Flood Risk Zone 3						
Registered Park &	Registered Park & Garden None					
Scheduled Ancient Monument None						
HSE Consultation Zone 1 (for residential) None						
Operational Buria	erational Burial Ground None					
Common Land						
Existing Policy	All Green Belt					
Designations	Vicarage Road	(Penn) Conse	ervation Area			
Criteria	Assessment				Rating	
	Greer	Belt and La	andscape Sen	sitivity		
Green Belt Harm	The sub-parcel sprawl of the W encroachment settlement edge settlement edge SINC to the eas however adjace Vicarage Road weaken the inte	Low-Moderate				
Landscape Sensitivity	historic landscape character, including designated heritage assets, and relatively strong sense of rurality and tranquillity result in a moderate-high sensitivity rating. Environmental				Moderate - High	
Greenfield /	All greenfield					
Previously						
Developed Land						
Topography			lirection. Vicara			
	this topography	. Meets dwelli	ings in Holden R	load – lower level.		

		
Agricultural	Grade not known, however area is less than 20 ha in extent	
Land Quality	therefore assessment not required.	
Tree	Mature trees and hedgerows dominate west and south edges	
Preservation	of site. Individual TPO's to north along Vicarage Road frontage	
Orders / Mature	and group TPO to western boundary.	
Trees of Value		
on site or		
significantly		
affecting		
boundaries		
Biodiversity or	Trees and hedgerows on site may have ecological value,	
Geodiversity on	subject to survey.	
site or		
significantly		
affecting		
boundaries	Denne Hell One de Ut Liete d'huildige lieg te the gent of the site	
Heritage Assets	Penn Hall Grade II* Listed building lies to the east of the site	
on site or	and the site falls within the existing Vicarage Road (Penn)	
significantly	Conservation Area boundary. Although the site is likely to be	
affecting	removed from the boundary and instead adjoin the CA,	
boundaries	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	Potential impact on immediate outlook of residents on Holden	
and Character of	Road and Buttons Farm Road.	
the Area		
	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.	
	Development of the eiter would remove at an interview into the	
	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.	
Flood risk,	No current flood risk or drainage issues on site.	
drainage and		
ground water		
Ground	No issues	
Contamination		
Ground stability	No issues	
Air Quality	No issues	
impact of		
adjoining uses		
Noise impact of	No issues	
adjoining uses		
Mineral	No issues	
Extraction and		
Mineral		
Resource Areas		
Mineral	No issues	
Infrastructure		
and Brickworks		

Waste	No issues					
Infrastructure						
	Eco	nomi	c			
Employment	NA		•		Not suitable	e for
Development					employmer	
Opportunities					employmen	11 436
Employment	NA				Not existing	~
Land	INA					
Lanu					employmer	п
Dolivery /	No obvievo constrainte which	aguld	offect delivery		land	
Delivery / Phasing	No obvious constraints which could affect delivery.					
Viability	No obvious constraints / oblig	obility				
	No known issues	alions	which could allect v	ability.		
Availability of	NO KNOWN ISSUES					
utilities –						
electricity, gas,						
water, sewage						
treatment						
Infrastructure	No known constraints					
constraints on /						
under site						
Highways	Potential access from Vicarag	ge Roa	id.			
access and						
transportation						
Impact on the	Potential cumulative impact of					
wider road	Road, Foxlands Avenue and junction.	d				
network						
		ocial				
Access time by walking or public transport (except GP/Health Centre/Walk in						
Primary schools: walking only) to key residential						
services in accorda	ance with BCP Policy HOU2		Ochile			
Primary School			Strategic			
			Centre/Employmen	t Area		
Secondary School			Centre/Foodstore			
Coolinaary Contoor						
						<u> </u>
Housing Density	Very High Density (min		High Density (45-	Ν	loderate	Х
Location – BCP	100 dph)		100 dph)		ensity	
Policy HOU2				(4	10-45 dph)	
						I <u>. </u>
Any character	Rural character, low density					
constraints on	tapering nature of site and l		uilding / conservatior	n area c	onstraints wo	ould
density	significantly constrain densi	ty.				
Connections to	No issues					
local cycle route						
networks			NI			
Public Open	Limited public open space in local area. New open space					
Space	likely to be required on site to meet needs of new residents.					
Loss of Playing	No issues					
Field / Sports						
Pitches						
Other Social			•			
	Орро	rtunit	Ies			
	Sustainabi					
The site has some n	egative impacts for SA Object					
	Con	clusic	on			
Conclusion						

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.

Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	NA	Other (specify):	

Site Known as	Sites at Su	utherland	Avenue /	Cooper Stree	t		
Site Address	Sites at Suthe	ites at Sutherland Avenue / Cooper Street					
Ward	East Park	Call for Sit	Call for Site Ref				
Site Area (ha)	1.50		Capacity proposed in Call for Sites submission				
Land Type	Previously Developed	Site Asses	sment Refere	SA-0054-WOL			
	Background/Context						
Current uses	Industrial uses						
Surrounding	Employment la	nd					
land uses							
		Con	straints				
Gateway Constrai	nts Name / Amount of site covered (ha's Details						
SSSI / SAC			None				
Ancient Woodland	d / Veteran Trees	s	None				
Local Nature Rese			None				
	for Nature Conservation None						
Flood Risk Zone 3	None						
Registered Park &							
Scheduled Ancient Monument None							
	Zone 1 (for residential) None						
Operational Buria							
Common Land			None				
Existing Policy	Bliston Corrido	r AAP - Local	Employment La	and (LQ3)			
Designations Criteria	Assessment				Pating		
Cillena			andscape Se	ncitivity	Rating		
Green Belt Harm	Greer		anuscape se	пъщицу			
Green Deit Harm							
Landscape			Not in the Gre	een Belt			
Sensitivity							
y		Envir	onmental				
Greenfield /	All previously d						
Previously		-					
Developed Land							
Topography	Generally flat s						
Agricultural	Not agricultural land						
Land Quality	No trans to the	-					
Tree Preservation	No trees on site						
Orders / Mature							
Trees of Value							
on site or							
significantly							
affecting							
boundaries							
Biodiversity or	No known habi	tat					
Geodiversity on							
site or							
significantly							

- ((('		
affecting		
boundaries		
Heritage Assets	No assets	
on site or		
significantly		
affecting		
boundaries	No. Sec. 44	
Visual Amenity	No issues	
and Character of		
the Area		
Flood risk,	No current flood risk or drainage issues on site.	
drainage and		
ground water Ground		
	No issues	
Contamination	Na iaquaa	
Ground stability	No issues	
Air Quality	The sites are unsuitable for residential development as they are	
impact of	surrounded by unregulated employment uses which are	
adjoining uses	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	
Noise impact of	to operate. The sites are surrounded by unregulated employment uses	
adjoining uses	which are important to protect for employment in line with draft	
aujoining uses	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	
Mineral	employment uses to operate. No issues	
Extraction and	110 199069	
Mineral		
Resource Areas		
Mineral	No issues	
Infrastructure		
and Brickworks		
Waste	No issues	
Infrastructure		
	Economic	
Employment	NA	Not suitable for
Development		employment use
Opportunities		
Employment	The sites are unsuitable for residential development as they are	
Land	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 /	No obvious constraints which could affect delivery.	
Phasing		
Viability	No obvious constraints / obligations which could affect viability.	
Availability of	No known constraints	
utilities –		
electricity, gas,		
water, sewage		
· · · · ·		
treatment		

Infrastructure	No known constrai	nto					
constraints on /	NO KIOWI COISTAI	1115					
under site							
Highways	No known constrai	nts					
access and							
transportation Impact on the	No known issues						
wider road	IND KHOWIT ISSUES						
network							
		Socia	al				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2							
Primary School			Strate Centre	gic e/Employmen	nt Area		
Secondary School			Centre	e/Foodstore			
Housing Density	Very High Density	y (min	•	Density (45-		Moderate	Х
Location – BCP	100 dph)		100 dp	oh)		Density (40-45 dph)	
Policy HOU2						-0-40 upii)	
Any character Sites located within industrial estate, with no local housing character.						1	
constraints on density							
Connections to	No issues	No issues					
local cycle route							
networks							
Public Open Space	No issues						
Loss of Playing	No issues						
Field / Sports							
Pitches							
Other Social		•	•.•				
		Opportu	nities				
	e	ustainability	Annrais	al			
The site has some	negative impacts for						
		Conclu		,,,			
Sites in employme	nt use within an estal			romoted for h	nousing	through the o	call for
sites. The sites a	are unsuitable for res	sidential deve	lopment a	s they are s	urround	ded by unreg	ulated
	which are important						
	nent of the sites wo udice the operational						of new
residents and preju		capacity of ad	joining em	pioyment use	-5 ιο ορ		
The site is not su	itable for housing d	evelopment.					
Appropriate	Housing NA	Employment	NA	Other (spec	cify):		
uses given	-						
constraints							
and							
infrastructure requirements							
requirements							
	i						