# **Appendix C - Walsall**

# Appendix C-1: Summary of Sites Assessed (Walsall)

Site Assessment Reference	Ward	Address	Site Area (ha)	Appropriate Capacity (if selected)	Link to interactive map
Housing Sites					
Selected					
SA-0016-WAL	Aldridge Central and South	Land at junction of Middlemore Lane West and Bosty Lane, Aldridge - Middlemore Lane West, Aldridge	1.35	35	Click Here
SA-0309-WAL	Aldridge Central and South	Land at (South of) Stonnall Road, Aldridge, WS9 8JZ	5.07	38	Click Here
SA-0022-WAL	Aldridge North and Walsall Wood	Home Farm, Sandhills, Walsall Wood, Walsall, West Midlands, WS9 9DJ - Home Farm, Sandhills	85.05	1417	Click Here
SA-0034-WAL	Aldridge North and Walsall Wood	Land North of Stonnall Road, Aldridge, Walsall, WS9 8JY	13.82	363	<u>Click Here</u>
SA-0048-WAL	Aldridge North and Walsall Wood	Land at Vicarage Road / Coronation Road, High Heath, Walsall	22.52	504	Click Here
SA-0056-WAL	Aldridge North and Walsall Wood	Land at Mob Lane, Pelsall, Walsall, West Midlands - Mob Lane	7.99	209	<u>Click Here</u>

SA-0207-WAL	Aldridge North and Walsall Wood	Land to the North East of Shire Oak, Lichfield Road	0.37	10	Click Here
SA-0208-WAL	Aldridge North and Walsall Wood	Land to the South West of Shire Oak, Lichfield Road	0.32	8	Click Here
SA-0172-WAL	Birchills Leamore	Former Reedswood Golf Course, Rayboulds Bridge, Walsall.	5.6	94	<u>Click Here</u>
SA-0014-WAL	Bloxwich East	Stafford Road (A3), To the north of Bloxwich, WS3 3PJ - Land at Yieldsfield Farm (sometimes recorded as Yieldfields)	39.55	978	<u>Click Here</u>
SA-0052-WAL	Brownhills	Land North of Northfields Way, Clayhanger, Brownhills, Walsall, WS8 7DT (nearest post code) - Land North of Northfields Way	1.87	46	Click Here
SA-0199-WAL	Brownhills	Sandfield Farm, Lichfield Road, Brownhills	1.64	33	<u>Click Here</u>
SA-0030-WAL	Pelsall	Land at Yorks Bridge, Lichfield Road, Pelsall, Walsall - Land at Yorks Bridge	17.67	580	<u>Click Here</u>
SA-0012-WAL	Pheasey Park Farm	Longwood Lane, Walsall - Land off Sutton Road	11.9	202	<u>Click Here</u>
SA-0064-WAL	Pheasey Park Farm	Former NHS site, Land east of Nether Hall Avenue, Great Barr Walsall	1.43	18	<u>Click Here</u>
SA-0295-WAL	Pheasey Park Farm	The Three Crowns	0.7	7	<u>Click Here</u>
SA-0264-WAL	Rushall-Shelfield	Barns Farm	4.26	112	<u>Click Here</u>
SA-0317-WAL	Rushall-Shelfield	Land to the rear of 114-130 Green Lane	1.11	37	<u>Click Here</u>
SA-0174-WAL	Shortheath	Former Allens Centre and Hilton Road Amenity Greenspace	2.09	23	<u>Click Here</u>
SA-0078-WAL	St. Matthews	Aldridge Road, Walsall - Land at Aldridge Road	22.55	592	<u>Click Here</u>
SA-0163-WAL	St. Matthews	Cartbridge Lane South Open Space	1.81	61	<u>Click Here</u>

SA-0006-WAL	Streetly	Land opposite The Coach House with metal gate, WS9 0PU, Chester Rd, Aldridge, Walsall	5.09	66	<u>Click Here</u>
SA-0017-WAL	Streetly	Land at Queslett Road/ Aldridge Road, Walsall, B74 2DT - Columba Park	42.47	1426	<u>Click Here</u>
SA-0187-WAL	Streetly	Land to the East of Chester Road, Hardwick, Walsall, WS9 0PH	8.69	228	<u>Click Here</u>
SA-0233-WAL	Streetly	Former Star Service Station, Queslett Road East, Streetly.	0.27	53	<u>Click Here</u>
SA-0312-WAL	Streetly	409 Chester Road, Streetly - Pacific Nurseries, WS9 0PH	4.65	121	<u>Click Here</u>
SA-0313-WAL	Streetly	Land Rear of 91 Wood Lane	2.33	49	<u>Click Here</u>
<b>Employment Sit</b>	es				
Selected					
SA-0007-WAL	Brownhills	237 Watling Street, WS8 6JR, Brownhills, Walsall & 235 Watling Street, Walsall, WS8 6JR	5.92	5.92	<u>Click Here</u>
SA-0200-WAL	Brownhills	Johnsons Farm & Meadow Farm, Lichfield Road and Barracks Lane	8.41	8.41	<u>Click Here</u>
SA-0286-WAL	Pheasey Park Farm	Land to the South East of Longwood Bridge	1.51	1.46	<u>Click Here</u>
SA-0308-WAL	Rushall-Shelfield	Sandwon Quarry, Stubbers Green Road, Aldridge, Walsall, WS9 8BL	20.85	17.97	<u>Click Here</u>
SA-0057-WAL	Short Heath	Land to the South of Bentley Lane, Willenhall, Walsall, WS2 7LU	11.27	11.27	<u>Click Here</u>
Housing & Emp	loyment sites no	t selected			
SA-0015-WAL	Aldridge Central and South	Land to the West of Chester Road, Hardwick, WS9 0PH	15.17	N/A	Click Here
SA-0018-WAL	Aldridge Central and South	College Farm, Bosty Lane, Aldridge, Walsall, WS9 0LF Land at Bosty Lane, Aldridge, Walsall.	39.94	N/A	<u>Click Here</u>
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Aldridge Central and South	Land at Chester Road, Streetly, Walsall	25.51	N/A	<u>Click Here</u>
Aldridge Central and South	Little Aston Road, Aldridge - Land at Little Aston Road, Aldridge. 168 Little Aston Road. Land Adjacent 170 Little Aston Road, Walsall, WS9 0NU	7.51	N/A	Click Here
Aldridge Central and South	Chester Road, Aldridge, Walsall, WS9 0LS - Aldridge Wyevale Garden Centre	0.9	N/A	<u>Click Here</u>
Aldridge Central and South	Land adjacent to Barr Common Road, Aldridge - Land adjacent to Barr Common Road, Aldridge	2.16	N/A	<u>Click Here</u>
Aldridge Central and South	Land south of Bosty Lane, Aldridge, Walsall - Land south of Bosty Lane, Aldridge.	47.07	N/A	<u>Click Here</u>
Aldridge Central and South	Land East of Longwood Lane, Daisy Bank, Walsall, WS5 3AT	2.77	N/A	Click Here
Aldridge Central and South	Land off Back Lane, Walsall, WS9 0LS - Land off Back Lane, Walsall	18.05	N/A	<u>Click Here</u>
Aldridge Central and South	Bosty Lane, Aldridge, Walsall - Land to the South of Aldridge School	52.4	N/A	<u>Click Here</u>
Aldridge Central and South	Land at Druids Heath Golf Club, WS9 8JZ, Stonnall Road, Walsall	0.98	N/A	<u>Click Here</u>
Aldridge Central and South	Hayhead Farm, Longwood Lane, Walsall	9.77	N/A	<u>Click Here</u>
Aldridge Central and South	Erdington Road, Aldridge, Erdington Road Aldridge, Erdington Road, Aldridge, West Midlands - Lane on Erdington Road	0.36	N/A	<u>Click Here</u>
Aldridge Central and South	Hayhead Farm, Longwood Lane, Walsall	4.34	N/A	<u>Click Here</u>
	and South  Aldridge Central and South	and South  Land at Chester Road, Streetly, Walsall  Aldridge Central and South  Aldridge Central and South  Aldridge Central and South  Aldridge Central and South  Chester Road, Aldridge, Walsall, WS9 0LS - Aldridge Wyevale Garden Centre  Aldridge Central and South  Land adjacent to Barr Common Road, Aldridge - Land adjacent to Barr Common Road, Aldridge - Land adjacent to Barr Common Road, Aldridge - Land adjacent to Barr Common Road, Aldridge, Walsall - Land south of Bosty Lane, Aldridge, Walsall, WS5 3AT  Aldridge Central and South  Aldridge Central and South	Aldridge Central and South  Chester Road, Aldridge, Walsall, WS9 0LS - Aldridge Wyevale Garden Centre  Aldridge Central and South  Aldridge Central and South	Aldridge Central and South  Bosty Lane, Aldridge, Walsall - Land to the South of Aldridge  School  Aldridge Central and South  Aldridge Central and South

SA-0077-WAL	Aldridge Central and South	Land on Erdington Road, Erdington Road, Aldridge	8.21	N/A	<u>Click Here</u>
SA-0083-WAL	Aldridge Central and South	Site west of the Chester Road bordered by Gould firm lane, Hobs Hole Lane and the Chester Road	10.14	N/A	<u>Click Here</u>
SA-0084-WAL	Aldridge Central and South	Land at south of Little Aston Road Aldridge - Land at south of Little Aston Road Aldridge	9.74	N/A	<u>Click Here</u>
SA-0086-WAL	Aldridge Central and South	Hayhead Farm, Longwood Lane, Walsall	3.74	N/A	<u>Click Here</u>
SA-0149-WAL	Aldridge Central and South	South of Daniels Lane and east of Erdington Road, Aldridge	10.83	N/A	<u>Click Here</u>
SA-0188-WAL	Aldridge Central and South	Aldridge School, Tynings Lane, Walsall	1.93	N/A	<u>Click Here</u>
SA-0211-WAL	Aldridge Central and South	Fairview Nurseries, Land between Birch Lane, Chester Road and Back Lane.	36.39	N/A	<u>Click Here</u>
SA-0212-WAL	Aldridge Central and South	Nuttalls Farm, Land Between Stonnall Road & Hobs Hole Lane.	25.4	N/A	<u>Click Here</u>
SA-0213-WAL	Aldridge Central and South	South of Hobs Hole Lane	5.17	N/A	<u>Click Here</u>
SA-0214-WAL	Aldridge Central and South	Land to the North, East and South of Aldridge Court	4.2	N/A	<u>Click Here</u>
SA-0215-WAL	Aldridge Central and South	South of Druid's Heath Farm & West of Back Lane	20.54	N/A	<u>Click Here</u>
SA-0216-WAL	Aldridge Central and South	Land West of Gould Firm Lane	13.54	N/A	<u>Click Here</u>
SA-0217-WAL	Aldridge Central and South	Kendon Lea Farm, Daniels Lane	4.33	N/A	<u>Click Here</u>
SA-0218-WAL	Aldridge Central and South	Shrubbery Farm North	19.3	N/A	<u>Click Here</u>
SA-0219-WAL	Aldridge Central and South	Land Rear of Bourne Pool, Daniel's Lane	2.93	N/A	<u>Click Here</u>

SA-0220-WAL	Aldridge Central and South	Land East of Erdington Road, adjacent Knights Hill	1.58	N/A	<u>Click Here</u>
SA-0222-WAL	Aldridge Central and South	Land rear of houses on Knights Hill West of Erdington Road	2.83	N/A	<u>Click Here</u>
SA-0223-WAL	Aldridge Central and South	Land South and South West of Shrubbery Cottage	24.17	N/A	<u>Click Here</u>
SA-0224-WAL	Aldridge Central and South	Valley Nurseries Between Erdington Road & Barr Common Road	1.22	N/A	<u>Click Here</u>
SA-0225-WAL	Aldridge Central and South	Land South of Alder Tree Grove, Between Erdington Road and Barr Common Road	0.77	N/A	<u>Click Here</u>
SA-0226-WAL	Aldridge Central and South	Land Between Longwood Road & Erdington Road, South of Barr Common Road	15.34	N/A	<u>Click Here</u>
SA-0227-WAL	Aldridge Central and South	Corner of Little Hardwick Road & Erdington Road	2.73	N/A	<u>Click Here</u>
SA-0228-WAL	Aldridge Central and South	Birch Wood, Potters Wood, Land South of the Dingle	58.42	N/A	<u>Click Here</u>
SA-0229-WAL	Aldridge Central and South	Land South of Streetly Cemetery and between Little Hardwick Road and Foley Road West	22.57	N/A	Click Here
SA-0230-WAL	Aldridge Central and South	Land North of Beacon Hill	4.49	N/A	<u>Click Here</u>
SA-0244-WAL	Aldridge Central and South	Land Between Back Lane & Chester Road	19.54	N/A	<u>Click Here</u>
SA-0245-WAL	Aldridge Central and South	Land South of Hobs Hole Lane corner of Chester Road	0.24	N/A	<u>Click Here</u>
SA-0248-WAL	Aldridge Central and South	Land adjacent Irish Harp, North of Little Aston Road	3.71	N/A	<u>Click Here</u>
SA-0249-WAL	Aldridge Central and South	Land to the rear of Wheatland Grove & Hayfield Grove	1.38	N/A	Click Here

SA-0251-WAL	Aldridge Central and South	Between Little Aston Road & Chester Road	0.94	N/A	<u>Click Here</u>
SA-0253-WAL	Aldridge Central and South	Land North of Bourne Farm	0.33	N/A	<u>Click Here</u>
SA-0255-WAL	Aldridge Central and South	Land rear of 41 - 47 Little Hardwick Road and Lester Grove.	1.06	N/A	<u>Click Here</u>
SA-0266-WAL	Aldridge Central and South	Land South of Little Aston Road and East of Green Lane	8.82	N/A	<u>Click Here</u>
SA-0277-WAL	Aldridge Central and South	Between Vigo Road & Boatman's Lane	0.35	N/A	<u>Click Here</u>
SA-0283-WAL	Aldridge Central and South	Land on the Corner of Walsall Road and Bosty Lane	0.24	N/A	<u>Click Here</u>
SA-0284-WAL	Aldridge Central and South	Berryfields Farm	20.57	N/A	<u>Click Here</u>
SA-0289-WAL	Aldridge Central and South	Hay Head Farm North	15.88	N/A	<u>Click Here</u>
SA-0290-WAL	Aldridge Central and South	Land East of Hayhead, Farm House	0.55	N/A	<u>Click Here</u>
SA-0292-WAL	Aldridge Central and South	Land adjacent and to the East of 15 - 17 Longwood Lane	1.6	N/A	<u>Click Here</u>
SA-0293-WAL	Aldridge Central and South	Land Rear of 493 Sutton Road	1.13	N/A	<u>Click Here</u>
SA-0294-WAL	Aldridge Central and South	North of Sutton Road Between Front of Three Crowns	0.85	N/A	<u>Click Here</u>
SA-0296-WAL	Aldridge Central and South	Corner of Longwood Road and Beacon Hill	0.56	N/A	<u>Click Here</u>
SA-0310-WAL	Aldridge Central and South	34 - 38 Gould Firm Lane, Aldridge	0.19	N/A	<u>Click Here</u>
SA-0311-WAL	Aldridge Central and South	171 Erdington Road Aldridge	2.81	N/A	<u>Click Here</u>
SA-0314-WAL	Aldridge Central and South	Land Rear of Sutton Road and Longwood Lane - Birch Wood, Potters Wood, Land South of the Dingle	9.6	N/A	<u>Click Here</u>

SA-0008-WAL	Aldridge North and Walsall Wood	Land off Walsall Road, Walsall Wood, Walsall, Highfields North.	4.2	N/A	<u>Click Here</u>
SA-0029-WAL	Aldridge North and Walsall Wood	Off Walsall Wood Road - Land at King Hays Farm	17.41	N/A	<u>Click Here</u>
SA-0032-WAL	Aldridge North and Walsall Wood	Green Lane, WS9 9BE - Walsall Wood	3.11	N/A	<u>Click Here</u>
SA-0054-WAL	Aldridge North and Walsall Wood	Land at Castle Hill Road, Walsall, WS9 9DR	14.47	N/A	<u>Click Here</u>
SA-0059-WAL	Aldridge North and Walsall Wood	Land at Greenwood Road and Lazy Hill Road, Aldridge, Walsall	2.64	N/A	<u>Click Here</u>
SA-0062-WAL	Aldridge North and Walsall Wood	Land R/O 10 - 30 Castle Road, Walsall Wood, WS9 9BY	1.01	N/A	<u>Click Here</u>
SA-0067-WAL	Aldridge North and Walsall Wood	Land West of Walsall Road, Walsall - Highfields North	17.79	N/A	<u>Click Here</u>
SA-0069-WAL	Aldridge North and Walsall Wood	Brownhills Business Park, Lindon Road, Walsall, WS8 7BB - Land at Brownhills Business Park	2.67	N/A	<u>Click Here</u>
SA-0161-WAL	Aldridge North and Walsall Wood	Streets Corner, Brownhills Road	0.42	N/A	<u>Click Here</u>
SA-0186-WAL	Aldridge North and Walsall Wood	Greenwood Road - 1, 2, and 3 Greenwood Road.	4.46	N/A	<u>Click Here</u>
SA-0195-WAL	Aldridge North and Walsall Wood	Jockey Fields West of Hall Lane	16.99	N/A	Click Here
SA-0197-WAL	Aldridge North and Walsall Wood	Jockey Fields East of Green Lane	9.21	N/A	<u>Click Here</u>
SA-0202-WAL	Aldridge North and Walsall Wood	Grange Farm & Railswood Farm, land between Pelsall, Clayhanger and Maybrook Industrial Estate.	168.95	N/A	<u>Click Here</u>
SA-0204-WAL	Aldridge North and Walsall Wood	Gorse Farm, Lazy Hill	21.13	N/A	<u>Click Here</u>

SA-0205-WAL	Aldridge North and Walsall Wood	Land South of Lazy Hill Wood, King's Hayes Fields	1.1	N/A	<u>Click Here</u>
SA-0206-WAL	Aldridge North and Walsall Wood	Land North of 154 Lazy Hill Road	1.12	N/A	<u>Click Here</u>
SA-0209-WAL	Aldridge North and Walsall Wood	Land to the rear of 350 and 370 Chester Road	0.68	N/A	<u>Click Here</u>
SA-0210-WAL	Aldridge North and Walsall Wood	East of Castlefort earthwork	1.8	N/A	<u>Click Here</u>
SA-0256-WAL	Aldridge North and Walsall Wood	Land South of 32 - 52 Castle Road, King's Hayes Field	0.33	N/A	<u>Click Here</u>
SA-0257-WAL	Aldridge North and Walsall Wood	Land South of 17a The Barn, Northgate, King's Hayes Field.	0.5	N/A	<u>Click Here</u>
SA-0258-WAL	Aldridge North and Walsall Wood	Land corner of Northgate and Walsall Wood Road	0.06	N/A	<u>Click Here</u>
SA-0272-WAL	Aldridge North and Walsall Wood	Land North of 3 Ashton Drive	0.02	N/A	<u>Click Here</u>
SA-0275-WAL	Aldridge North and Walsall Wood	Jockey Fields Rear of Horse and Jockey	1.42	N/A	<u>Click Here</u>
SA-0298-WAL	Aldridge North and Walsall Wood	Former Shire Oak Transport Cafe, 250 Chester Road	0.35	N/A	Click Here
SA-0001-WAL	Bentley and Darlaston North	Land at site of former 273 Walsall Road, Darlaston	0.1	N/A	<u>Click Here</u>
SA-0315-WAL	Bentley and Darlaston North	Land at Kendricks Road, Heath Road and Station Street	2.22	N/A	<u>Click Here</u>
SA-0010-WAL	Blakenall	Land at former Goscote Hospital Site, Goscote Lane, Walsall, WS3 1SJ	6.92	N/A	<u>Click Here</u>
SA-0065-WAL	Blakenall	Goscote Lane, WS3 4QG, Pelsall, Walsall - Land North of Showmen's Caravan Site	0.23	N/A	<u>Click Here</u>
SA-0146-WAL	Blakenall	Former Dartmouth House, Ryecroft House	0.52	N/A	<u>Click Here</u>
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SA-0276-WAL	Blakenall	Field House Farm	1.41	N/A	<u>Click Here</u>
ON OLIVINE	Dianoriali		1.71	14/1	
SA-0279-WAL	Blakenall	Land between Wyrley and Essington Canal and Goscote Sewage Works	3.59	N/A	<u>Click Here</u>
SA-0117-WAL	Bloxwich East	Livingstone Road Open Space	1.93	N/A	<u>Click Here</u>
SA-0193-WAL	Bloxwich East	Pear Tree Farm	4.46	N/A	<u>Click Here</u>
SA-0274-WAL	Bloxwich East	Land adjacent Goscote House Farm	12.11	N/A	<u>Click Here</u>
SA-0085-WAL	Bloxwich West	Bloxwich Hospital Reeves Street, Walsall -Bloxwich Hospital	0.69	N/A	<u>Click Here</u>
SA-0139-WAL	Bloxwich West	Sneyd Hall Road Open Space	0.76	N/A	<u>Click Here</u>
SA-0273-WAL	Bloxwich West	Land South and East of the Sneyd branch canal, West of former Bloxwich Town Football Club.	1.25	N/A	Click Here
SA-0281-WAL	Bloxwich West	Wood Farm, 89 Wood Farm Cottage, J Farmers Trading	1.32	N/A	<u>Click Here</u>
SA-0051-WAL	Brownhills	Chester Road North, Brownhills, Walsall, WS8 7JR - The Rising Sun	2.57	N/A	<u>Click Here</u>
SA-0068-WAL	Brownhills	Albutts road, Brownhills, WS8 7NL - Land at Albutts Road	2.54	N/A	<u>Click Here</u>
SA-0138-WAL	Brownhills	Watling Street, Land off Hannay Hay Road	0.77	N/A	<u>Click Here</u>
SA-0190-WAL	Brownhills	Land North of Engine Lane	13.38	N/A	<u>Click Here</u>
SA-0191-WAL	Brownhills	Land adjacent Becks Bridge Wyrley and Essington Canal	42.04	N/A	<u>Click Here</u>
SA-0192-WAL	Brownhills	Land South of Engine Lane	34.83	N/A	<u>Click Here</u>
SA-0198-WAL	Brownhills	Land adjacent to Middleton Bridge	0.23	N/A	<u>Click Here</u>

SA-0201-WAL	Brownhills	Land adj 92, Land off Hanney Hay Road, Land to the rear of 116, Land to the East of 116.	3.69	N/A	<u>Click Here</u>
SA-0203-WAL	Brownhills	Land East of Northfields Way	0.2	N/A	<u>Click Here</u>
SA-0242-WAL	Brownhills	Stevies Stables, Pelsall Road, Brownhills, WS8 7DL	0.66	N/A	<u>Click Here</u>
SA-0243-WAL	Brownhills	Land South of Stevies Stables, Pelsall Road.	0.12	N/A	<u>Click Here</u>
SA-0020-WAL	Paddock	Land north of Park Hall Road, Walsall - Land north of Park Hall Road, Walsall	15.73	N/A	<u>Click Here</u>
SA-0035-WAL	Paddock	Skip Lane, Walsall	2.43	N/A	<u>Click Here</u>
SA-0081-WAL	Paddock	Birmingham Road, Walsall - Land at Aston University Recreational Area	18.41	N/A	<u>Click Here</u>
SA-0303-WAL	Paddock	West of Melbourne House	0.33	N/A	<u>Click Here</u>
SA-0304-WAL	Paddock	The Skip	0.64	N/A	<u>Click Here</u>
SA-0305-WAL	Paddock	Land to the East of 113 Park Hall Road	0.08	N/A	<u>Click Here</u>
SA-0110-WAL	Palfrey	West Bromwich Road, Fullbrook Open Space.	1.99	N/A	<u>Click Here</u>
SA-0071-WAL	Pelsall	Land off Allen's Lane, Pelsall - Land off Allen's Lane, Pelsall, West Midlands.	4.99	N/A	<u>Click Here</u>
SA-0169-WAL	Pelsall	Grazing Land at Fordbrook Lane	1	N/A	<u>Click Here</u>
SA-0194-WAL	Pelsall	Leyland's Farm adj Wyrley and Essington Canal	60.47	N/A	<u>Click Here</u>
SA-0196-WAL	Pelsall	Leyland's Farm North of Wolverhampton Road	1.24	N/A	<u>Click Here</u>
SA-0250-WAL	Pelsall	Land Rear of 76 to 84, Fairburn Crescent	1.52	N/A	<u>Click Here</u>
SA-0278-WAL	Pelsall	Goscote Wedge	0.69	N/A	<u>Click Here</u>
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SA-0316-WAL	Pelsall	Ryders Hayes Mere	37.02	N/A	<u>Click Here</u>
SA-0036-WAL	Pheasey Park Farm	Skip Lane, WS5 3NB	4.4	N/A	<u>Click Here</u>
SA-0039-WAL	Pheasey Park Farm	263A Sutton Road, Walsall, WS5 3AR – Land adjacent to Sutton Road	5.45	N/A	<u>Click Here</u>
SA-0087-WAL	Pheasey Park Farm	Beacon Road – Land East of Beacon Road	24.43	N/A	<u>Click Here</u>
SA-0153-WAL	Pheasey Park Farm	Former Queslett School	1.36	N/A	<u>Click Here</u>
SA-0232-WAL	Pheasey Park Farm	North of Barr Lakes Lane	83.94	N/A	<u>Click Here</u>
SA-0235-WAL	Pheasey Park Farm	Beacon Farm	11.57	N/A	<u>Click Here</u>
SA-0237-WAL	Pheasey Park Farm	Land associated with Beacon Farm and Crook Cottage	46.12	N/A	<u>Click Here</u>
SA-0238-WAL	Pheasey Park Farm	Pastures South of Barr Lakes Lane to Chapel Lane.	51.88	N/A	<u>Click Here</u>
SA-0239-WAL	Pheasey Park Farm	Beacon Dairy Farm	14.2	N/A	<u>Click Here</u>
SA-0240-WAL	Pheasey Park Farm	Foxhills Farm	5.27	N/A	<u>Click Here</u>
SA-0241-WAL	Pheasey Park Farm	Old Hall Farm	16.6	N/A	<u>Click Here</u>
SA-0287-WAL	Pheasey Park Farm	Land between Rushall Canal & Longwood Lane	4.06	N/A	<u>Click Here</u>
SA-0291-WAL	Pheasey Park Farm	Brookside Farm, Longwood Lane	9.22	N/A	<u>Click Here</u>
SA-0297-WAL	Pheasey Park Farm	Amenity Land Between Sutton Road adjacent The Three Crowns	0.9	N/A	<u>Click Here</u>
SA-0299-WAL	Pheasey Park Farm	Land between Little Johnsons Lane, Sutton Road and Beacon Road.	1.2	N/A	<u>Click Here</u>

SA-0300-WAL	Pheasey Park Farm	Land to the North East adjoining The Longhorn.	0.15	N/A	<u>Click Here</u>
SA-0301-WAL	Pheasey Park Farm	Orchard Hills, Daisy Bank & other houses	1.6	N/A	<u>Click Here</u>
SA-0302-WAL	Pheasey Park Farm	Beacon Farm, Land to the West	38.33	N/A	<u>Click Here</u>
SA-0026-WAL	Pleck	Darlaston Road, Darlaston, Willenhall, WS10 8NA	3.1	N/A	<u>Click Here</u>
SA-0049-WAL	Rushall-Shelfield	56 Cartbridge Lane, Rushall, Walsall, WS4 1SB	0.28	N/A	<u>Click Here</u>
SA-0082-WAL	Rushall-Shelfield	251, Lichfield Road, Manor Farm Community Association, King George Crescent, Walsall, WS4 1EG	3.85	N/A	<u>Click Here</u>
SA-0246-WAL	Rushall-Shelfield	Land West of Winterley Lane, Winterley Lane Pasture	2.88	N/A	<u>Click Here</u>
SA-0247-WAL	Rushall-Shelfield	Land East of Winterley Lane, Wintery Lane Disused Limestone Mine.	21.85	N/A	<u>Click Here</u>
SA-0252-WAL	Rushall-Shelfield	Linley Farm South of 34 Bosty Lane.	1.4	N/A	<u>Click Here</u>
SA-0259-WAL	Rushall-Shelfield	Stubbers Green Brook Valley	10.84	N/A	<u>Click Here</u>
SA-0260-WAL	Rushall-Shelfield	Corner of Stubbers Green Road and Access to Waste Transfer Station.	0.64	N/A	<u>Click Here</u>
SA-0262-WAL	Rushall-Shelfield	Land between Barns land and the Swag, Anchor Brook	0.31	N/A	<u>Click Here</u>
SA-0263-WAL	Rushall-Shelfield	Land between Burton Avenue and Deepwood Close, Fordbrook	1.31	N/A	Click Here
SA-0265-WAL	Rushall-Shelfield	Land South of Manor Farm Buildings	1.56	N/A	<u>Click Here</u>
SA-0267-WAL	Rushall-Shelfield	Land South of Lady Pool	0.19	N/A	<u>Click Here</u>
SA-0271-WAL	Rushall-Shelfield	Land corner of Daw End and Winterley Lane	0.09	N/A	<u>Click Here</u>

SA-0280-WAL	Rushall-Shelfield	Land rear of houses on Barns Lane and Lichfield Road	0.19	N/A	<u>Click Here</u>
SA-0282-WAL	Rushall-Shelfield	Land South of Atlas Quarry and Brickworks	0.08	N/A	<u>Click Here</u>
SA-0306-WAL	Rushall-Shelfield	Land lying to the West of Pelsall Lane, Rushall, Walsall - Land Rear of 139 to 183 Pelsall Lane	5.483	N/A	Click Here
SA-0307-WAL	Rushall-Shelfield	Highfields South Landfill Site	14.51	N/A	<u>Click Here</u>
SA-0019-WAL	St. Matthews	Land at Stencils Farm, Aldridge Road (A454), Walsall, WS4 2JW - Land at Stencils Farm, Walsall	37.21	N/A	<u>Click Here</u>
SA-0066-WAL	St. Matthews	Land at Stencil's Farm, Aldridge Road, Walsall, WS4 2JW	37.21	N/A	<u>Click Here</u>
SA-0189-WAL	St. Matthews	Aldridge Road, Walsall - Land at Aldridge Road	6.33	N/A	<u>Click Here</u>
SA-0268-WAL	St. Matthews	Land North West of Park Pits, Rushall Hall Farm	1.92	N/A	<u>Click Here</u>
SA-0269-WAL	St. Matthews	Land North of Harpur Close, Rushall Hall Farm	4.42	N/A	<u>Click Here</u>
SA-0270-WAL	St. Matthews	Land Rear of Rushall Hall, Stencils Farm	2.02	N/A	<u>Click Here</u>
SA-0285-WAL	St. Matthews	Land Adj to, 22 Burton Farm Road, Walsall	0.16	N/A	<u>Click Here</u>
SA-0288-WAL	St. Matthews	Land East of Longwood Cottage, Calderfields.	11.83	N/A	<u>Click Here</u>
SA-0043-WAL	Streetly	Opposite Lindens Primary School, Aldridge Road, Walsall - Land off Aldridge Road.	7.19	N/A	<u>Click Here</u>
SA-0053-WAL	Streetly	118 Little Hardwick Road, Streetly, WS9 0AF - Land to the rear of 118 Little Hardwick Road	0.66	N/A	<u>Click Here</u>
SA-0136-WAL	Streetly	Rear of Pacific Nursery, Chester Road.	0.8	N/A	<u>Click Here</u>
SA-0221-WAL	Streetly	Hingleys Covert, Hardwick Wood and Land West of Sutton Park Railway	7.3	N/A	<u>Click Here</u>
SA-0231-WAL	Streetly	Land West of Aldridge Road	36.42	N/A	<u>Click Here</u>

SA-0234-WAL	Streetly	Beacon Park Farm	39.29	N/A	<u>Click Here</u>
SA-0236-WAL	Streetly	Blue House Farm	39.19	N/A	<u>Click Here</u>
SA-0254-WAL	Streetly	East of Chester Road adjacent Bourne Farm	0.32	N/A	<u>Click Here</u>
SA-0140-WAL	Willenhall North	Greaves Crescent Amenity Space	0.62	N/A	<u>Click Here</u>
SA-0145-WAL	Willenhall North	Delamere Road Amenity Greenspace	0.52	N/A	<u>Click Here</u>
SA-0180-WAL	Willenhall North	Greenfields Road, Green Lane - Land to the front of 71 to 85 Greenfields Road	0.78	N/A	Click Here
SA-0002-WAL	Willenhall South	18 Clothier Street WV13 1BG, former George Carter Pressings factory on the corner of Clothier Street and Wednesfield Road – Former George Carter Pressings Ltd, Clothier Street, WV13 1BG	0.51	N/A	<u>Click Here</u>
SA-0005-WAL	Willenhall South	54, The Crescent, Willenhall, WV13 2QR	0.27	N/A	<u>Click Here</u>

Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed	Link to interactive map
10355	Aldridge Central and South	Sunny Bank Quarry	3.23	No evidence to support that the open space is surplus - subject to further review.	Click Here
10421	Aldridge Central and South	Land East of Bosty Lane Farm	3.85	The submitter has withdrawn the site from the process.	Click Here
10437	Aldridge Central and South	Bosty Lane Farm	0.38	The submitter has withdrawn the site from the process.	Click Here
10438	Aldridge Central and South	Aldridge Airport	34.9	The submitter has withdrawn the site from the process.	Click Here
10439	Aldridge Central and South	Land at Bosty Lane and Walsall Road	7.87	The submitter has withdrawn the site from the process.	Click Here
10145	Aldridge North & Walsall Wood	Home Farm, Sandhills, Walsall Wood, Walsall, West Midlands WS9 9DJ	84	Duplication of submission 131, see site assessment SA-0022-WAL	Click Here
10210	Aldridge North & Walsall Wood	Land at Greenwood Road and Lazy Hill Road, Aldridge, Walsall	2.6	Duplication of submission 277, see site assessment SA-0059-WAL	Click Here
10279	Aldridge North & Walsall Wood	Land at Vicarage Road / Coronation Road, High Heath, Walsall	36	Duplication of submission 213, see site assessment SA-0048-WAL	Click Here

Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed	Link to interactive map
10389	Aldridge North & Walsall Wood	Druids Walk Amenity Greenspace	0.87	No evidence to support that the open space is surplus - subject to further review.	Click Here
10411	Aldridge North & Walsall Wood	Brook Lane Open Space (Coppice Road)	0.69	The submitter has withdrawn the site from the process.	Click Here
10542	Aldridge North and Walsall Wood	Highfields North, Land on the North Side of Walsall Road, WS9 9AJ	18.84	Duplication of submission 10060 see site assessment SA-0008-WAL	Click Here
10134	Bentley and Darlaston North	Former Junction Works	1.1	New owners own this site and have no intention of providing housing.	<u>Click Here</u>
10306	Bentley and Darlaston North	Berkley Close, Bentley, Walsall	0.1	Already has planning permission for housing.	<u>Click Here</u>
10316	Bentley and Darlaston North	Berkley Close, Bentley, Walsall	0.1	Already has planning permission for housing. Duplication of 306.	<u>Click Here</u>
10343	Bentley and Darlaston North	Land Between Kent Road and Churchill Road Open Space	8.12	The submitter has withdrawn the site from the process.	Click Here
10347	Bentley and Darlaston North	Western Avenue Bentley West Playing Fields	7.12	The submitter has withdrawn the site from the process.	Click Here
10361	Bentley and Darlaston North	Bentley Recreation Ground	3.59	The submitter has withdrawn the site from the process.	Click Here
10368	Bentley and Darlaston North	Poplar Avenue (ABC)	2.28	No evidence to support that the open space is surplus - subject to further review.	Click Here
10374	Bentley and Darlaston North	Wilkes Avenue Open Space	1.77	No evidence to support that the open space is surplus - subject to further review.	Click Here
10381	Bentley and Darlaston North	Park Lane / Cook Street Open Space	1.25	No evidence to support that the open space is surplus - subject to further review.	<u>Click Here</u>

Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed	Link to interactive map
10383	Bentley and Darlaston North	Victoria Mews Open Space	1.13	No evidence to support that the open space is surplus - subject to further review.	Click Here
10062	Birchills Leamore	Metal casement site adjacent to Birch Street Walsall and Farringdon Street Walsall	6.75	The site is already allocated in Walsall SAD.	Click Here
10105	Birchills Leamore	Land at former Caparo Works, Miner Road, Green Road and Old Birchalls, Walsall, WS2 8LF	6.47	Planning permission for housing currently being implemented.	Click Here
10132	Birchills Leamore	Former Deeley's Castings Site	2.51	The submitter has withdrawn the site from the process.	<u>Click Here</u>
10344	Birchills Leamore	Pouk Hill Open Space	8.23	The submitter has withdrawn the site from the process.	Click Here
10348	Birchills Leamore	Cavendish Road Open Space	6.52	No evidence to support that the open space is surplus - subject to further review.	Click Here
10353	Birchills Leamore	Odell Road Playing Fields	5.05	No evidence to support that the open space is surplus - subject to further review.	<u>Click Here</u>
10358	Birchills Leamore	Green Lane Open Space	3.95	No evidence to support that the open space is surplus - subject to further review.	Click Here
10406	Birchills Leamore	Sydenham Playing Fields	2.44	The submitter has withdrawn the site from the process.	<u>Click Here</u>
10133	Blakenhall	Former Goscote Lane, Copper Works, Goscote	8.39	The submitter has withdrawn the site from the process.	<u>Click Here</u>
10156	Blakenhall	Goscote Sewage Works, Goscote Lodge Crescent, WS3 1SB	14.9	The submitter has withdrawn the site from the process.	Click Here

Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed	Link to interactive map
10341	Blakenhall	Ross Farm (Swannies Field) and The Lea (S of canal)	12.04	The submitter has withdrawn the site from the process.	Click Here
10342	Blakenhall	Land South of Station Road	2.42	The submitter has withdrawn the site from the process.	Click Here
10346	Blakenhall	Harden Road Open Space North of	8.42	The submitter has withdrawn the site from the process.	Click Here
10349	Blakenhall	Goscote Valley South: Station Road	6.4	The submitter has withdrawn the site from the process.	<u>Click Here</u>
10372	Blakenhall	Essex Street / Coal Pool Lane	1.4	The submitter has withdrawn the site from the process.	Click Here
10396	Blakenhall	Proffitt Street Open Space	0.55	No evidence to support that the open space is surplus - subject to further review.	Click Here
10405	Blakenhall	Whateley Road Playing Fields	3.23	No evidence to support that the open space is surplus - subject to further review.	Click Here
10408	Blakenhall	North Street Amenity Greenspace	0.85	The submitter has withdrawn the site from the process.	<u>Click Here</u>
10414	Blakenhall	Dolphin Close, former car park	0.51	The site is already allocated in the SAD and no new material circumstances outweigh the need for this provision.	<u>Click Here</u>
10422	Blakenhall	Ross Farm (Swannies Field) and The Lea (N of canal)	5.81	The submitter has withdrawn the site from the process.	Click Here
10430	Blakenhall	Land adj 78 and Brewer Street Open Space	1.8	No evidence to support that the open space is surplus - subject to further review.	Click Here
10431	Blakenhall	Leckie Road Open Space	1.16	The submitter has withdrawn the site from the process.	Click Here
10371	Bloxwich East	Mallory Crescent Open Space	1.93	The submitter has withdrawn the site from the process.	Click Here

Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed	Link to interactive map
10387	Bloxwich East	Asbourne Road Open Space	1	The submitter has withdrawn the site from the process.	<u>Click Here</u>
10540	Bloxwich East	Land at Yieldfields Farm, Stafford Road (A34) - to the north of Bloxwich	122	Duplication of submission 10106 see site assessment SA-0014-WAL	Click Here
10350	Bloxwich West	Glastonbury Crescent Open Space	5.43	The submitter has withdrawn the site from the process.	Click Here
10359	Bloxwich West	Adjacent Mossley Youth Club Amenity Greenspace	3.1	The submitter has withdrawn the site from the process.	Click Here
10376	Bloxwich West	Turnberry Road Amenity Greenspace	3.69	No evidence to support that the open space is surplus - subject to further review.	Click Here
10385	Bloxwich West	Broad Lane Open Space	0.74	No evidence to support that the open space is surplus - subject to further review.	Click Here
10410	Bloxwich West	Former Sporting Khalsa Football Club	1.17	The submitter has withdrawn the site from the process.	Click Here
10412	Bloxwich West	Land at Broadlane Gardens (Former British Legion)	0.7	The site is already allocated in Walsall SAD.	Click Here
10365	Brownhills	Clayhanger Playing Fields	3.24	The submitter has withdrawn the site from the process.	Click Here
10388	Brownhills	Cherwell Drive Open Space	0.95	No evidence to support that the open space is surplus - subject to further review.	Click Here
10556	Brownhills	237 Watling Street, Brownhills, Sadlers Farm	7.4	Duplication of submission 10049 see site assessment SA-0007-WAL	Click Here
10130	Darlaston South	Land at Heathfield Lane West, Darlaston	7.52	The site is already allocated in Walsall SAD and planning permission being implemented.	Click Here
10373	Darlaston South	Pinfold Street Extension	0.45	No evidence to support that the open space is surplus - subject to further review.	<u>Click Here</u>

Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed	Link to interactive map
10377	Darlaston South	Broadwaters Road Open Space	1.21	The submitter has withdrawn the site from the process.	Click Here
10413	Darlaston South	Herberts Park Road Former Allotments	0.81	No evidence to support that the open space is surplus - subject to further review.	Click Here
10424	Darlaston South	Festival Avenue (2 Areas)	1.04	The site is already allocated in Walsall SAD for housing.	<u>Click Here</u>
10425	Darlaston South	Kendrick Place	0.83	The site is already allocated in Walsall SAD for housing.	Click Here
10419	Darlaston South	Pinfold Street/ Stanley Road Open Space	0.59	No evidence to support that the open space is surplus - subject to further review.	Click Here
10554	Darlaston South	Land North of Hughes Road, Wednesbury	7.93	The Walsall portion of the site is already allocated in the Walsall SAD for employment	Click Here
10380	Paddock	Wood End Road Play Area	1.32	No evidence to support that the open space is surplus - subject to further review.	Click Here
10356	Palfrey	Silverdale Park	4.58	No evidence to support that the open space is surplus - subject to further review.	Click Here
10364	Palfrey	Walstead Road Open Space	1.17	No evidence to support that the open space is surplus - subject to further review.	Click Here
10378	Palfrey	Laburnum Road Open Space	0.59	No evidence to support that the open space is surplus - subject to further review.	Click Here
10395	Palfrey	Rutter Street Play Area	0.62	The submitter has withdrawn the site from the process.	Click Here
10338	Pelsall	Land at Yorks Bridge, off Lichfield Road (A4124) E:402507 N: 304609	18.2	Duplication of submission 152, see site assessment SA-0030-WAL	Click Here
10369	Pelsall	Field South of Brewers Drive	1.33	The submitter has withdrawn the site from the process.	Click Here

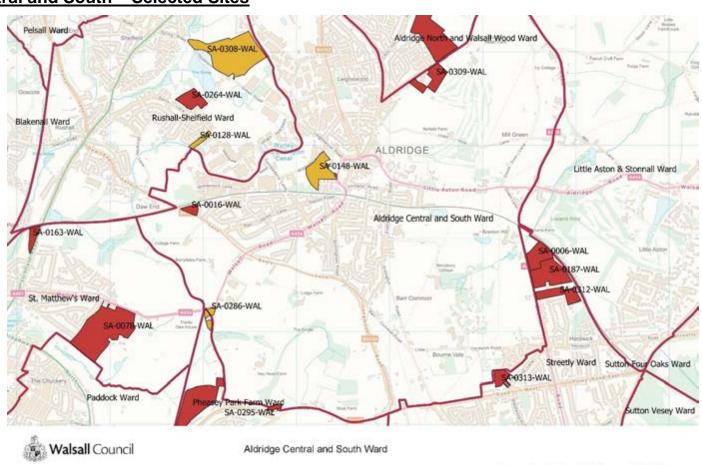
Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed	Link to interactive map
10409	Pelsall	High Bridges	0.81	No evidence to support that the open space is surplus - subject to further review.	Click Here
10432	Pelsall	Goscote Valley North, Windrush Close Open Space	27.47	The submitter has withdrawn the site from the process.	Click Here
10435	Pelsall	Ryders Hayes Open Space	1.94	No evidence to support that the open space is surplus - subject to further review.	Click Here
10504	Pelsall	Allens Lane	4.8	Duplication of submission 10305 see site assessment SA-0071-WAL	Click Here
10550	Pheasey Park Farm	Land to the rear of Sutton Road/ Longwood Road, Walsall	9.59	Duplication of submission 10049 see site assessment SA-0007-WAL	Click Here
10360	Pleck	Hough Road Corridor Open Space	2.16	No evidence to support that the open space is surplus - subject to further review.	Click Here
10398	Pleck	Southbourne Avenue Amenity Greenspace	0.52	No evidence to support that the open space is surplus - subject to further review.	Click Here
10416	Pleck	Former Hollyhedge Lane Car Park (14-16)	0.44	The site is already allocated in Walsall SAD for housing.	Click Here
10420	Pleck	Former Narrow Lane Home	0.47	The site is already allocated in Walsall SAD for housing.	Click Here
10362	Rushall Shelfield	Grange Crescent Open Space	3.45	No evidence to support that the open space is surplus - subject to further review.	Click Here
10382	Rushall Shelfield	Westgate Open Space	1.24	No evidence to support that the open space is surplus - subject to further review.	Click Here
10402	Rushall Shelfield	Anchor Meadow Playing Fields	6.68	The submitter has withdrawn the site from the process.	Click Here
10404	Rushall Shelfield	Education Development Centre Fields	11.99	The submitter has withdrawn the site from the process.	<u>Click Here</u>

Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed	Link to interactive map
10433	Rushall Shelfield	Barns Lane Open Space Site A and B	11.7	The submitter has withdrawn the site from the process.	<u>Click Here</u>
10436	Rushall Shelfield	Barns Lane Land opposite The Marina	3.08	The submitter has withdrawn the site from the process.	<u>Click Here</u>
10352	Short Heath	Pools Hayes Corridor	4.56	No evidence to support that the open space is surplus - subject to further review.	<u>Click Here</u>
10354	Short Heath	Manor Farm Open Space / Threshers Drive	4.86	The submitter has withdrawn the site from the process.	<u>Click Here</u>
10427	Short Heath	Pennine Way Site A and Land Adjacent Family Centre, Stroud Avenue	3.59	No evidence to support that the open space is surplus - subject to further review.	Click Here
10272	Streetly	Land at Chester Road, Streetly, Walsall	25.6	Duplication of submission 172, see site assessment SA-0037-WAL	<u>Click Here</u>
10391	Streetly	Goodwood Drive Open Space	0.77	No evidence to support that the open space is surplus - subject to further review.	<u>Click Here</u>
10527	Streetly	409 Chester Road Aldridge Walsall	0	Duplication of submission 10526 see site assessment SA-0312-WAL	<u>Click Here</u>
10139	Streetly	Land at Chester Road, Streetly, Walsall	25.1	Duplication of submission 10172 see site assessment SA-0037-WAL	<u>Click Here</u>
10505	Streetly	102 Queslett Road East, Streetly, Sutton Coldfield	0.1	The site does not meet the minimum threshholds for allocation in the BCP	<u>Click Here</u>
10345	Willenhall North	Coppice Farm Open Space	4.9	The submitter has withdrawn the site from the process.	<u>Click Here</u>
10351	Willenhall North	Brereton Road/Littleton Road Open Space	1.69	No evidence to support that the open space is surplus - subject to further review.	<u>Click Here</u>
10366	Willenhall North	Ullswater Road Open Space	1.82	No evidence to support that the open space is surplus - subject to further review.	<u>Click Here</u>

Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed	Link to interactive map
10367	Willenhall North	Coppice Farm Way Site B	0.53	No evidence to support that the open space is surplus - subject to further review.	<u>Click Here</u>
10375	Willenhall North	Tennyson Road Open Space	1.48	No evidence to support that the open space is surplus - subject to further review.	<u>Click Here</u>
10384	Willenhall North	Sneyd Lane Open Space	1.1	No evidence to support that the open space is surplus - subject to further review.	<u>Click Here</u>
10397	Willenhall North	Sandland Road Play Area	0.6	No evidence to support that the open space is surplus - subject to further review.	Click Here
10401	Willenhall North	New Invention Community Green	0.46	The submitter has withdrawn the site from the process.	<u>Click Here</u>
10429	Willenhall North	Hawthorne Road Site A and B, Land at Johnson Road	2.3	The submitter has withdrawn the site from the process.	<u>Click Here</u>
10160	Willenhall South	Willenhall Sewage Works, Walsall Road, WS2 0DH	10	The submitter has withdrawn the site from the process.	<u>Click Here</u>
10183	Willenhall South	Land at Electrium Point, Forge Road, Willenhall, Walsall, WV12 4EY	0.4	The site is already allocated in Walsall SAD. Suitable sites for employment uses are prioritised due to the lack of available and suitable sites.	Click Here
10357	Willenhall South	Villiers Street/St Annes Road Open Space	4.18	No evidence to support that the open space is surplus - subject to further review.	<u>Click Here</u>
10386	Willenhall South	Slater Street Open Space/Play Area	1.04	No evidence to support that the open space is surplus - subject to further review.	Click Here
10418	Willenhall South	Former Lakeside JMI Primary School	2.46	The site is already allocated in Walsall SAD for housing.	Click Here

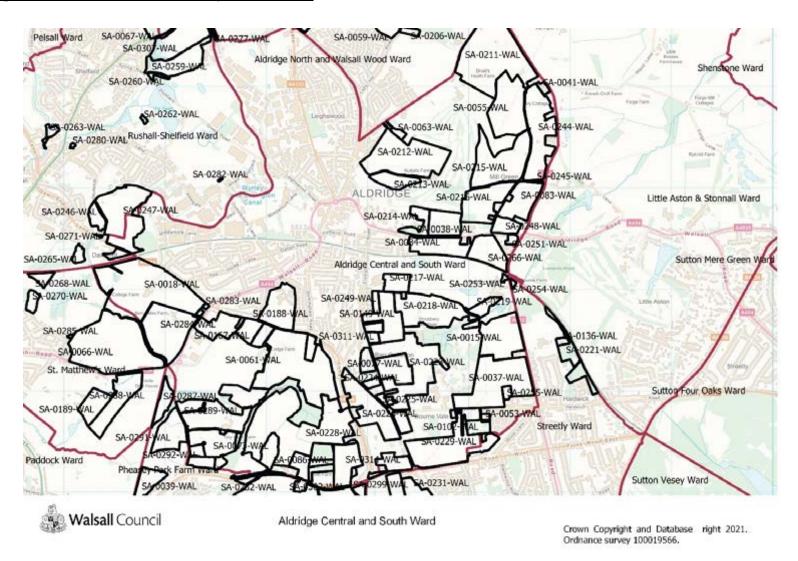
# **Appendix C-3: Walsall Ward Maps**

# <u>Aldridge Central and South – Selected Sites</u>

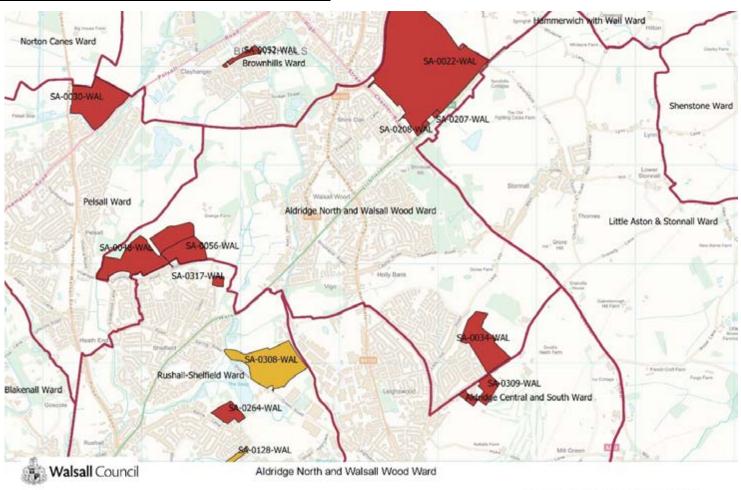


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#### <u>Aldridge Central and South – Rejected Sites</u>

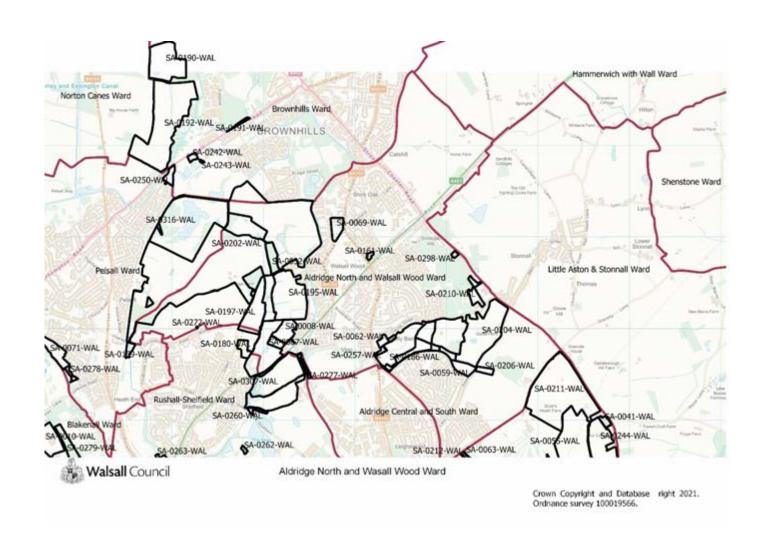


# Aldridge North and Walsall Wood - Selected Sites

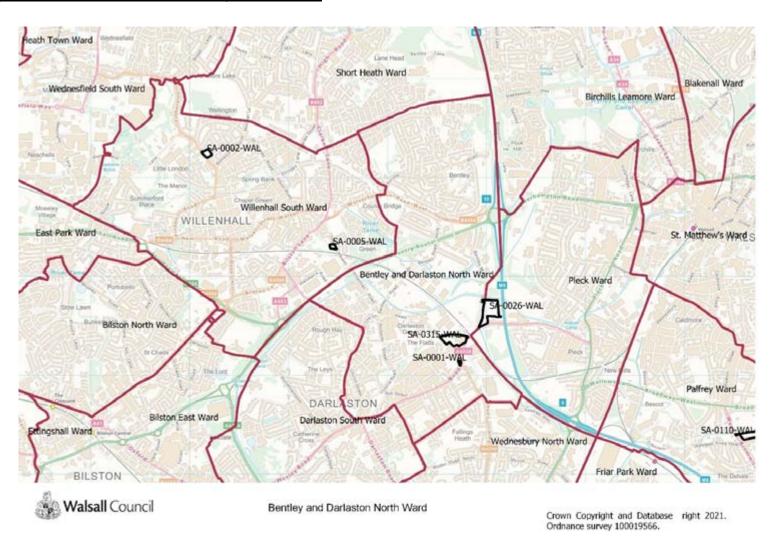


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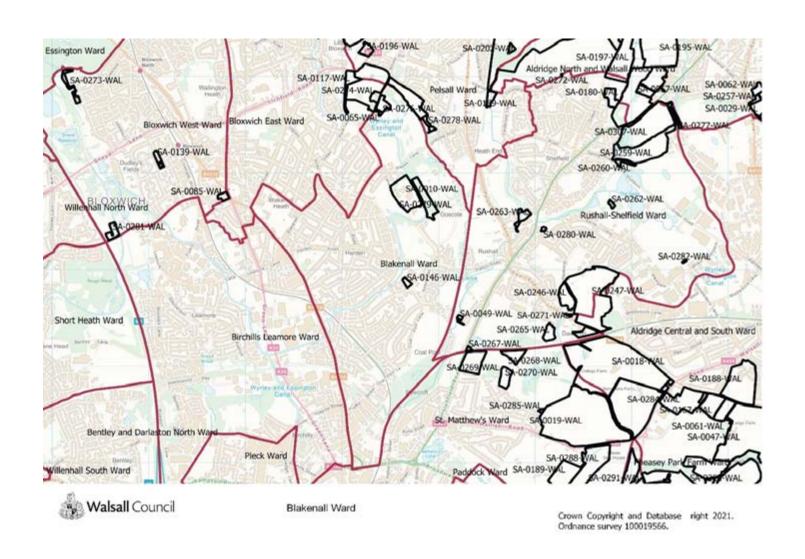
# <u>Aldridge North and Walsall Wood – Rejected Sites</u>



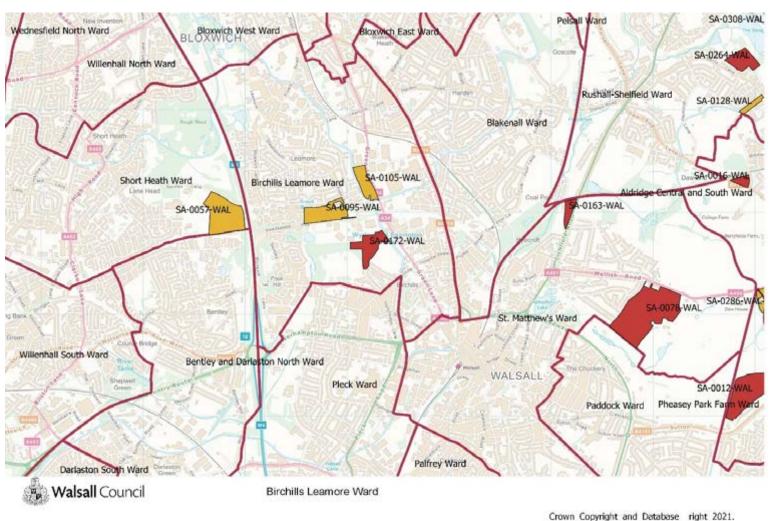
# Bentley and Darlaston North - Rejected Sites



#### **Blakenall – Rejected Sites**

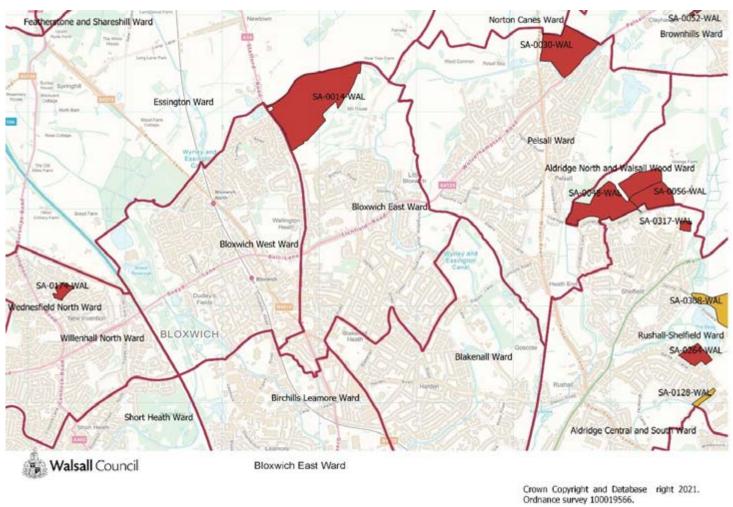


# **Birchills Leamore - Selected Sites**

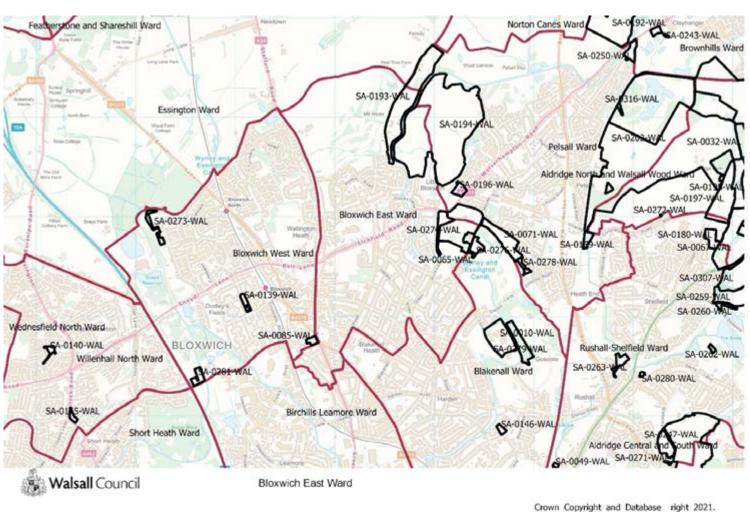


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#### **Bloxwich East - Selected Sites**

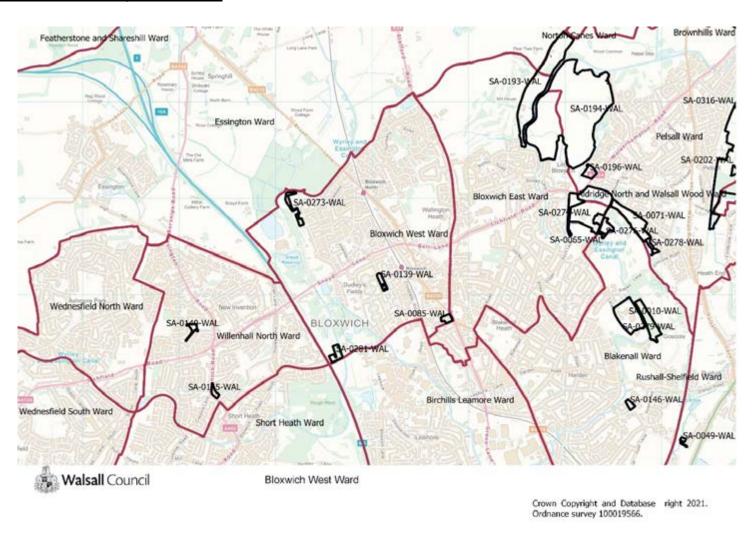


# **Bloxwich East - Rejected Sites**

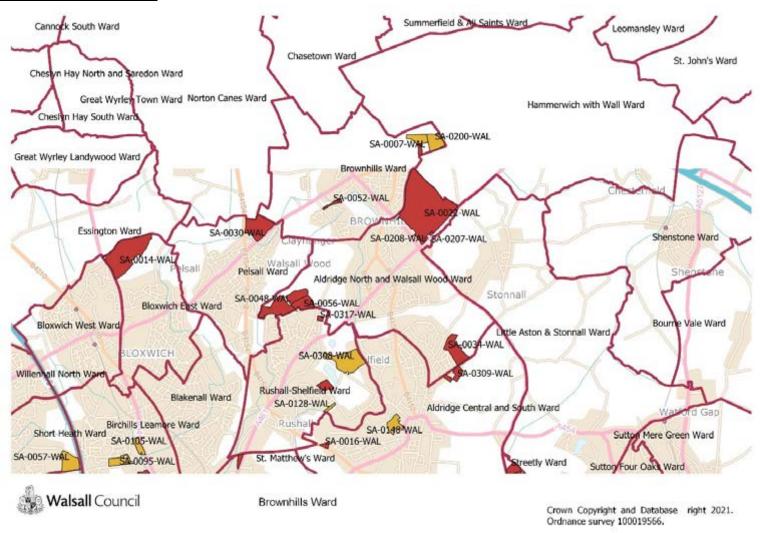


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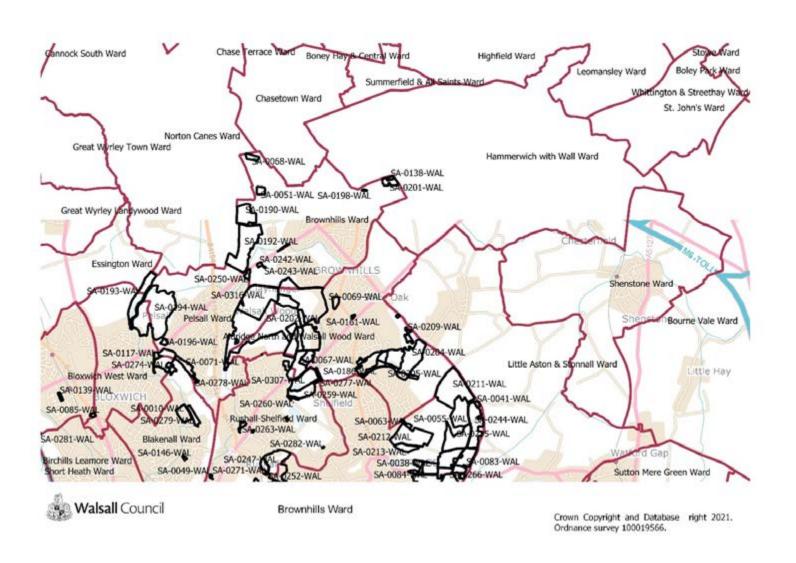
# **Bloxwich West - Rejected Sites**



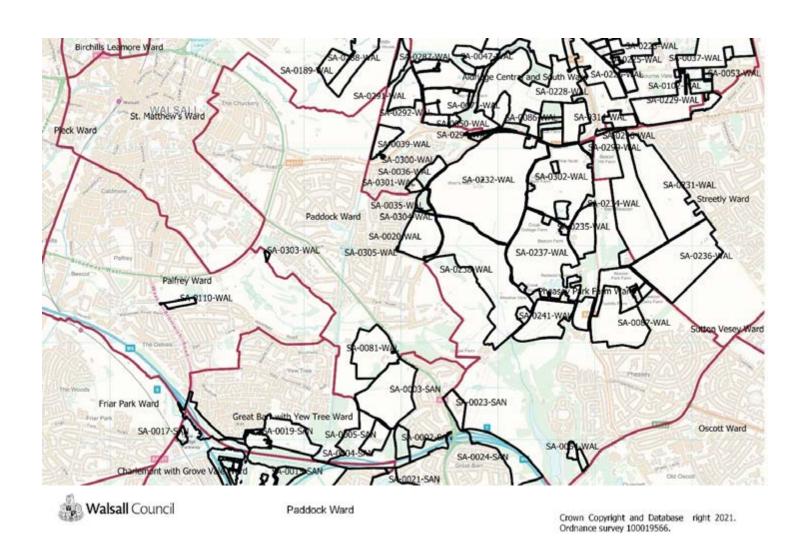
#### **Brownhills – Selected Sites**



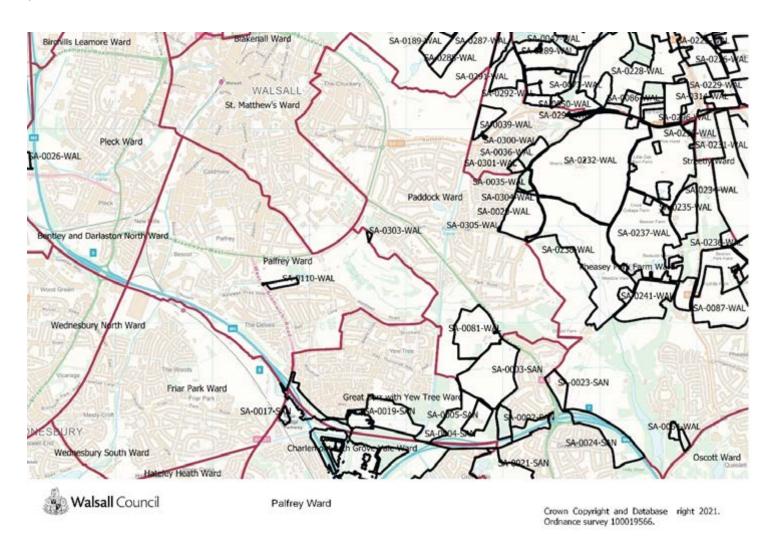
# **Brownhills – Rejected Sites**



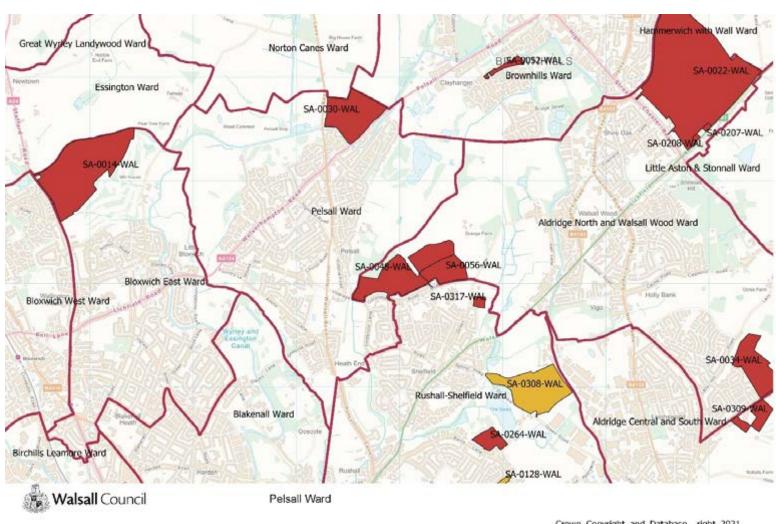
#### Paddock - Rejected Sites



#### Palfrey - Rejected Sites

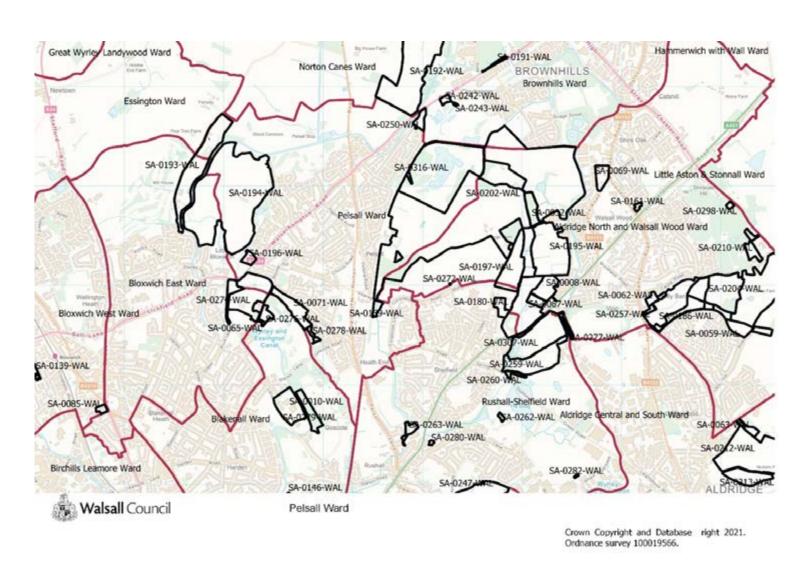


#### Pelsall - Selected Sites

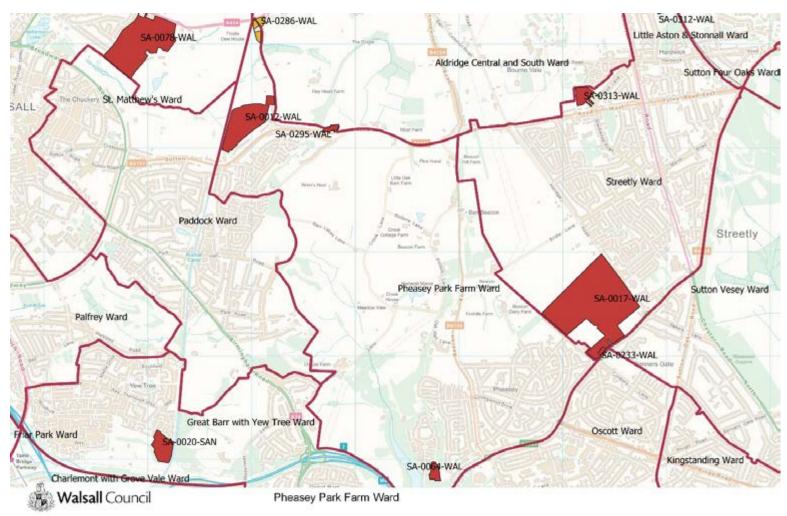


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#### Pelsall - Rejected Sites

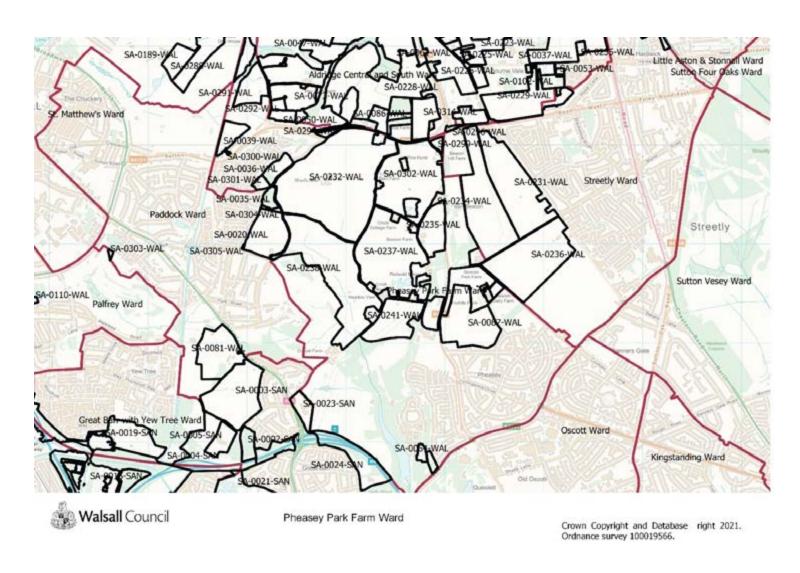


#### Pheasey Park Farm - Selected Sites

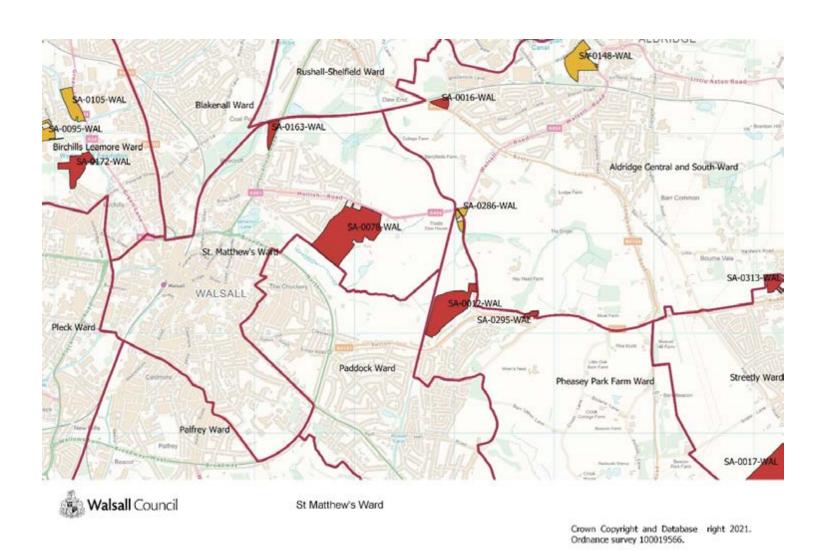


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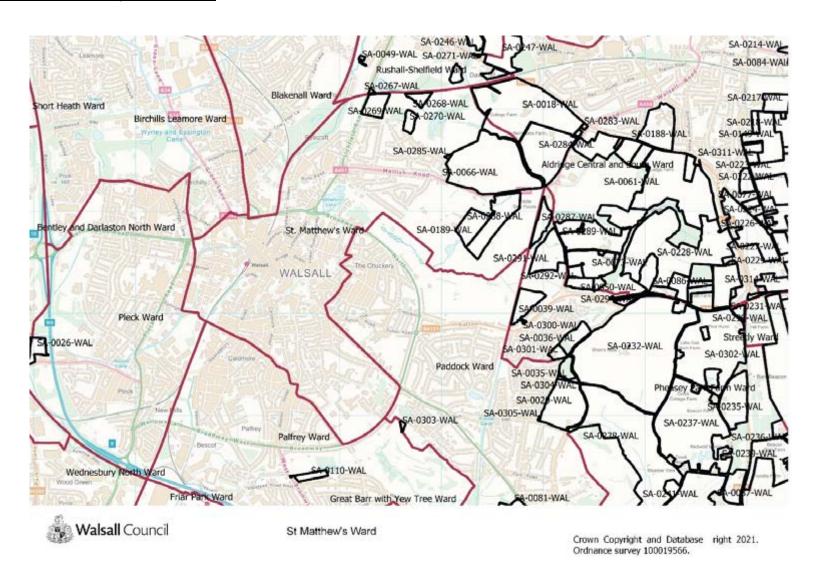
#### Pheasey Park Farm - Rejected Sites



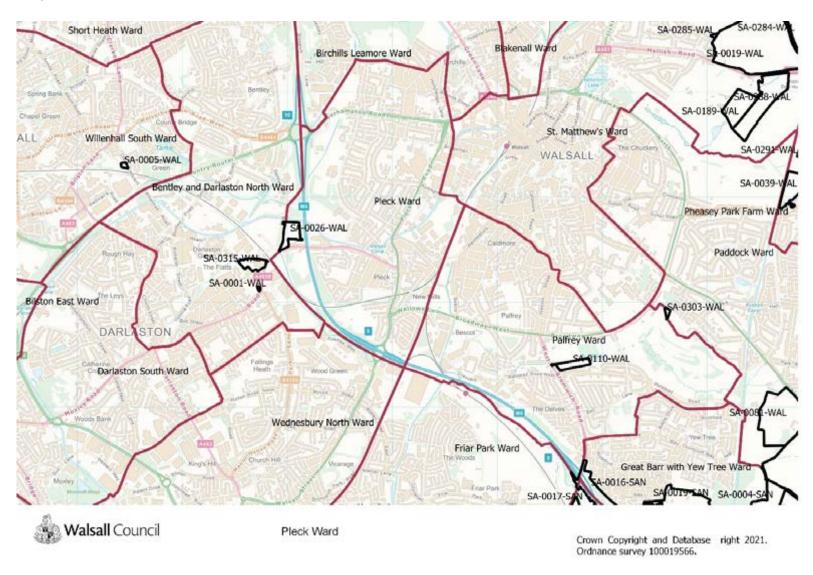
#### St Matthew's - Selected Sites



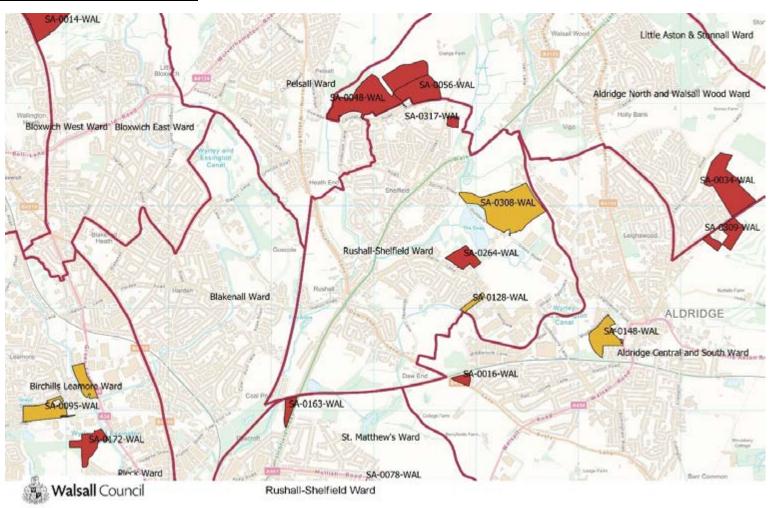
#### St Matthew's - Rejected Sites



#### <u>Pleck – Rejected Sites</u>

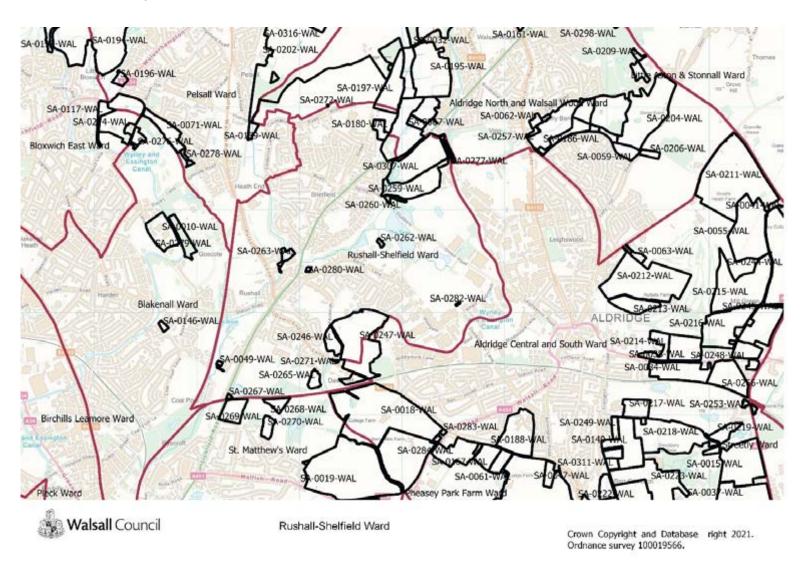


### Rushall-Shelfield - Selected Sites

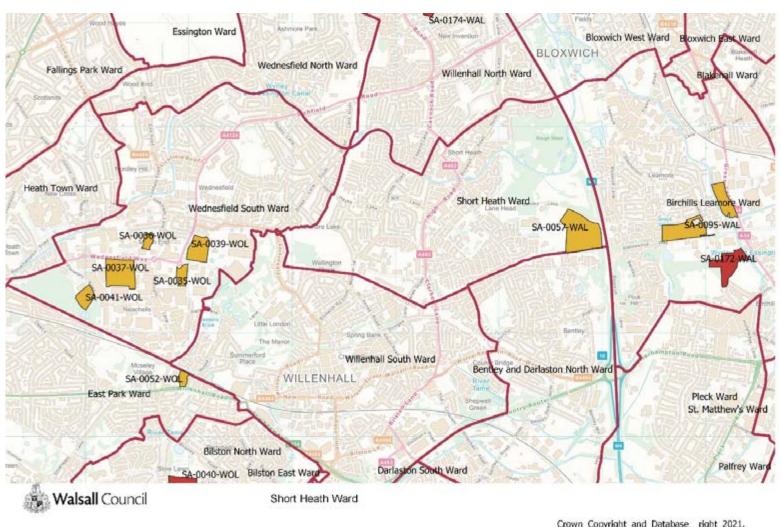


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#### Rushall-Shelfield - Rejected Sites

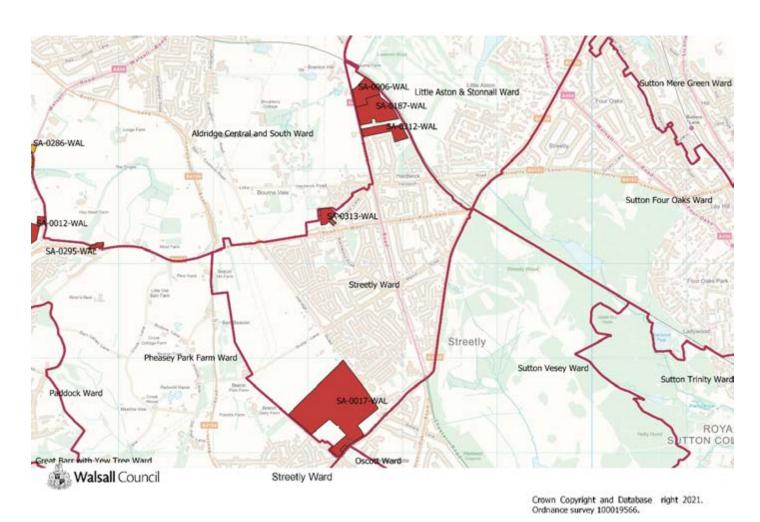


#### **Short Heath - Selected Sites**

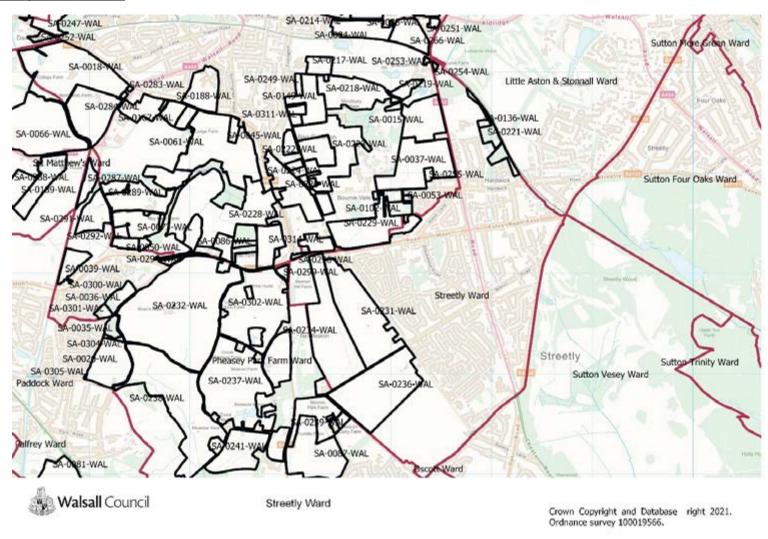


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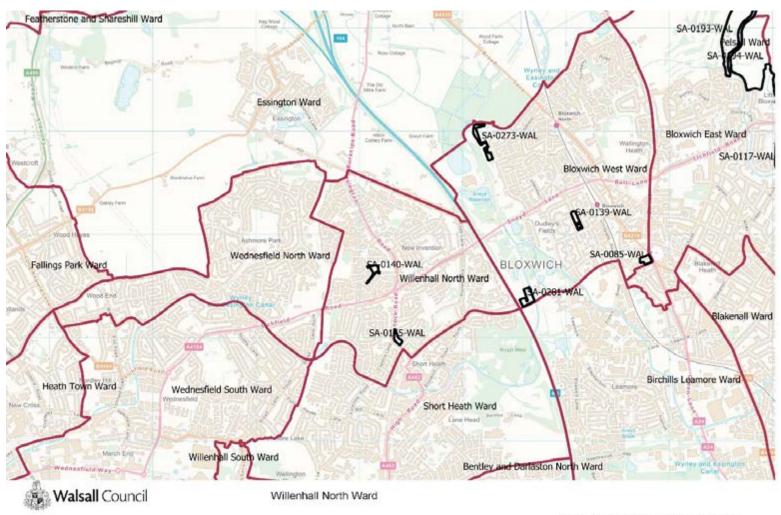
#### **Streetly - Selected Sites**



#### <u>Streetly – Rejected Sites</u>



### Willenhall North - Rejected Sites



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

All sites in the following order:

- 1. Ward
- 2. Site Assessment Reference

#### **Contents**

Ward	Site Address	Site Reference	Page
Aldridge Central and South	Land at junction of Middlemore Lane West and Bosty Lane, Aldridge - Middlemore Lane West, Aldridge	SA-0016-WAL	54
	Land at (South of) Stonnall Road, Aldridge, WS9 8JZ	SA-0309-WAL	58
Aldridge North and Walsall Wood	Home Farm, Sandhills, Walsall Wood, Walsall, West Midlands, WS9 9DJ - Home Farm, Sandhills	SA-0022-WAL	62
	Land North of Stonnall Road, Aldridge, Walsall, WS9 8JY - Land north of Stonnall Road, Aldridge	SA-0034-WAL	67
	Land at Vicarage Road / Coronation Road, High Heath, Walsall	SA-0048-WAL	71
	Land at Mob Lane, Pelsall, Walsall, West Midlands - Mob Lane	SA-0056-WAL	76
	Land to the North East of Shire Oak, Lichfield Road	SA-0207-WAL	80
	Land to the South West of Shire Oak, Lichfield Road	SA-0208-WAL	84
Birchills Leamore	Former Reedswood Golf Course, Rayboulds Bridge, Walsall.	SA-0172-WAL	88
Bloxwich East	Stafford Road (A3), To the north of Bloxwich, WS3 3PJ - Land at Yieldsfield Farm (sometimes recorded as Yieldfields)	SA-0014-WAL	92
Brownhills	Land North of Northfields Way, Clayhanger, Brownhills, Walsall, WS8 7DT (nearest post code) - Land North of Northfields Way	SA-0052-WAL	97
	Sandfield Farm, Lichfield Road, Brownhills	SA-0199-WAL	102

Pelsall	Land at Yorks Bridge, Lichfield Road, Pelsall, Walsall - Land at Yorks Bridge	SA-0030-WAL	106
Pheasey Park Farm	Longwood Lane, Walsall - Land off Sutton Road	SA-0012-WAL	111
	Former NHS site, Land east of Nether Hall Avenue, Great Barr Walsall	SA-0064-WAL	115
	The Three Crowns	SA-0295-WAL	120
Rushall-Shelfield	Barns Farm	SA-0264-WAL	124
	Land to the rear of 114-130 Green Lane	SA-0317-WAL	128
Shortheath	Former Allens Centre and Hilton Road Amenity Greenspace	SA-0174-WAL	132
St. Matthews	Aldridge Road, Walsall - Land at Aldridge Road	SA-0078-WAL	137
	Cartbridge Lane South Open Space	SA-0163-WAL	142
Streetly	Land opposite The Coach House with metal gate, WS9 0PU, Chester Rd, Aldridge, Walsall	SA-0006-WAL	146
	Land at Queslett Road/ Aldridge Road, Walsall, B74 2DT - Columba Park	SA-0017-WAL	151
	Land to the East of Chester Road, Hardwick, Walsall, WS9 0PH	SA-0187-WAL	156
	Former Star Service Station, Queslett Road East, Streetly.	SA-0233-WAL	161
	409 Chester Road, Streetly - Pacific Nurseries, WS9 0PH	SA-0312-WAL	166
	Land Rear of 91 Wood Lane	SA-0313-WAL	170

## **Aldridge Central and South**

Site Known	As	10112								
Site Addres	SS		ion of Middlemo		West and	Bos	sty La	ne, Ald	dridge	<del>)</del> -
Ward		Aldridge Cen South	dridge Central and uth Call for Site Ref 10112							
Site Area (h	na)	1.35								
Site Refere	nce	SA-0016-WA	L							
			Background	d/Contex	t					
Current uses (list)	Agr	icultural land - A	at the time of the	site visit t	he land wa	s be	ing us	ed to k	eep h	orses
Surrounding land uses		the North bound st agriculture us	lary is the railway	/ line, to th	ne East ho	using	g and t	o the S	South	and
			Constr	aints						
Gateway Co affecting par			Name / Detail	s					CC	nount overed a's)
SSSI/SAC/ S			N/A					0		
		eteran Trees						0		
	ture Reserve N/A								0	
	Risk Zone 3 N/A tered Park & Garden N/A					0				
Scheduled A			N/A N/A						0	
Operational E				0						
Common Lar		odrid	N/A						0	
Existing Police Designations (list)	y SAI	O policy ENV1 G	Green belt						•	
		Green Belt a	nd Landscape	Sensitiv	ity Asses	ssm	ent			
Criteria		ssment		Ratir	ng					
Green Belt Harm	contrib the We mainta	est Midlands cor ining the separa	ing the sprawl of ourbation, otion of Walsall	Very High Har m	High Hi Har H M	od gh ar n	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
	encroa part of by the adjoini release	chment on the or the sub-parcel in railway line, Bosing inset settlem to of this land wo	lridge/Rushall and preventing chment on the countryside. This the sub-parcel is tightly contained ailway line, Bosty Lane, and the ag inset settlement. As such, of this land would have a limited in the wider Green Belt.			(				
Landscape Sensitivity		ndscape is cons ate-high overall	sidered to have High Mod Mod Low						Low	
ŕ	resider of crite modera no crite The lai modera develo	ntial developmer ria are assesse ate or greater/hi eria override tha ndscape is cons ate-high sensitiv	nt as the majority das having either gh sensitivity, and tight judgement. Idered to have with to employme cale development.	er id nt	х					

settle and R	n which contributes to the ment setting of Walsall, Aldridge ushall. The area north of the 4 Bosty Lane, lies adjacent to an					
exisiti	ng industrial estate which has the					
	tial to reduce sensitivity to further oppment, however, a strong					
	and boundary, reduces					
	ctivity between the areas and the					
	s designated for its natural and					
	ge qualities.					
	ssessment against environmental, social and economi					
Criteria	Assessment	Rati	ng			
Croonfield/	Environmental					
Greenfield/ Previously	The site is greenfield land.	X				
Developed Land		^				
Topography	Gentle slope from East to West.			Х		
Agricultural Land	Not agricultural land.					
Quality			Х			
Tree Preservation	The site boundary is defined by trees and established					
Orders / Mature	planting none of which is protected. A tree assessment is		l <sub>x</sub>			
Trees of Value on	l '					
site or significantly affecting boundaries	to develop a large part of the site.					
Biodiversity or	Any loss of trees or hedges would require an Ecology					
Geodiversity on site or significantly affecting boundaries	rersity on site assessment. The North boundary adjoins a SSSI site 'Daw ificantly End Railway Cutting' and the site is within the consultation					
	The site offers little intrinsic value other than a hedgerow. There has been a reduction in SLINC designated hedgerow on the eastern side of the site due to habitat loss. The site falls within a Nature Recovery Network Core Habitat Zone		х			
Heritage Assets on	There are no heritage assets recorded here.					
site or significantly	The same we will be a second record and when the second record and the second record record and the second record reco			Х		
affecting boundaries						
Impact on visual amenity of adjacent land users, including existing residents	Significant visual impact from occupiers of houses on Middlemore Lane, the number of houses affected is however very limited. The topography and size of the site minimises any potential wider impact. The retention of boundary trees would also minimise any visual impact.			x		
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х		
Ground Contamination	There is no recorded ground contamination. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			х		
Ground stability						
Air Quality impact of adjoining uses				х		
Noise impact of	Bosty Lane is a District Distributer and a railway adjoins the	X-	X-			
adioining uses	site which would have notential for unaccentable noise	Em	Doc			

site which would have potential for unacceptable noise

impacts for future residents. There is no control over the use

of the railway which could increase capacity in the future.

Noise assessment required BS8233 and PROPG would be

X-Em

plo

yme

Res

ide ntia

П

adjoining uses

	required. An employment use here may require mitigation			
Mineral Extraction	due to the proximity to residential properties.			
and Mineral	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a			
Resource Areas	barrier to non-mineral development.			Х
Resource Areas				
Mineral	No mineral infrastructure constraints.			
Infrastructure and				
Brickworks				Х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	The size of the site and proximity to houses would severely			
Development	restrict any employment potential to be unviable. The site	v		
Opportunities	has been assessed for market attractiveness by Colliers for EDNA 2 which concludes "This site is unsuitable for	X		
	commercial development".			
Employment Land	Not employment land near to residential uses.			
Employment Land	Not employment land float to residential dises.	X		
Delivery / Phasing	This is a small infill site in an urban area and unlikely to			.,
	have any significant delivery or phasing requirements.			Х
Viability	There are no known significant risks to viability.			Х
				^
Availability of utilities	The submission states that the site has access to mains			
<ul><li>electricity, gas,</li></ul>	water, mains sewage, electricity, gas and broadband.			
water, sewage	Broadband ultrafast speeds are available in this area.			
treatment	Goscote WwTW has capacity for 3220 houses. Site is			
	currently receiving upgrades in AMP6 (2015-2020) It has			
	limited headroom based on current quality performance			v
	however there are no physical constrains regarding			Х
	provision of additional treatment capacity.			
	There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
	growth.			
Infrastructure	There are no known infrastructure constraints here.			
constraints on /				
under site (electric				
cables/sub-stations,				х
water/sewage pipes,				^
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	Access onto Middlemore Lane preferred. There are existing			
and transportation	traffic calming measures on Bosty Lane. Footpath			Х
	improvements required on Middlemore Lane. No significant			
Impact on the wider	concerns.  Low number of units possible so unlikely to have wider			
road network	impacts.			Х
Other Economic	inipasio.			
(specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t	o key r	esiden	tial
	services in accordance with BCP Policy HOU2.			
Primary School	The whole site is more than 15 minutes walking distance of	X		
, <u>, , , , , , , , , , , , , , , , , , </u>	a Primary School			

Secondary Scho		site is within 25 n ndary School	ninutes public tran	sport distance		Х	
GP/Health	The whole	site is more than	15 minutes walkin	ng distance of	Х		
Centre/Walk in		Centre Area		^			
Strategic Centre/Employm Area		predominantly wi of an Employment	thin 20 minutes pu Area	ıblic transport			
Centre/Foodstore		e site is more than ood and Centre Ar	15 minutes walkir rea	ng distance of	X		
Any character The character of the area is defined by traditional pre-war and post-war traditionally styled semi-detached houses. With an existing very low density of 17dph an appropriate net density for this site is considered to be 35dph.							
Connections to lo cycle route netwo	orks	No connection to Local Cycle Route Network.					
Public Open Spa		Not public open space.					X
Loss of Playing F / Sports Pitches	Field   Would not	Would not result in the loss of a playing field or sports pitch.					Х
Other Social							
		Oppor	tunities				
a highway which	constraints of the would prevent a ify extending the				х		
•			ity Appraisal				
Sustainability Ap Conclusion	praisal Housing		ne negative impac ive impact for SA				7, 9,
Sustainability Ap Employment Cor		Assessment req	uested				
		Conc	lusion				
Likely that mitigation will be required to protect trees and ecology, mitigation also required for potential houses due to noise, there are no significant issues to restrict housing use. Employment uses raised significant issues on the grounds of character and impact on neighbouring amenity. EDNA 2 market attractive assessment deems the site unsuitable for employment.							
Developable Area	1.35	Density	35	Estimated Housing Units	35		

Site Known	As	10536								
Site Addres	S	Land at (Sout	h of) Stonnall F	Road, Ald	dridge	, WS9	8JZ			
Ward		Aldridge Cent	tral and Call for Site Ref 10536				10536			
Site Area (h	a)	5.07								
Site Referer	nce	SA-0309-WAI	L							
			Background	d/Contex	(t					
Current uses (list)	Pre	dominantly Agric	culture							
Surrounding land uses		sidential to the N uth (golf club)	ential to the North and West, agriculture to the East and Leisure use to the (golf club)						)	
			Constra	aints						
Gateway Cor affecting part		•	Name / Details	6					co	nount vered a's)
SSSI/SAC/ SI Ancient Wood	land / \		N/A N/A						0	
Local Nature I Flood Risk Zo Registered Pa	ne 3		N/A N/A N/A						0 0	
Scheduled Ancient Monument N/A Operational Burial Ground N/A					0 0 0					
							_   0			
Criteria	Asses		nd Landscape	Sensitiv Ratio		ssess	ment			
Green Belt Harm	Green Belt The sub-parcel makes			Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
Londonna	Midlan edge a slope, downh A452 v alterna downs a weak Green		The Green Belt ne crest of a last sloping of distinction. The a strong lut expansion theless constituted in the strong last constituted in the last co	e r	X	Mod	Mod		W	Low
Landscape Sensitivity	overall resider	ndscape is consi moderate-high s ntial and employi pment, based or	sensitivity to ment			High X	IVIOU	Lo <sup>1</sup>		Low

strongly	ounced slopes (in parts) and its rural, undeveloped character.			
	sessment against environmental, social and economic			
Criteria	Assessment	Ratii	าg	
Greenfield/	Environmental  The site is greenfield.			
Previously	The site is greenileid.	Х		
Developed Land		^		
Topography	The site is predominantly flat with a slight drop from North to			
i opograpily	South not significant.		X	
Agricultural Land	Submission states grade 3 which is considered to be pre	V		
Quality	1988 classification. No up to date assessment available.	X		
Tree Preservation	The western section is predominantly tree covered and is			
Orders / Mature	subject to a TPO 14/1990. Development here is unlikely to			
Trees of Value on	be supported but enhancement is possible. The remaining		Х	
site or significantly	part of the site has only established boundary trees which		^	
affecting boundaries	could be retaining and the site developed without significant			
	barriers.			
Biodiversity or	Any loss of trees would require an ecology assessment.			
Geodiversity on site	This site falls within two Nature Recovery Network Zones		Х	
or significantly	Core Expansion Zones 1 and Zone 2			
affecting boundaries	LICA COLOR DE LA C			
Heritage Assets on	Historic Landscape Character - HBL5905 - A late 18th		v	
site or significantly	century planned field system enclosing Druid's Heath.		Х	
affecting boundaries Impact on visual	There would be an impact levelly an a limited number of			
amenity of adjacent	There would be an impact locally on a limited number of houses along Stonnall Road. The landscaping of the golf			
land users, including	course to the South and presence of houses to the North		Х	
existing residents	would minimise any wider impacts.			
Flood risk, drainage	Not in a flood risk zone 2 or 3. Surface water should be			
and ground water	managed within the site.			х
g				
Ground	No record of ground contamination here.			
Contamination	Sites with previous agricultural uses require contamination		х	
	surveys due to fertilizer use, sewage sludge presence of		^	
	heavy metals.			
Ground stability	No record of ground stability issues here.	X		
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.		Х	
adjoining uses				
Noise impact of	The site is adjacent a golf course which raises potential		X -	X -
adjoining uses	noise and disturbance issues which require mitigation. The		Res ide	Em plo
	site adjoins residential building so employment uses are		ntia	yme
	likely to have unacceptable noise impacts		I	nt
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for superficial		Х	
Resource Areas	sand and gravel shall take place.		^	
Mineral	No mineral infrastructure constraints.			
Infrastructure and				х
Brickworks				
Waste Infrastructure	No waste infrastructure constraints			
vvasie iiiiiasiiuciule	ino waste iliitastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment including			
Development	the context of the area defined by residential development	X		
Opportunities				

	and there are no notable employment opportunities here			
Employment Land	which warrant further assessment.  Not employment land near to residential uses and out of			
	character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing and likely to be developed within the plan period.			Х
Viability	There are no known significant risks to viability.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Submission advises that the site has access to Mains water supply, Mains sewage, Electricity, Gas, Broadband internet. Broadband ultrafast speeds are available in this area. Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints here.			х
Highways access and transportation	Footway provision may be required on development side of the road to improve accessibility, particularly in a southerly direction. A controlled/uncontrolled pedestrian crossing on Stonnall Road will be required to cross pedestrians onto to NW side of the road.  Residential use would be the most appropriate use on this site.		x	
Impact on the wider	No wider concerns raised.			Х
road network Other Economic				
(specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly more than 15 minutes walking	χ		
Secondary School	distance of a Primary School.  The whole site is more than 25 minutes public transport distance of a Secondary School	Х		
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	Х		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			
Centre/Foodstore	The site is predominantly within 15 minutes walking distance of a Fresh Food and Centre Area		X	
Any character constraints on density (list)	Houses here are mix of 1960s modern and traditional medium detached houses with some modern traditional styled detached bungalows to the East. The character on this side of Stonnall density and for this reason 35dph is considered acceptable.	ed hous	ses and	

Connections to lo		No connection to a local cycle route network.						
Public Open Spa		open space.					Х	
Loss of Playing F / Sports Pitches		t result in the loss of a playing field or sports pitch.					х	
Other Social								
		Opport	tunities					
SA-00034-WAL is to the North East and SA-0063-WAL to the South West, if development were acceptable here they would be opportunities for shared infrastructure and comprehensive development.								
Sustainability Appraisal								
Sustainability Ap Conclusion	praisal Housing		ne negative impac d positive impact fo				6, 7,	
Sustainability Ap Employment Cor		Assessment req	uested					
, ,		Conc	lusion					
There are no significant impacts here, would benefit from coming forward with adjacent sites due to highway requirements and shared services due to the small size of the site. Footway provision required on development side of the road to improve accessibility. A controlled/uncontrolled pedestrian crossing on Stonnall Road will be required to cross pedestrians onto to NW side of the road. Employment uses would have significant noise impacts on adjoining and adjacent residents and are not supported.								
Developable Area	5.07	Density	35	Estimated Housing Units	38			

# Aldridge North and Walsall Wood

Site Known	n As	10131									
Site Addres	ss		, Sandhills, Wa Farm, Sandhil		od, Wa	alsall, V	Vest M	lidland	s, WS	9	
Ward		Aldridge Nor Walsall Woo	rth and	Call for	Site F	Ref	10131				
Site Area (l	na)	85.05									
Site Refere	nce	SA-0022-W/	AL.								
			Background	l/Contex	ĸt						
Current uses (list)	Agric	ulture									
Surrounding land uses	Surrounding The North West boundary is defined by the Wyrley and Essington Canal, with he						ounda ural us nouses	ry e on			
			Constra	aints							
Gateway Co affecting pa			Name / Details	5						ount rered 's)	
SSSI/SAC/ S			N/A						Ö		
Ancient Woo		eteran Trees	N/A						0		
Local Nature			N/A						0		
Flood Risk Z			N/A						0		
Registered P			N/A						0		
Scheduled A			N/A		0						
Operational E		und	N/A						0		
Common Lar		OD4	N/A						0		
Existing Police Designations (list)	,	- GB1									
		Green Belt ar	nd Landscape	Sensitiv	vity As	sessr	nent				
Criteria	Assess	sment	•	Rati	ng						
Green Belt Harm	contribut West Mi	dlands conurba	ng sprawl of the	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m	
	encroace adjacent but has a surround canal what to the noting feature of northern release distinction countrys role of the parcel is	t to settlements significant oper ding countryside inch forms the sorth-west is a significant and would won between set side that this mane canal in relations	ountryside. It is on three sides ness to the e to the east. The settlement edge trong boundary the eastern and whills, so any weaken the tlement and aintains, but the tion to this subting development.	е	x						

	edge of clearly of of land least (mallow de valley be and the	the parcel does not follow any defined feature, but any release beyond the ridge crest to the arked by a belt of trees) would evelopment to intrude on the eyond, weakening its integrity refore increasing harm.						
Landscape Sensitivity	modera develop criteria soverride The landera develop on this colon landsca wider all on the exparticular Oak. The and car strong by	dscape is considered to have the overall sensitivity to residential ment as the majority of the score moderate and no criteria that judgement.  dscape is considered to have a te-high sensitivity to employment ment. Large scale development open gently undulating rural pe would be prominent in the rea to the east due to its location edge of the Midland plateau, arly on higher slopes at Shire we Wyrley and Essington Canal all side vegetation provides a coundary feature along the all estate to the north of the area.	High	X - Emplo yment	X - Reside ntial	Low		Low
	ailed as	sessment against environme	ntal, soc	ial and e	conomi			
Criteria		Assessment Environme	ntal			Ratii	19	
Greenfield/ Previously Developed Land  There are existing houses and bu houses belong to the farmer and is connection with the agricultural us the application site. The site is presented to the farmer and is connection with the agricultural us the application site.				of the farm is the main ntly greenfi	ner in n use of ield.	Х		
Topography		The submission confirms that act difference in land level of up to 30 Shire Oak to the South corner is approximately follows Chester roacross the site to the North corner.	0m AOD. a ridge wl ad, the gr			x		
Agricultural L Quality	and	agricultural land quality and confi predominantly graded 3b. The agent has confirmed that the	ca / 3b Chapter 9 of the submitted technical compendium considers agricultural land quality and confirms that the submission is predominantly graded 3b. The agent has confirmed that the 30ha omitted from levelopment is to ensure that the remaining farm can					
Tree Preserv Orders / Mate Trees of Valu site or signific affecting bou	ure ue on cantly	No TPO trees within the applicati Shire Oak House. There are a nu along the boundary to Lichfield R site.	ımber of e	established	trees		х	
affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  The North West boundary to the Canal is a SLINC. A Home Farm Hedges and Wood form a new SLINC w can be retained in combination with development wit being a significant issue.  Phase 1 habitat survey undertaken in 2013 and upda 2015. "Based on the results of the work undertaken, majority of the site is considered to be unconstrained terms of ecology. A number of minor potential constr				Also rhich hout ated in the I in		х		

Employment Land	Not employment land, mitigation would be required for housing.		Х	
	assessment is that a mixed use has significant issues.			
	for a mixed use scheme incorporating a range of commercial uses" For the reasons stated above the officer			
	long term strategic project and this site is potentially suitable			
	The Colliers assessment concludes "We see this site as a	X		
	which would likely significantly limit any potential mixed use.			
Opportunities	83.85ha, however the submission indicates a much smaller area and that development would occur nearer to houses			
Development	as part of the EDNA 2 refers to a developable area of			
Employment	The Colliers market attractiveness assessment for this site			
	Economic			
Other Environmental	No other issues identified.			Х
Waste Infrastructure	No waste infrastructure constraints			Х
Brickworks				
Infrastructure and				Х
Mineral	No mineral infrastructure constraints.			
1.0000100711000	mineral extraction is not suitable.			
and Mineral Resource Areas	gravels are present. The submission includes a technical compendium of ground conditions which concludes that			Х
Mineral Extraction	The site is in a MSA and bedrock and superficial sand and			
adjoining uses	Mitigation likely through the use of suitable glazing.		^	
Noise impact of	On Edge of "Road – Important Areas" for noise pollution.		Х	
adjoining uses				
Ground stability Air Quality impact of	Low Risk Coal Area			Х
Cround atchility	heavy metals.			V
Contamination	surveys due to fertilizer use, sewage sludge presence of		X	
Ground	Sites with previous agricultural uses require contamination			
	conclusion of which is that the masterplan submitted is suitable in managing water and drainage.			
	and proposals for foul and surface water drainage. The			Х
and ground water	A statement has been provided on the hydrology of the site			
Flood risk, drainage	Not in a High Risk flood zone. Scope for SUDS.			
Chicang rookonto	boundary to the site which is likely to be retained.			
existing residents	view. Houses on Lichfield Road would face the existing tree		^	
amenity of adjacent land users, including	field and would be most affected and would be closest.  Houses and flats opposite the canal would also lose their		х	
Impact on visual	Houses along Chester Road would lose the open view of the			
affecting boundaries				
site or significantly	garden and mature belts of sycamore.		Χ	
Heritage Assets on	HER number 5992 - Large E-MC19 farmhouse, with walled			
	Core Expansion Zones 1, Core Habitat Zone amd Urban Matrix Recovery Zone 1			
	This site falls within three Nature Recovery Network Zones			
	habitat".			
	provides the opportunity to create areas of new wildlife			
	in terms of ecology. Indeed, the proposed development			
	avoidance and mitigation measures, the proposed development would be unlikely to result in significant effects			
	masterplan together with the provision of appropriate			
	birds" the report concludes that "a sensitively designed			
	notable species including bats, badger, brown hare and			
	have been identified with the potential for protected and			

	promotor. Cannot be rated higher than amber whilst the level of co-operation is uncertain.			
Viability	The sites is in greenfield high value zone. The site is viable  – in that the policy compliant Residual Land Value is greater			х
	than the Benchmark Land Viability.			
Availability of utilities	The submission states that the site has access to mains			
<ul><li>electricity, gas,</li></ul>	water, mains sewage, electricity, gas and broadband.			
water, sewage	Walsall Wood WwTW has capacity for 3129 houses. Site is			
treatment	currently receiving upgrades in AMP6 (2015-2020) which			
	had added capacity for some growth. It has limited			
	headroom based on current quality performance however			
	there are no physical constrains regarding provision of		Х	
	additional treatment capacity.		^	
	Broadband superfast speeds are available in this area.			
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
	growth.			
Infrastructure	There are no known infrastructure constraints here.			
constraints on /				
under site (electric				
cables/sub-stations,				х
water/sewage pipes,				
gas pipes, pylons,				
culverts, rights of				
Way)	The submission suggests access sould be achieved from			
Highways access	The submission suggests access could be achieved from			
and transportation	the A461 and off Chester Road. Proposed links to existing foot/cycleway running alongside adjacent canal. Proposed			
	loop arrangement for bus services to serve the site.			
	A new traffic light junction is required between Lindon Road			
	and Chester Road.		Х	
	A spine road would be required with access between		~	
	Chester Road and Lichfield Road. Access would be			
	acceptable for housing or employment land. The site could			
	be split between uses and should be split to prevent direct			
	through access.			
Impact on the wider	The capacity of the Chester Road and Lichfield Road would			Х
road network	need to be assessed.			^
Other Economic				
(specify)	Coolel			
Access time by wall	Social  king or public transport (except Primary schools: walking only) t	o kov r	ocidon	tial
Access time by wan	services in accordance with BCP Policy HOU2.	O Key I	esideri	liai
	The site is predominantly more than 15 minutes walking			
Primary School	distance of a Primary School	X		
	The whole site is within 20 minutes public transport distance			
Secondary School	of a Secondary School			Х
GP/Health	The whole site is more than 15 minutes walking distance of			
Centre/Walk in	a Health Centre Area	X		
Strategic	The whole site is within 20 minutes public transport distance			
Centre/Employment	of an Employment Area			
Area				
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area	Х		
Any character	The site is very large and it is considered that there is scope a			
constraints on	a mix of densities to reflect the existing ribbon development a			
density (list)	higher densities found in Brownhills centre. 15dph was propos	sed and	d while	It is

		Unit disertite in the		Aleka arribanda a 170		dana d		
accepted that densities are low they are not to this extent and it is considered								
		appropriate to apply 35dph here.						
Connections to lo		ction to Local Cycl	e Route Network.		Х			
cycle route netwo								
Public Open Spa			pen space within t	he site.		Х		
Loss of Playing F	Field Not a Play	ring Field or a Spo	rt Pitch			х		
/ Sports Pitches						^		
Other Social								
		Opport	tunities					
The site is large	and could accor							
	ses in excess of							
	ble to provide pub			.,				
	r health centre. T			X				
sustainable locat	tion near to public	transport routes						
	, Aldridge, Walsa	•						
	, <b>.</b>		tu Approiect					
		Sustamabili	ty Appraisal					
Sustainability Ap	praisal Housing		ne negative impac					
Conclusion		6, 7, 8, 9, 12, 14	4 and positive impa	act for SA Objecti	ves 10, 1	13		
Sustainability Ap	praisal	Assessment req	uested					
Employment Cor		·						
1 7		Conc	lusion					
The site capacity	existing infrastru		able location would	d achieve a large	housing	scheme		
Employment uses would require noise mitigation measures to safeguard amenities of neighbouring residential buildings. The EDNA 2 assessment suggests a mixed use which would limit housing and								
			r housing is more			Janua		
			significant impact			ea which		
	ed by the topogra							
Developable				Estimated				
Area	54	Density	35	Housing Units	1417			

Harm  contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and makes a moderate contribution to maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield). The subparcel abuts the settlement edge of Aldridge, which forms part of the West Midlands conurbation. The Green Belt edge at Aldridge is at the crest of a slope, so land to the east sloping downhill has a degree of distinction. The A452 would constitute a strong alternative boundary, but expansion downslope would nonetheless constitute a weakening of the integrity of the wider Green Belt.	Site Known	As	10162								
Aldridge North and Walsall Wood   Site Area (ha)   13.82	Site Addres	S								d nort	h of
Sackground/Context	Ward		Aldridge Nortl		Call for	Site	Ref	10162	2		
Current uses (list) Surrounding Induses estate.  Constraints  Constrai	Site Area (h	a)	13.82								
Current uses (list) Surrounding land uses  To the North, East and South is agriculture and to the West is a modern housing estate.  Constraints  Covere (ha's)  SSSI/SAC/ SINC  N/A  Ancient Woodland / Veteran Trees  N/A  Local Nature Reserve  N/A  Local Nature Reserve  N/A  Registered Park & Garden  N/A  Registered Park & Garden  N/A  Common Land  Contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and makes a moderate contribution to preventing the sprawl of the West Midlands conurbation. The Green Belt edge at Aldridge, which forms part of the West Midlands conurbation. The Green Belt edge at Aldridge is at the crest of a slope, so land to the east sloping downhill has a degree of distinction. The A452 would constitute a strong alternative boundary, but expansion downslope would nonetheless constitute a weakening of the integrity of the wider Green Belt.  Chief Park & Garden  N/A  Common Land  Correct Monument  N/A  Common Land  Correct Monum	Site Referer	nce	SA-0034-WAI	<u></u>							
Surrounding land uses    To the North, East and South is agriculture and to the West is a modern housing lead uses   State.				Background	d/Contex	(t					
Constraints		Agr	icultural.								
Sassivaciants (where affecting part of submitted site)				and South is agri	culture ar	nd to t	ne Wes	t is a mo	odern h	ousing	ļ
SSSI/SAC/ SINC N/A  Ancient Woodland / Veteran Trees N/A  Local Nature Reserve N/A  Registered Park & Garden N/A  Operational Burial Ground N/A  Common Land N/A  SASESSMENT  Green Belt and Landscape Sensitivity Assessment  Criteria  Green Belt  The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and makes a moderate contribution to maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield). The sub-parcel abuts the settlement edge of Aldridge, which forms part of the West Midlands conurbation. The Green Belt edge at Aldridge is at the crest of a slope, so land to the east sloping downhill has a degree of distinction. The A452 would constitute a strong alternative boundary, but expansion downslope would nonetheless constitute a weakening of the integrity of the wider Green Belt.  Landscape Sensitivity  The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on				Constra	aints						
Ancient Woodland / Veteran Trees N/A 0  Local Nature Reserve N/A 0  Flood Risk Zone 3 N/A 0  Registered Park & Garden N/A 0  Scheduled Ancient Monument N/A 0  Operational Burlial Ground N/A 0  Common Land N/A 0  Existing Policy Designations (list)  **The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and makes a moderate contribution to maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield). The sub-parcel abuts the settlement edge of Aldridge, which forms part of the West Midlands conurbation. The Green Belt edge at Aldridge is at the crest of a slope, so land to the east sloping downhill has a degree of distinction. The A452 would constitute a strong alternative boundary, but expansion downslope would nonetheless constitute a weakening of the integrity of the wider Green Belt.  Landscape Sensitivity  The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on	•		•	Name / Details	6					co	vered
Local Nature Reserve			, . <del>-</del>								
Plood Risk Zone 3   N/A   O											
Registered Park & Garden N/A 0 Scheduled Ancient Monument N/A 0 Operational Burial Ground N/A 0 Common Land N/A 0 Existing Policy Designations (list)  SAD ENV1  Sabessment Rating  Green Belt Assessment Rating  Green Belt Harm The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and makes a moderate contribution to maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield). The sub-parcel abuts the settlement edge of Aldridge, which forms part of the West Midlands conurbation. The Green Belt edge at Aldridge is at the crest of a slope, so land to the east sloping downhill has a degree of distinction. The A452 would constitute a strong alternative boundary, but expansion downslope would nonetheless constitute a weakening of the integrity of the wider Green Belt.  Landscape Sensitivity  The sub-parcel makes a strong alternative boundary, but expansion downslope would nonetheless constitute a weakening of the integrity of the wider Green Belt.  Landscape Sensitivity  The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on			<del>2</del>								
Scheduled Ancient Monument N/A 0  Operational Burial Ground N/A 0  Common Land N/A 0  Existing Policy Designations (list)  Green Belt and Landscape Sensitivity Assessment  Green Belt The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and makes a moderate contribution to maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield). The sub-parcel abuts the settlement edge of Aldridge, which forms part of the West Midlands conurbation. The Green Belt edge at Aldridge is at the crest of a slope, so land to the east sloping downhill has a degree of distinction. The A452 would constitute a strong alternative boundary, but expansion downslope would nonetheless constitute a weakening of the integrity of the wider Green Belt.  Landscape Sensitivity  The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on			arden								
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Criteria   Assessment   Rating   Contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and makes a moderate contribution to maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield). The subparcel abuts the settlement edge of Aldridge, which forms part of the West Midlands conurbation. The Green Belt edge at Aldridge is at the crest of a slope, so land to the east sloping downhill has a degree of distinction. The A452 would constitute a strong alternative boundary, but expansion downslope would nonetheless constitute a weakening of the integrity of the wider Green Belt.  Landscape   Sensitivity   Sensitivity to residential and employment development, based on   Sensitivity	Common Land	d		N/A		0					
Green Belt Harm  The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside, and makes a moderate contribution to maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield). The sub-parcel abuts the settlement edge of Aldridge, which forms part of the West Midlands conurbation. The Green Belt edge at Aldridge is at the crest of a slope, so land to the east sloping downhill has a degree of distinction. The A452 would constitute a strong alternative boundary, but expansion downslope would nonetheless constitute a weakening of the integrity of the wider Green Belt.  Landscape  Sensitivity  Sensitivity  Sensitivity  Rating  Very High Har m Mod Har Mod Har m m m m m m m m m m m m m m m m m m m	Designations	/ SAI	D ENV1								
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Landscape Sensitivity  The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on				g, 5, 1, 10 mao							
residential and employment development, based on	Landscape	The lar	ndscape is consi	scape is considered to have an				Mod			Low
development, based on		overall	moderate-high	sensitivity to			High		Mo	od	
1 0 S 1 1 0 0 0 1 2 0 0 1 0 1 0 1 0 1 0 1 0 1					n		v				
parts) and its strongly rural,					11		٨				
undeveloped character.											

Detailed as	sessment against environmental, social and economic	c crite	ria	
Criteria	Assessment	Ratii	าg	
	Environmental			
Greenfield/	The site is greenfield.			
Previously		X		
Developed Land				
Topography	The site is predominantly flat with a shallow slope down			Х
	West to East.			^
Agricultural Land	3b Holford Map which is less than the grade to be		Х	
Quality	considered best and most versatile for agriculture.		^	
Tree Preservation	There are no TPO trees at the site. The land is sub-divided			
Orders / Mature	into fields which is defined by hedges and tree planting. An			
Trees of Value on	assessment would be required to determine those worthy of		X	
site or significantly	retention, it is considered that if trees are retained the site			
affecting boundaries	would still be developable.			
Biodiversity or	If any trees were identified to be removed a bat survey			
Geodiversity on site	would be required.			
or significantly	The ecological valuation of the Black Country Green Belt is			
affecting boundaries	based on a set of assumptions that formed the basis for			
	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score			
	for each Landscape Unit: Land Use Calculated Value,		Х	
	Habitat Features, Nature Conservation Designation Value,		^	
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 2			
	The site falls within Nature Recovery Network Zone Core			
	Expansion Zone 1			
Heritage Assets on	On the northern part of the site is a record of a ridge and			
site or significantly	furrow, HER number 10409. For this reason an		Х	
affecting boundaries	archaeological survey is required.			
Impact on visual	There would be a significant local impact in relation to the			
amenity of adjacent	neighbouring residential properties, however this impact is		Х	
land users, including	limited and any wider impact is reduced to moderate due to		^	
existing residents	favourable topography.			
Flood risk, drainage	Not in a High Risk flood zone. Scope for SUDS. Existing			
and ground water	drainage systems are unknown and further information and		Х	
	upgrades may be required.			
Ground	Sites with previous agricultural uses require contamination			
Contamination	surveys due to fertilizer use, sewage sludge presence of		Х	
	heavy metals.			
Ground stability	Not in Limestone or High Risk coal area.			X
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			Х
adjoining uses				
Noise impact of	Residential, agricultural and horsicultural uses nearby raise	<u>X</u> -		X -
adjoining uses	no significant noise concerns. Employment land use could	Em		Res
	give rise to noise complaints from adjacent residents.	plo		ide
		yme nt		ntia I
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical	110		
and Mineral	and environmentally feasible prior extraction for bedrock		Х	
Resource Areas	sand and gravel shall take place.			
INCOUNTE AIGAS	Janu and graver snall take place.			

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	The site is adjacent to residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	х		
Employment Land	Not employment land near to residential uses.	X		
Delivery / Phasing	Viable urban edge site with minimum land value provided. Good infrastructure cover ratio and substantial land value surplus. The landowners could be more transparent to confirm their willingness to fund the S106/infrastructure through land value capture. A policy compliant scheme is deliverable.			х
Viability	The sites is in greenfield high value zone. The site is viable – in that the policy compliant Residual Land Value is greater than the Benchmark Land Viability.			х
Availability of utilities – electricity, gas, water, sewage treatment	The submission advises that the site has access to mains water supply, mains sewage, electricity and gas. Broadband ultrafast speeds are available in this area. Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			X
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			х
Highways access and transportation	Site area should be increase to provide a link to Lazy Hill Road. Stonnall Road would require access improvements.		Х	
Impact on the wider road network	Highway impact assessment required to fully assess what infrastructure works required. Stonnall Road would need to be widened to provide footpaths.			х
Other Economic				
(specify)	Social			
Access time by wall	o key r	esiden	tial	
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		
Secondary School GP/Health	The whole site is within 20 minutes public transport distance of a Secondary School  The whole site is more than 15 minutes walking distance of			Х
Centre/Walk in	a Health Centre Area	X		

Strategic Centre/Employm Area	ent		site is within 20 m loyment Area	ninutes public tran	sport distance			
Centre/Foodstore	е		predominantly wit f a Fresh Food an	thin 15 minutes wa d Centre Area	alking		Х	
Any character constraints on density (list)		The adjace traditionally		of detached bung	alows and hous	es, mo	odern b	out
Connections to lo cycle route netwo		No connec	tion to Local Cycl	e Route Network.		X		
Public Open Spa	ice	Not public	open space.					X
Loss of Playing F	Field	Would not	result in the loss of	of a Playing Field	or Sports			Х
/ Sports Pitches		Pitch.						^
Other Social								
			Opport	unities				
No speci	fic opp	ortunities id	dentified.		Х			
			Sustainabili	ty Appraisal				
Sustainability Ap Conclusion	praisal	Housing		ne negative impac nd positive impact				5, 6,
Sustainability Ap Employment Cor			Assessment req	uested				
			Concl	usion				
The site has few constraints and limited visual impact due to surrounding uses and topography. Stonnall Road for the extent of the development may need to be widened and further infrastructure works may be required including drainage improvements and or mitigation, however these are not considered to be significant.								
Developable Area	13.82		Density	35	Estimated Housing Units	363	3	

Site Knowr	n As	10213 & 102	279								
Site Addres	ss	Land at Vica	arage Road / Co	oronatio	n Road	d, High	Heath	, Wals	all		
Ward		Aldridge North and Walsall Wood  Call for Site Ref 10213 & 10279					279				
Site Area (I	na)	22.52									
Site Refere	nce	SA-0048-W/	AL								
			Background	I/Conte	xt						
Current uses (list)	J -	ulture									
Surrounding land uses		e North and Ea of trees which	ast is agriculture, has no use.	to the S	outh is	residen	itial and	I to the	West is	s an	
			Constra	ints							
Gateway Co affecting pa	rt of subr		Name / Details	<b>S</b>						ount vered 's)	
SSSI/SAC/ S Ancient Woo		otoran Troos	N/A N/A						0		
Local Nature		eleran riees	N/A						0		
Flood Risk Z			Fordbrook						2.8		
Registered P	ark & Gar	den	N/A						0		
Scheduled A			N/A						0		
Operational I		und	N/A						0		
Common Lar		0 0 5	N/A						0		
Existing Police Designations (list)	,	Green Belt - E	NV1								
	T T		nd Landscape			sessr	nent				
Criteria	Assess			Rati	ng		_				
Green Belt		thern section a parcel makes a	nd Western tip o	f Very High	High	Mod High	Mod	Low Mod	Low	Very Low	
Harm			ng sprawl of the	Har	Har	Har	Har	Har	Har	Har	
		dlands conurba		m	m	m	m	m	m	m	
		ing the separa	•								
			nd to preventing								
		hment on the c									
		r, the edge of t Shelfield forms									
		on between set									
			case along othe	r							
	urban ed	dges fronting or	nto this sub-								
			d to the west by								
			ansion here woul	d	X -	Х -					
constitute slightly less Belt purposes. The sub-parcel along t			iaiii to Green		Nort h	Sou th					
			ne southern		"	ui					
	boundary of the submis										
		contribution to									
		f the West Mid									
		tion, to maintai on of the neigh	ning the bouring towns,								
			pachment on the								
			the edge of the								
	High He	ath area of She									

		intryside than is the case along						
	other ur							
	parcel.	parcel, and is contained to the west by						
		woodland; limited expansion here would						
		constitute slightly less harm to Green						
	Belt pur		L II a la	N 41	N 4l	1		1
Landscape		dscape is considered to have an	High	Mod	Mod	Lov		Low
Sensitivity		moderate sensitivity to residential		High		Mod	a	
	and em	ployment development, as the						
	majority	of the criteria score moderate						
		low score criteria have a limited						
		e on the overall judgement. The			Х			
		, ,			^			
		y strong sense of rurality and						
		lity in extensive parts of the area						
		ects of greater/ high sensitivity.						
Det	ailed as	sessment against environmer	ntal, soc	cial and e	conomi	c crite	eria	
Criteria		Assessment				Ratii	nq	
		Environme	ntal					
Greenfield/		The site is greenfield	ııtaı					
		The site is greenileid						
Previously						X		
Developed L	and							
Topography		The site rises slightly up from So	uth to No	rth. Would	not			<b>V</b>
1 3 1 7		present a significant constraint to						X
Agricultural L	and	Grade 2 and Grade 3a Holford Fa						
	Lariu	Grade 2 and Grade 3a Honord 1 a	aiiii Giou	ρ.		X		
Quality								
Tree Preserv		There are 17 protected Oak trees						
Orders / Mat	ure	tree preservation order 11/1970.	In additio	n there ma	y be			
Trees of Valu	ue on	other trees present which would j	ustify pro	tection. An	1			
site or signific	cantly	assessment of trees at this site w		Х				
affecting bou		any removal or retention. Most of						
ancoming bod	maanco	and the retention of all or some o			1000			
				Julu Hot				
		significantly reduce the developa						
Biodiversity of		The intact native hedgerows, woo						
Geodiversity		improved neutral grassland now						
or significant	ly	Heath Common Farm SLINC. Th	ese featu	res should	be			
affecting bou	indaries	retained although they are not a	significan	t barrier to				
		developing the whole site.	J					
		As part of a response received th	rough ca	Il for sites 1	2 we			
		received an ecological walk over	-					
			Survey w	men made	uic			
		following recommendations:						
			tion of the Ford Brook corridor through the retention of					
		a 10 m wide buffer zone adjacent						
		Protection and enhancement of the	he hedge	row and				
		associated ditch network.						
		Protection and enhancement of the	he planta	tion woodla	and in			
		the west of the survey area.					Х	
			nt rogime	for the ar	accland			
	Install an appropriate management regime for the grassland							
habitat at the eastern extent of the survey area.								
	Pond – the small pond within the survey area should be retained and enhanced if possible.							
	However, this pond in its current state is rather poor and				and			
	lacks aquatic vegetation and may also be impacted by				у			
	agricultural run off from the adjacent fields. If this pond was							
	to be lost then the creation of two new pond features within							
		the survey area which were appre						
		provide varied depths, sinuous sh						
		with native aquatic species local	ιο τne are	a would of	iset its			
	loss.							

	This site falls within two Nature Recovery Network Zones			
The State Asset Control	Core Expansion Zones 1 and Core Habitat Zone			
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			X
Impact on visual amenity of adjacent land users, including existing residents	There would be a significant impact on the visual amenities enjoyed by occupiers of the adjoining houses and users of the public rights of way. The existing semi-rural character would be lost. The location of the site next to existing development and its favourable topography would limit any wider visual harm.	X		
Flood risk, drainage and ground water	Up to 2.8ha is affected by a flood zone 2 and 3 rating, this area is located on the East of the site by Fordbrook.  Although a gateway constraint this affect a small portion of the overall site and the remaining site could be developed with SUDS mitigation to minimise any significant adverse impacts.	Х		
Ground Contamination	A very small area on the Southern edge of the site falls within an area identified on the SAD plan Potentially Contaminated Land and Landfill Constraints, as being land where contamination may need to be assessed during development. Survey work would be required as part of a planning application.		х	
Ground stability	Not in limestone or High Risk coal area.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			Х
Noise impact of adjoining uses	The site adjoins residential properties to the South, housing here would be acceptable in noise impact terms, an employment use could be restricted due to the surrounding uses.	X - Em plo yme nt	X - Res ide ntia	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel, shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	The site is surrounded by residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	x		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.		х	

	There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are two public rights of way across the site, Bro38 and Bro42.		х	
Highways access and transportation	Mob Lane has no footpaths, the road would need to be upgraded and so would the junction to Green Lane. Significant local improvements required to facilitate this development. Existing issues with school access and on street parking.	х		
Impact on the wider road network	Likely to have significant wider impacts. May be justification to improve the whole of Green Lane which would require more land to facilitate. Traffic light junction at the common may also require upgrading. An traffic impact assessment would be required to determine the scope of the works required.	Х		
Other Economic (specify)				
· · · · · · · · · · · · · · · · · · ·	Social			
Access time by wall	king or public transport (except Primary schools: walking only) to	o kev r	esiden	tial
7 100000 mm by mam	services in accordance with BCP Policy HOU2.	, .	00.00.	
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	Х		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health	The whole site is more than 15 minutes walking distance of	Х		
Centre/Walk in	a Health Centre Area	^		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			
Centre/Foodstore	The site is predominantly within 10 and 15 minutes walking distance of a Fresh Food and Centre Area		X	
Any character constraints on density (list)	The nearby housing is predominantly inter-war traditional sem houses and an appropriate density here would be 35dph.	ni-detac	hed	
Connections to local	Within 250 metres of cycle network route CR001 which			Х
cycle route networks	could serve occupiers of the development.			
Public Open Space	Not public open space.			X
Loss of Playing Field	Would not result in the loss of a playing field or sports pitch.			Х
/ Sports Pitches Other Social				
Outer Social	Opportunities			
provide a larger deve	ed a possible opportunity to elopable area by extending ds making a larger site.			
5	Sustainability Appraisal			
Sustainability Appraisa Conclusion	The site has some negative impacts for SA Object 6, 7, 8, 9, 12, 14 and positive impact for SA Object			1, 5,
	1			

Sustainability A	ppraisal	Assessment red	uested					
Employment C	onclusion							
		Conc	lusion					
The flood, tree and public rights of way constraints can be mitigated for. Highway impact cannot be fully assessed especially in a wider context, traffic impact assessment required. Improvements would be required to Mob Lane and Green Lane. If highway capacity is at its limit there is no clear highway solution which would not cross a gateway constraints and for this reason the site may be rejected after this work is completed.  High Heath Common SLINC covers approximately 3.3ha.								
Developable Area	22.2	Density	35	Estimated Housing Units	504			

Site Known	As	10266									
Site Addres	s	Land at Mob I	_ane, Pelsall, V	Valsall, V	Vest N	Midland	ds - Mo	b Lane	<del></del>		
Ward		Aldridge North Wood	n and Walsall	Call for	Site	Ref	10266	;			
Site Area (h	a)	7.99									
Site Referen	псе	SA-0056-WAL	_								
			Background	/Contex	t						
Current uses (list)	Agr	iculture									
Surrounding land uses	Sch We	ool opposite to t st.	he South, reside	ntial to th	e Eas	t, agricı	ulture to	the No	rth an	d	
			Constra	ints							
Gateway Cor affecting par			Name / Details	3					СО	nount vered a's)	
SSSI/SAC/ SI			N/A						Ò		
Ancient Wood			N/A						0		
Local Nature		9	N/A						0		
Flood Risk Zo Registered Pa		ardon	N/A N/A						0		
Scheduled Ar			N/A						0		
Operational B			N/A						0		
Common Lan		Caria	N/A						0		
Existing Policy Designations (list)	y SAI	O Green Belt - El	NV1								
,		Green Belt ar	nd Landscape	Sensitiv	ity A	ssess	ment				
Criteria		sment		Ratir	ng						
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low	Low	Very	
Harm		ution to preventi Iidlands conurba		High Har	Har	High Har	Har	Mod Har	Har	Low Har	
		ining the separat		m	m	m	m	m	m	m	
		ouring towns, an									
		chment on the c									
		er, the edge of the	-								
		Shelfield forms									
		ion between sett side than is the		r	Х						
		edges fronting or	•								
		and is contained									
		and; limited expa		d							
		ute slightly less h	narm to Green								
Landages		rposes.	dorod to have a	n High		Mod	Mod	Lo	\A/	Low	
Landscape Sensitivity		ndscape is consi moderate sensit				High	iviou	Mo		LOW	
Johnstown		nployment develo		^'							
	majorit	y of the criteria s	core moderate								
		e low score criter									
		ce on the overall					X				
		ely strong sense Ility in extensive									
		pects of greater/									
Deta		ssessment aga		nental. s	ocial	and e	conom	ic crit	eria		
Criteria		Assessment						Rati			

	Environmental			
Greenfield/	The site is greenfield.			
Previously		X		
Developed Land Topography	The site is flat.			Х
Agricultural Land	Grade 2 and Grade 3a Holford Farm Group.			
Quality		X		
Tree Preservation	Significant hedges and trees can be found across the site			
Orders / Mature Trees of Value on	however none are protected. A survey would be required to		Х	
site or significantly	determine if any should be retained. Their location and the space between is unlikely to reduce development capacity		^	
affecting boundaries	significantly.			
Biodiversity or	Loss of trees would require an Ecological survey. Within the			
Geodiversity on site	Jockey Fields SSSI consultation zone.			
or significantly	The ecological valuation of the Black Country Green Belt is			
affecting boundaries	based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score			
	for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value,		Х	
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country Green Belt Score = 2			
	This site falls within two Nature Recovery Network Zones			
	Core Expansion Zones 1 and Core Habitat Zone			
Heritage Assets on	There are no recorded heritage assets here.			
site or significantly affecting boundaries				Х
Impact on visual	There would be limited local visual amenity impact affecting			
amenity of adjacent	the view from the rear of a limited number of houses on Mob			
land users, including	Lane and from the school. The submission site being next to		Х	
existing residents	existing development with favourable topography and		^	
	significant established tree numbers to the East limits any wider impact.			
Flood risk, drainage	Not in a High Risk flood zone. Scope for SUDS.			
and ground water	3			Χ
Ground	A very small area on the Southern edge of the site falls			
Contamination	within an area identified on the SAD plan Potentially Contaminated Land and Landfill Constraints, as being land			
	where contamination may need to be assessed during		Х	
	development. Survey work would be required as part of a			
0	planning application.			
Ground stability Air Quality impact of	Not in limestone or High Risk coal area.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			Х
adjoining uses	TWO III A MILIOGETI DIONIUE ALEA OL EXCEEUALICE ZUITE 2015			Х
Noise impact of	The site adjoins residential properties to the South, housing	X -	Χ -	
adjoining uses	here would be acceptable in noise impact terms, an	Em	Res	
	employment use could be restricted due to the surrounding	plo yme	ide ntia	
	uses.	nt	IIIIa 	
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for brick clay		Х	
Resource Areas	shall take place.			
	<u> </u>			

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	The site is surrounded by residential and agricultural uses,			
Development Opportunities	the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	Taylor Wimpey is confident that residential development can be achieved within the first five years of the plan period.			X
Viability	Taylor Wimpey has reviewed the economic viability of the proposals in terms of the land value, attractiveness of the locality, level of potential market demand and projected rate of sales; as well as the cost factors associated with the Site including Site preparation costs and Site constraints. Where potential constraints have been identified, Taylor Wimpey has considered the necessary mitigation measures and required investment in order to overcome any deliverability barriers.  Taylor Wimpey confirms that the development of the Site is economically viable.			X
Availability of utilities  – electricity, gas, water, sewage treatment	Unknown regarding water treatment capacity. Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.	х		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No evidence of any further infrastructure constraints.			x
Highways access and transportation	Mob Lane has no footpaths, the road would need to be upgraded and so would the junction to Green Lane. Significant local improvements required to facilitate this development. Existing issues with school access and on street parking.	х		
Impact on the wider road network	240 houses may have wider impacts, a highway impact assessment is required.		Х	
Other Economic (specify)				
	Social			
Access time by wall	o key r	esiden	tial	
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	Х		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			X

GP/Health	The whole	site is more than	15 minutes walkin	g distance of	X			
Centre/Walk in		entre Area						
Strategic		site is within 20 n	ninutes public tran	sport distance				
Centre/Employmen	nt of an Empl	loyment Area						
Area								
Centre/Foodstore			thin 15 minutes wa	alking		Х		
		f a Fresh Food an				- 7 \		
Any character	The nearby	y housing is predo	ominantly inter-wa	r traditional semi	i-detac	ched		
constraints on	houses wit	h a density of 27d	dph, for this reasor	n a low density o	f 35dp	h is		
density (list)	considered	nsidered suitable.						
Connections to loca	al No connec	o connection to Local Cycle Route Network.						
cycle route network	(S				^			
Public Open Space	Not public	open space.			Х			
Loss of Playing Fie	ld Would not	Nould not result in the loss of a playing field or sports pito					Х	
/ Sports Pitches								
Other Social								
		Opport	tunities					
Opportunity to for	m a larger site							
opportunity to in			Χ					
	school.							
		Sustainabili	ty Appraisal					
Sustainability Appra	aisal Housing	The site has son	ne negative impac	ts for SA Object	ives 2,	3, 4, 5	5, 6,	
Conclusion	-	7, 8, 9, 12, 14 ar	nd positive impact	for SA Objective	s 10,	13		
				•				
Sustainability Appra	aisal	Assessment req	uested					
Employment Concl								
_		Conc	lusion					
Highway impact c	annot be fully	assessed especi	ally in a wider co	ontext, traffic in	npact	assess	ment	
required. Improven								
unviable.		,		,				
Because of the limi	ted size of this s	site compared with	n adjacent large sit	es housing would	d be m	ore su	itable	
than employment								
housing. Highway v								
Developable				Estimated				
Area '	.99	Density	35	Housing Units	209	1		

Site Known	As	Green Belt Pa	arcel 013							
Site Addres	SS	Land to the N	orth East of Sh	ire Oak,	Lichfie	eld Roa	ad			
Ward		Aldridge North Wood	n and Walsall	Call for	Site F	Ref	Greer	Belt F	Parcel	013
Site Area (h	na)	0.37								
Site Refere	nce	SA-0207-WAI	L							
			Background	I/Contex	ĸt					
Current uses (list)	No	known use. Prev	vious application	for the n	ursing h	nome ir	ncluded	this lar	nd.	
Surrounding land uses		the North and No uth West is a Nur		ture, Eas	t and S	outh E	ast resi	dential,	and to	the
			Constra	ints						
Gateway Co. affecting par			Name / Details	3						ount rered 's)
SSSI/SAC/ S		Internet Test	N/A						0	
Local Nature		/eteran Trees	N/A N/A						0	
Flood Risk Zo		<del>J</del>	N/A						0	
Registered P		arden	N/A						0	
Scheduled A			N/A						0	
Operational E	Burial Gr	ound	N/A							
Common Lar			N/A						0	
Existing Police	,	D Green Belt - El	NV1							
Designations										
(list)		Groon Polt or	nd Landscape	Conciti	ity Ac		mont			
Criteria	٨٥٥٥٥	ssment	iu Lanuscape	Rati		36331	Hent			
Green Belt		b-parcel makes	a strong	Very		Mod		Low		Very
Harm		ution to preventi		High	High Har	High	Mod Har	Mod	Low Har	Low
		/lidlands conurba		Har	m	Har	m	Har	m	Har
		hills, and to prev	•	m		m		m		m
		chment on the c	•							
		nt to settlements s significant oper								
		nding countrysid		e						
		which forms the s								
		north-west is a st								
		containing both								
		rn edges of Brow								
		e of land would w tion between set								
		yside that this ma			\					
		the canal in rela	·		X					
		is limited by exis		nt						
		he A452 settlem								
		the parcel does								
		of the parcel does defined feature,								
		beyond the ridg								
		narked by a belt								
		levelopment to in								
		beyond, weakeni								
	and the	erefore increasin	g narm.							

Landscape Sensitivity		dscape is considered to have te overall sensitivity to residential	High	Mod High	Mod	Lov Mo		Low
	criteria: override The lan modera develop on this o landsca wider as on the e particula Oak. Th and can strong b industria	ment as the majority of the score moderate and no criteria that judgement.  dscape is considered to have a te-high sensitivity to employment ment. Large scale development open gently undulating rural pe would be prominent in the rea to the east due to its location edge of the Midland plateau, arly on higher slopes at Shire he Wyrley and Essington Canal hal side vegetation provides a coundary feature along the all estate to the north of the area.		X - Emplo yment	X - Reside ntial			
Criteria	illed as	sessment against environme	conomic					
Criteria		Assessment	ntal			Rati	ng	
Greenfield/ Previously Developed La	Previously development.							
Topography							х	
Agricultural La	and	Not agricultural land.				х		
Orders / Matu Trees of Value site or signific	Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  The North West boundary has a group tree preservation order reference 11/1991 G2. There are more established trees around the whole boundary which may merit retention. The retention of some or all of the trees would significantly reduce the capacity for development in particular housing					Х		
due to shading.  Biodiversity or Geodiversity on site or significantly affecting boundaries  Any loss of trees would require an ecological assessment to determine any mitigation or enhancement of the parcel. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5  The site falls within a Nature Recovery Network Core					х			
Heritage Asseste site or signific affecting bour	antly	There are no recorded heritage a	Habitat Zone There are no recorded heritage assets here.					
Impact on visu amenity of ad land users, ind existing reside	jacent cluding	The parcel is small and developed screened from the existing trees seen in the context of the existing reasons there would be no significant.	and would g nursing	d in any ca home. For	se be these			х

Flood riok droinogo	Not in a flood risk zone 2 or 2. Coope for CLIDS			
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			X
Ground Contamination	No record of ground contamination issues here.			х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	The parcel is adjacent a Nitrogen Dioxide Area of Exceedance Zone 2015 and mitigation would be required to protect any occupiers of development.	х		
Noise impact of adjoining uses	Mitigation would be required in particular for housing development here from adjacent traffic noise and nearby quarry (a source of noise complaints). An employment use could be severely restricted due to the adjacent nursing home use so could be unviable.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	Х		
Employment Land	Not employment land too close to residential care home.	Х		
Delivery / Phasing	Small site in single ownership. Delivery is dependent on adjacent Sandhills site.		Х	
Viability	Viability is dependent on Sandhills site.		Х	
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints.			x
Highways access and transportation	No significant issues.			х
Impact on the wider road network	No significant issues.			X

Other Economic							
(specify)							
(Specify)		90	cial				
Access time by w		c transport (excep	ot Primary schools with BCP Policy F		o key r	esiden	tial
Primary School	The whole a Primary	site is more than School	15 minutes walkin	ng distance of	Х		
Secondary School		site is within 20 n ndary School	ninutes public tran	sport distance			х
GP/Health Centre/Walk in	a Health C	entre Area	15 minutes walkir	•	Х		
Strategic Centre/Employment Area		whole site is within 20 minutes public transport distance in Employment Area					
Centre/Foodstore		whole site is more than 15 minutes walking distance of esh Food and Centre Area					
Any character constraints on density (list)  Housing opposite on Chester Road is a mix of traditional styled semi-detached, traditional detached and modern detached styled houses set back from the road with modest rear gardens. To reflect the existing low density character 35dph is considered appropriate here.						road	
Connections to loca cycle route network	No connects	ction to a local cyc			Х		
Public Open Space		open space.					Х
Loss of Playing Fiel / Sports Pitches	d Would not	result in the loss	of a playing field o	r sports pitch.			Х
Other Social			4				
Could form a co	e in respect of	scheme with	tunities			х	
, J	•		ity Appraisal				
Sustainability Appra Conclusion	isal Housing		vith mitigation wou or this reason an S			old for	
Sustainability Appra Employment Conclu			vith mitigation wou or this reason an S			old for	,
			lusion	·			
There are no sign comprehensive scheadjacent nursing ho The suitability of the assessed in isolatio	eme for housir me use. e site for housi	to supporting rong. In respect of e	esidential here ar mployment uses to his site being comb	his would be inc	ompat	ible wi	th the
Dovolopable	37	Density	35	Estimated Housing Units	10		

Site Known	n As	Green Belt F	Parcel 014							
Site Addres	ss	Land to the	South West of	Shire Oa	ak, Lich	nfield F	Road			
Ward		Aldridge Nor Walsall Woo		Call for	Site F	Ref	Green	Belt F	Parcel	014
Site Area (l	na)	0.32								
Site Refere	nce	SA-0208-W/	ΑL							
			Background	l/Contex	κt					
Current uses (list)	Unkn	own there is hi	story that this wa	as a form	er grav	el pit.				
Surrounding land uses			rth West is agric I South West are				t a resid	dential	care ho	me
			Constra	ints						
Gateway Co affecting pa	rt of subr		Name / Details	3						ount rered 's)
SSSI/SAC/ S		<del>,        </del>	N/A						0	
Ancient Woo		eteran Trees	N/A N/A						0	
Flood Risk Z			N/A						0	
Registered P		den	N/A						0	
Scheduled A			N/A						0	
Operational E		<u>und</u>	N/A	0						
Common Lar		Green Belt - El	N/A						0	
Existing Police Designations (list)	,	Green Beit - Ei	IN V I							
	(	Green Belt ar	nd Landscape			sessi	ment			
Criteria	Assess			Ratii	ng					
Green Belt Harm		-parcel makes		Very High	High	Mod High	Mod	Low Mod	Low	Very Low
панн		dlands conurba	ng sprawl of the	Har	Har	Har	Har	Har	Har	Har
		lls, and to preve		m	m	m	m	m	m	m
			ountryside. It is							
	•		on three sides							
		significant oper	nness to the e to the east. Th	م ا						
			e to the east. The settlement edge	E						
			trong boundary							
		•	the eastern and							
		edges of Brow								
		of land would w on between set								
			aintains, but the		V					
	-		tion to this sub-		X					
	parcel is limited by existing develop			nt						
	along the A452 settlement edge. The borough boundary forming the eastern									
			nng the eastern s not follow any							
			but any release							
	of land b	eyond the ridg	e crest to the							
			of trees) would							
		velopment to ir eyond, weakeni								
		efore increasin								

Landscape Sensitivity	The landscape is considered to have moderate overall sensitivity to residential		High	Mod High	Mod	Low Mod		Low
Pot	criteria override The lan modera develop on this landsca wider a on the e particul Oak. Th and car strong b industri	oment as the majority of the score moderate and no criteria e that judgement.  dscape is considered to have a te-high sensitivity to employment oment. Large scale development open gently undulating rural upe would be prominent in the rea to the east due to its location edge of the Midland plateau, arly on higher slopes at Shire ne Wyrley and Essington Canal hal side vegetation provides a coundary feature along the latestate to the north of the area.		X - Emplo yment	X - Reside ntial	Mod		
Criteria	aneu as	sessment against environmer Assessment	ilai, soc	iai aiiu e	COHOIIII	Ratir		
Cittoria		Environme	ntal			rtatii	<u>'</u> 9	
Greenfield/		The land has a history as a grave	el pit and i	s conside	red to			
Previously Developed La	usly be previously developed.							Х
Topography  The parcel slopes down from South to No considered to be a significant constraint in parcel.							х	
Agricultural L Quality	Agricultural Land Not agricultural land.  Quality						х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  There are no protected to some on the adjoining bounds of the value of the some on the adjoining bounds of the some on the adjoining bounds of the value of the value of the some on the adjoining bounds of the value of the			within the antly imparantly impar	grounds of ct on the be trees we be worth number of ere retaine	of the which y of		x	
Biodiversity of Geodiversity or significantly affecting bou	Any loss of trees would require an ecological assessment to determine any mitigation or enhancement of the parcel. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone					x		
Heritage Ass site or signific affecting bou	cantly	HER 10217 - GRAVEL PIT; FIELD ADJ TO SHIRE OAK HOUSE; BROWNHILLS - Gravel pit marked on OS 1st					x	

Impact on visual amenity of adjacent land users, including	The parcel is small and development could be largely screened from the existing trees and would in any case be seen in the context of the existing nursing home. For these			х
existing residents Flood risk, drainage and ground water	reasons there would be no significant local or wider harm.  Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	No record of ground contamination issues here.			Х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	The parcel is adjacent a Nitrogen Dioxide Area of Exceedance Zone 2015 and mitigation would be required to protect any occupiers of development.	Х		
Noise impact of adjoining uses	Mitigation would be required in particular for housing development here from adjacent traffic noise and nearby quarry (a source of noise complaints). An employment use could be severely restricted due to the adjacent nursing home use so could be unviable.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.  Economic			Х
Employment	This site does not meet the threshold for employment			
Development Opportunities	allocation in the Black Country Plan.	X		
Employment Land	Not employment land too close to residential care home.	X		
Delivery / Phasing	Small site in single ownership. Delivery is dependent on adjacent Sandhills site.		X	
Viability	Viability is dependent on Sandhills site.		X	
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints.			x

No significant issues.   X   X								
Impact on the wider road network	Highways access		ant issues.					Х
The whole site is within 20 minutes walking distance of a Fresh Food and Centre Area  Any character Centre/Foodstore Housing opposite on Chester Road is a mix of traditional styled semi-detached, with modest rear gardens. To reflect the existing low density character 35dph is considered appropriate here.  Connections to local cycle route networks  Other Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  The whole site is more than 15 minutes walking distance of a Secondary School  GP/Health The whole site is within 20 minutes public transport distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of a Fresh Food and Centre Area  The whole site is within 20 minutes walking distance of a Fresh Food and Centre Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character The whole site is within 20 minutes public transport distance of a Fresh Food and Centre Area  Any character The whole site is within 20 minutes public transport distance of a Fresh Food and Centre Area  Any character The whole site is within 20 minutes walking distance of a Fresh Food and Centre Area  Any character The whole site is within 20 minutes walking distance of a Fresh Food and Centre Area  Any character The whole site is within 20 minutes public transport distance of a Fresh Food and Centre Area  Any character The whole site is within 20 minutes public transport distance of a Fresh Food and Centre Area  Any character The whole site is within 20 minutes public transport distance of a Fresh Food and Centre Area  Any character The whole site is within 20 minutes w			ant issues					
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.	· · · · · · · · · · · · · · · · · · ·	140 Signine	ant loodes.			Х		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School The whole site is more than 15 minutes walking distance of a Primary School The whole site is within 20 minutes public transport distance of a Secondary School The whole site is more than 15 minutes walking distance of a Secondary School The whole site is more than 15 minutes walking distance of a Secondary School The whole site is more than 15 minutes walking distance of a Health Centre Area  Presh Food and Centre Area  Any character Centre/Foodstore The whole site is more than 15 minutes public transport distance of an Employment Area  Any character Centre/Foodstore The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character Centre/Foodstore The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character Centre/Foodstore The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character Centre/Foodstore The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character Centre/Foodstore The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character Centre/Foodstore The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character Centre/Foodstore The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character Centre/Foodstore The whole site is walking distance of a Playing Field centre/Foodstore The walking distance of a Playing Field centre/Foodstore The Centre/Foodstore The Walking Appraisal Centre Area  Not public open space.  Not public open space.  Not public open space.  Sustainability Appraisal The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  The site would with mitigation would fall below the thr	Other Economic							
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School The whole site is more than 15 minutes walking distance of a Primary School The whole site is within 20 minutes public transport distance of a Secondary School of a Secondary School The whole site is within 20 minutes public transport distance of a Secondary School a Health Centre Area  Gentre/Walk in The whole site is more than 15 minutes walking distance of a Health Centre Area  Strategic The whole site is within 20 minutes public transport distance of an Employment Area  Centre/Foodstore The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character Housing opposite on Chester Road is a mix of traditional styled semi-detached, traditional detached and modern detached styled houses set back from the road with modest rear gardens. To reflect the existing low density character 35dph is considered appropriate here.  Connections to local cycle route network.  Connections to local cycle route network.  Public Open Space Not public open space.  Loss of Playing Field / Sports Pitches  Other Social Opportunities  Could form a comprehensive scheme with adjoining site in respect of housing.  The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Sustainability Appraisal The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  There are no significant barriers to supporting residential here and the site could form part of a comprehensive scheme for housing. In respect of employment use there is little potential support due to the adjacent nursing home.  Page 15 Page 15 Page 16 Page 15 P								
Primary School  The whole site is more than 15 minutes walking distance of a Primary School  Secondary School  The whole site is within 20 minutes public transport distance of a Secondary School  GP/Health The whole site is more than 15 minutes walking distance of a Secondary School  GP/Health The whole site is more than 15 minutes public transport distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  Ary character Centre/Foodstore  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  Ary character Centre/Foodstore  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of	, , , , ,		So	cial				
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Centre/Foodstore  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on density (list)  Housing opposite on Chester Road is a mix of traditional styled semi-detached, traditional detached and modern detached styled houses set back from the road with modest rear gardens. To reflect the existing low density character 35dph is considered appropriate here.  Connections to local cycle route networks.  Public Open Space  Loss of Playing Field / Sports Pitches  Other Social  Copportunities  Could form a comprehensive scheme with adjoining site in respect of housing.  Sustainability Appraisal  Sustainability Appraisal Housing  Conclusion  The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  There are no significant barriers to supporting residential here and the site could form part of a comprehensive scheme for housing. In respect of employment use there is little potential support due to the adjacent nursing home.  The suitability of the site for housing is based on this site being combined with the larger adjacent site, assessed in isolation this site would have significant local visual amenity issues.  Developable  Developable  Developable  Developable  The site would have significant local visual amenity issues.	Centre/Employme	ent of an Emp	loyment Area					
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Public Open Space   Not public open space.   X   X   X   X   Sports Pitches   Would not result in the loss of a playing field or sports pitch.   X   X   X   X   X   X   X   X   X			ction to a local cy	cie route network.		Χ		
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Developable 0.32 Density 35 Estimated 8	assessed in isolation this site would have significant local visual amenity issues.							
	Developable	0.32	Doncity	25	Estimated	0	·	
	Area	0.02	Deligity	33	Housing Units	0		

# **Birchills Leamore**

Site Known A	S	10426								
Site Address		Former Rec	edswood Golf C	ourse, Ra	aybou	ds Br	idge, W	alsall.		
Ward		Birchills Lea	amore	Call for	Site F	Ref	10426			
Site Area (ha)		5.6					1			
Site Referenc	e	SA-0172-W	'AL							
			Background	d/Contex	t					
Current uses (list)	throu	gh this area.	acent to Reedsw				-			
Surrounding land uses		ermission for	North is Reedswood Retail park to the East is the former Caparo Site which rmission for housing, to the South is residential and to the West is Reedswood							
	•		Constr	aints						
Gateway Cons affecting part of			Name / Detail	S					CC	mount overed a's)
SSSI/SAC/ SIN	С		N/A						0	u 3)
Ancient Woodla	nd / Ve	teran Trees	N/A						0	
Local Nature Reserve N/A								0		
			N/A						0	
9			N/A						0	
Scheduled Ancient Monument N/A								0		
Operational Burial Ground N/A						0				
Common Land N/A 0  Existing Policy Open Space OS1 - OS8009										
Existing Policy Designations (list)	Oper	Space OS1 -	OS8009							
		Green Belt a	nd Landscape	Sensitiv	ity As	sess	ment			
Criteria A	ssess	ment		Ratin	ng					
Green Belt N Harm	I/A			Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
				N/A	N/A	N/A	N/A	N/A	N/A	N/A
Landscape N Sensitivity	I/A			High		1od ligh	Mod	Lov Mo		Low
				N/A		I/A	N/A	N/A		N/A
	ed ass		ainst environr	nental, s	ocial a	and e	conom			
Criteria		Assessmen						Rati	ng	
0 " ' ' '	Т		Environi	nental						
Greenfield/ Previously	,	Greenfield						X		
Developed Land Topography	ı	Although the	Although the ground is undulating this is not significant					Х		
		Although the ground is undulating this is not significant.  Not agricultural land.							٨	
	<u>ا</u> ا	Not parioultur	vot agricultural land.							
Agricultural Lan	d	Not agricultur	ai iano.							Х
			anana. number of tree ac	cross the s	ite how	ever h	nalf are		х	Х

Trees of Value on site or significantly affecting boundaries	allowing development. A tree survey has been undertaken which confirms that a third of the site is under the canopy of medium and high quality and value trees, shading could increase the limited area for development to half. It is likely			
	that remediation work for ground contamination would result in the loss of some trees.			
Biodiversity or Geodiversity on site or significantly affecting boundaries	An ecology survey has been provided and confirms that residential development here can be achieved whilst safeguarding protected species.  The site falls within a Nature Recovery Network Core Habitat Zone		х	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The boundary trees hide much of the existing site and provide a pleasant visual backdrop to Reedswood Park. The retention of these trees would minimise any local or wider impact to be less than significant.			x
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	Ground remediation is also required for the former power station towers		Х	
Ground stability	The site is in a high risk coal mining area and is an area of past surface coal mining which would require survey work and remediation as required.		X	
Air Quality impact of adjoining uses	The site is in a Nitrogen Dioxide - Area of Exceedance 2015 zone and mitigation may be required to ensure satisfactory air quality inside buildings. Not a barrier to development.	Х		
Noise impact of adjoining uses	The main source of noise to this site would be from the retail area to the North and mitigation would be required so that there is no significant impact on existing retail operations. An employment use here is likely to present significant amenity issues to existing residents and park users.	X- Em plo yme nt	X- Res ide ntia	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	The site is within 250 metres of two metal recycling works, J Lawrence Metals and L & J Lonsdale metal Merchants Ltd. The sites are in an employment area beyond a strategic highway and there are already houses close by. Noise mitigation if required would			x
Other Environmental	No other issues identified.			Χ
	Economic			
Employment Development Opportunities	The small site size combined with the surrounding residential uses limit any opportunity for employment development here.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	Some outstanding questions on delivery with further information being sought.	Х		
Viability	More information would be required to determine viability.	X		
1				

Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x					
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints on this site.			x					
Highways access and transportation	The existing adopted highways adjoining the Reedswood Golf Course site boundary would not provide vehicle access suitable for a 180 unit residential development. Further assessment work would be required to determine the maximum vehicle trips/ residential units that could be served.	Х							
Impact on the wider road network	The highway preference would be to minimise the number of trips /vehicular traffic entering/exiting onto the southern network at Old Birchills and junctions at Green Lane/Hospital St and Hollyhedge Lane.	х							
Other Economic (specify)									
Social									
Access time by wall	king or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.	o key r	esiden	tial					
Primary School	The site is predominantly within 15 minutes walking distance of a Primary School		х						
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			X					
GP/Health Centre/Walk in	The site is predominantly within 10 minutes walking distance of a Health Centre Area			Х					
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area								
Centre/Foodstore	The whole site is within 10 minutes walking distance of a Fresh Food and Centre Area.			Х					
Any character constraints on density (list)	The character here is a mix of traditional detached and semi- Victorian and modern terraced and modern 2 and 3 storey flat There are no character constraints to density.			ıfs.					
Connections to local cycle route networks	The site is 500m from national cycle route CR003, Reedswood Park is located between the site and this route and there is potential to provide a connection to benefit the site.		x						
Public Open Space	The site is currently combined with Reedswood Park as open space however the character is very different. Further open space study work will inform this assessment.	х							
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			Х					
Other Social	One and a set								
	Opportunities								

	Additional land to the North for access would resolve access issues to the site.			X				
Sustainability Appraisal								
Sustainability Appraisal Housing Conclusion  The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6 7, 12 and positive impact for SA Objectives 9, 10, 13, 14								
Sustainability Ap Employment Cor		Assessment req	uested					
		Conc	lusion					
Approximately half of the site is not developable due to tree constraints and there are significant access issues which could be a barrier to development, however more survey work is expected and if these issues are resolved there are no other significant issues which would prevent residential uses. Employment uses would have character and amenity issues.								
Developable Area	2.8	Density	0	Estimated Housing Units	94			

# **Bloxwich East**

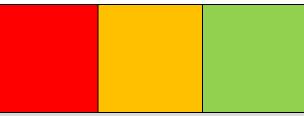
Site Known	As	10106									
Site Addres	SS		ad (A3), To the arm (sometime						- Land	d at	
Ward		Bloxwich Ea	st	Call f	or	Site F	Ref	10106	5		
Site Area (h	na)										
Site Refere	nce	SA-0014-W/	AL								
			Background	I/Cont	ex	t					
Current uses (list)			griculture and dairy								
Surrounding land uses		t is residential.	e South is a golf course to the North and East is more agriculture and to the is residential. A former Canal stretches West to East across the Northern parte.								
			Constra	ints							
Gateway Co affecting par	rt of subr		Name / Details	3							ount rered 's)
SSSI/SAC/ S			N/A							0	
	odland / Veteran Trees N/A						0				
Local Nature Reserve N/A									0		
Flood Risk Zone 3 N/A									0		
Registered Park & Garden N/A									0		
	cheduled Ancient Monument N/A perational Burial Ground N/A									0	
Common Land N/A									0		
Existing Police		policy ENV1 G									
Designations		policy LC5 Gre									
(list)		policy EN4									
,		Green Belt ar	nd Landscape	Sensi	itiv	ity As	sessi	ment			
Criteria	Assess	sment	_	Ra	atin	ıg					
Green Belt	The sub	-parcel makes	a strong	Ve		High	Mod	Mod	Low	Low	Very
Harm			ng urban sprawl			Har	High	Har	Mod	Har	Low
		eparation betw		Ha m		m	Har m	m	Har m	m	Har m
			yrley / Cheslyn	- 11	_		111		- 111		- 111
	• , .	nd encroachme	nt on the would weaken								
	•	grity of Green B									
		ne golf course)									
			om washed-ove	r							
			st, and although								
	develop	ment would not	narrow the								
		gap between the									
Walsall and Great Wyrley (part of large built-up area of Cannock), it			. X								
significantly increase its frontage. Tree											
	cover on the golf course forms a strong edge to the urban area beyond and										
		ment negating									
			change, given th	е							
	fragility of	of the settlemer	nt gap, despite								
		that the double the former can									

		n boundary would form a clear Belt edge.						
Landscape		dscape is considered to have	High	Mod	Mod	Lov		Low
Sensitivity		derate overall sensitivity to		High		Mod	d	
		tial development as the majority						
		ia score low or moderate, and no override that judgement.						
		dscape is considered to have						
		te sensitivity to employment						
		oment. Large scale development						
		lisrupt the small to medium scale				Х		
	historic	pattern of the landscape.						
		oment would reduce the						
		ition of the landscape as a rural						
		to Bloxwich which provides						
		ion between Newtown and						
Det	Bloxwic		ntal coo	ial and a	conom!	o orita	ria	
Criteria	aneu as	sessment against environme Assessment	ınai, SUC	iai aiiu e	CONOIN	Ratii		
Officia		Environme	ntal			Naul	19	
Greenfield/		There are existing houses and but		the land	and a			
Previously		former canal. The houses and bu						
Developed La	and	connected with the existing agric				X		
		main use of the application site and in the same ownership.						
		The site is predominantly g						
Topography		There is a peak to the site in the						
		to East with the land sloping down to the North and South.					Х	
		The topography is not considered a significant barrier to development.						
Agricultural L Quality		d 3a 1988. Post 1988 SAD Grades 3a, 3b and 4 cover the site.				X		
Tree Preserv		There are established hedges ar						
Orders / Matu		which define the boundary. None					, , ,	
Trees of Valu		assessment would be required to worthy of retention.	aetermin	e if any ar	e		Х	
site or signific		worthy of retention.						
Biodiversity of		Potential impact on farms buildin	as and tre	es. The				
Geodiversity		submitted Vision Document state						
or significantl		ecological review has taken place	e and it ac	dvises that	the			
affecting bou	ndaries	land has negligible to low ecolog	ical value.					
		The former Canal is designated i		_	•			
		and would have the potential to li						
		Canal to the East if reinstated. The					Х	
		hedgerows and former canal line semi-improved grassland, tall rud						
		merit designation as a SLINC (Lo						
		which is now confirmed.	Hays	. Janai i i				
		This site falls within three Nature	Recovery	Network	Zones			
		Core Expansion Zones 1, Core F						
		Matrix Recovery Zone 1						
Heritage Ass		Yieldfields Hall Farmhouse is a grade 2 listed farmhouse. SJ						
site or signific	•	90 SE. The land around the building has at least 4 large						
arrecting bou	g boundaries modern predominantly corrugated						Х	
		ancillary farm buildings the footprints of which dwarf the			uie			
Impact on vis	ual	listed farmhouse which Strong local impact which would be experienced by users of						
amenity of ac		the highway and occupiers of ho				X		
		Estate in particular, sensitive des			•			

land users, including existing residents	mitigation could minimise these impacts. Although the topography changes on site are not significant the site would be seen some distance away on the Stafford Road towards Cheslyn Hay. If developed part of the semi-rural landscape would be lost and the visual separation between Bloxwich and Great Wyrley reduced, however on balance mitigation can be achieved through sensitive design and landscaping.			
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х
Ground Contamination	Pockets of contamination illustrated on the SAD maps across the site with a large area to the North. Evidence of 3 former collieries, mineshaft infill and canal infill. Survey work required but mitigation likely.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		Х	
Ground stability	Most of the site is within a high risk Coal Mining Area. A Coal Mining Risk assessment is required.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  However Electric Charging Points would be required in accordance with Air Quality SPD.			Х
Noise impact of adjoining uses	Stafford Road is part of the Strategic Highway Network which could have potential for unacceptable noise impacts for future residents. Mitigation can be secured through acoustic glazing.  There could be some separation between this land and the residential properties across Stafford Street so an employment use in respect of noise considerations could be acceptable.		x	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			x
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.		X	Х
Employment	Economic  The gite has been appeared for market attractiveness by			
Employment Development Opportunities	The site has been assessed for market attractiveness by Colliers for the EDNA 2 study and concludes "It is our opinion that due to the location and lack of surrounding infrastructure this location would not be viable for commercial development as the proximity to the motorway is too far and this would impact upon roads that were not designed to sustain HGV traffic and increased congestion in the area." In addition the proximity to residential uses would limit and restrict the level of employment development which could be supported.	х		
Employment Land  Delivery / Phasing	Not existing employment land. Employment uses out of character with the listed buildings.  The agent has confirmed that the site in in 95% single	Х		
	ownership. Remaining 5% belongs to the golf club but is not in use.			Х
Viability	The agent advises that the scheme can deliver a primary school and later living accommodation.			X

Availability of utilities  – electricity, gas, water, sewage treatment	The submission states that the site has access to mains water, mains sewage, electricity and gas. Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity. Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			X
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	The submission states there is: - Watercourse / culvert / other water body - Protected species / habitats - Historic building / landscapes These issues are considered elsewhere in the assessment. No known infrastructure constraints here.			x
Highways access and transportation	A34 would require new signal junction, 4 way or possible new junction to the North. A pedestrian crossing would be required at the end of the former canal potential greenway, if implemented.			х
Impact on the wider road network	No significant wider impacts which would limit development.			х
Other Economic				
(specify)	   Social			
Acces time by wall	king or public transport (except Primary schools: walking only) t	o kov r	ocidon	tial
Access time by wair	services in accordance with BCP Policy HOU2.	o key i	esideri	liai
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	X		
Secondary School	The site is predominantly more than 25 minutes public transport distance of a Secondary School	X		
GP/Health	The whole site is more than 15 minutes walking distance of	X		
Centre/Walk in	a Health Centre Area			
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area	Х		
Any character constraints on density (list)	Adjacent housing is predominantly detached and would define character. For this reason an appropriate net density for this s to be 35dph.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	Not public open space.			Х
Loss of Playing Field / Sports Pitches	Would not result in the loss of a Playing Field or Sports Pitch.			Х
Other Social	Neighbouring golf club could present amenity impacts if			
	residential is supported at this site, due to the activities			
	taking place on weekends and potential lighting overspill on			
	evenings. Mitigation is likely to be achievable.			
The second beautiful	Opportunities			
	taken into account the area cill boundary. If the scheme			
	would be an opportunity to			

deliver a larger development if combined with the land within South Staffordshire. Whether all of the land could be suitable needs further assessment. Potential to create greenway along former Canal as part of the development in accordance with the designation in the SAD and would be able to link to the Hatherton Canal if reinstated.



to the Hamiltonian Garian in the	J. 10 to 10 to 1							
Sustainability Appraisal								
Sustainability Appraisal Housing Conclusion		ne negative impac , 14 and a positive						
Sustainability Appraisal	Assessment req	uested						
Employment Conclusion								

#### Conclusion

Part of the farm scores a 3a for agricultural land quality and there is a grade 2 listed building within the site which would reduce the developable area.

Development would have some impact on local visual amenity which is acceptabed but can be minimised through sensitive landscaping and design.

The SLINC occupies 2.5ha of the site and would reduce the developable area.

The issues identified are not considered significant to prevent residential development at this site and can be mitigated for. Employment uses are out of character and cannot be supported.

Developable Area	37.26	Density	35	Estimated Housing Units	978
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# **Brownhills**

Site Known	As	10221										
Site Addres	SS		of Northfields V st post code) -	,		_	,		•	all, W	S8	
Ward		Brownhills		Cal	ll for	Site F	lef	10221				
Site Area (h	na)	1.87										
Site Refere	nce	SA-0052-W	AL									
			Background	d/Co	ntex	t						
Current uses (list)				ntaine	ed on	part of	the si	te. The	site is c	onsid	ered	
land uses			Canal and Clayha					ire resiu	entiai p	пореп	iles.	
			Constr	aints	<b>3</b>							
Gateway Constraints (where affecting part of submitted site)			Name / Detail	S						СО	nount vered a's)	
SSSI/SAC/ S			N/A							0		
Ancient Wood		teran Trees	N/A							0		
Local Nature Flood Risk Zo			N/A							0		
Registered Pa		don	N/A N/A									
Scheduled Ar			N/A									
Operational E			N/A							0		
Common Lan		uu	N/A							0		
Existing Polic Designations (list)	y Wals	all SAD ENV1	Green Belt							1		
	(	Green Belt a	nd Landscape	Ser	nsitiv	ity As	sessi	ment				
Criteria	Assess				Ratin	ıg						
Green Belt Harm	contribut West Mi	dlands conurb	ing sprawl of the ation at the town		Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m	
Landscape	separatic Brownhii preventing surrounce is highly with only relations the west this sub-integrity of surrou would reboundar	rrounding Green Belt land and dresult in a simplified Green Belt			High	l A	fod •	Mod	Lo	X	Low	
Sensitivity	overall nand emp	noderate sensi ployment devel	itivity to residenti lopment, as the score moderate		- iigii		ligh	X	Mo			

influenc relativel tranquil are asp	low score criteria have a limited e on the overall judgement. The y strong sense of rurality and lity in extensive parts of the area ects of greater/ high sensitivity.	o orito	vio.	
Criteria	sessment against environmental, social and economi			
Criteria	Assessment	Ratir	ıg	
0	Environmental			
Greenfield/ Previously Developed Land	The Eastern part of the site was formally the location of Swingbridge Farms buildings, although they have been removed, hard surfacing still remains and there are piles of rubble. The site is about 30% previously developed and 70% greenfield.		X	
Topography	The site is predominantly flat.			X
Agricultural Land Quality	Grade 3a. The available land for agriculture is small could not form part of a larger site and would not be viable as a small holding.		х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees, however there are established trees which may be worthy of retention. A tree survey is required to determine the quality of trees and whether they must be retained. Much of the site is open and the retention of some trees would not significantly reduce the potential for redevelopment of the site.		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is adjacent to the canal SLINC, Clayhanger Village SLINC and public open space, there is established planting on the site and a protected species survey would be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 Prior to the phase one ecological survey site clearance works took place which prevented any assessment taking place. Since this time the Council has attempted through engagement to restore the site and has requested at the very least proposal for restoration. Unfortunately no progress was made.  The site falls within a Nature Recovery Network Core Habitat Zone	X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	Occupiers of houses on Northfields Way and Waterlily Grove enjoy the soft landscaped boundaries of this site, not all of which would be retained if redeveloped. In addition the canal users and public open space users would experience a loss of visual amenity. The topography and relationship to the wider area ensures that the harm would be localised and not seen from a wider area.		х	

	T			
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х
Ground Contamination	Area illustrated on the SAD maps where the farm buildings were to the East. Survey work would be required. There is a record of contamination at the site.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability	The site is in a High Risk Coal Mining Area and a Coal Mining Risk Assessment would be required with any submission.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			Х
Noise impact of adjoining uses	The site is surrounding by residential uses or open space, housing here would be acceptable in noise impact terms, an employment use could be restricted due to these surrounding uses.	X - Em plo yme nt		X - Res ide ntia I
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.		X	X
	Economic			
Employment	The site is surrounded by residential uses, the submission			
Development Opportunities	does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	Although some remediation is required this is not significant. The land is in single ownership and is small in scale.			Х
Viability	There are no known significant risks to viability.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	No details have been provided. The site is the location of a former farmhouse and the site is in close proximity to all services to adjoining houses.  Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations,	There is a watercourse (ford brook) running through the site maintained by Grange Farm.		X	

water/sewage pipes,									
gas pipes, pylons,									
culverts, rights of									
way)	Nowthfield	May is stanged up	40 0000004 4000001						
Highways access		Way is stopped up					v		
and transportation		nd anti-social beha	viour. No parriers	5 TO			Х		
	developme								
Impact on the wider	Unlikely to	be significant					х		
road network									
Other Economic									
(specify)									
		Soc	ial						
Access time by wal		c transport (except es in accordance v			o key r	esider	ıtial		
		predominantly with							
Primary School		f a Primary School	mi rommutoo me	9			Х		
		site is within 20 m	inutes nublic tran	enort distance					
Secondary School			indics public train	sport distance			Х		
GP/Health		econdary School hole site is within 15 minutes walking distance of a							
Centre/Walk in	Health Cei		indics walking dic	starioc or a		X			
Strategic		site is within 20 m	inutes public tran	enort dietance					
Centre/Employment		loyment Area	inutes public trans	sport distance					
Area	or an Emp	ioyineni Area							
	The site is	man alamain amély susiél	aia 45 maiaustaa uus	ماليام م					
Centre/Foodstore		predominantly with f a Fresh Food and	aiking		X				
Any character		cter of Clayhanger		by modern deta	ached h	nouses	S.		
constraints on		ne site is on the urb					-,		
density (list)		ntal protection and					as		
dorionly (not)	justifies a				na ao	o. a.o.			
Connections to local		ction to Local Cycle	Route Network						
cycle route networks	110 00111100		riodio riotironi		X				
Public Open Space	The land is	s not public open s	nace the notentia	al harm to the					
Tabilo Open Opace		ljoining public oper					Х		
Loss of Playing Field		result in the loss o							
/ Sports Pitches	vvodia not	result in the loss o	r a playing held o	i sports pitori.			Х		
Other Social	Public foot	path BRO32 runs t	through the site a	nd would					
Other Social		taken into accoun							
	site.	taken into accoun	t for any redever	prinerit or the					
	Jito.	Opporti	ınitios						
The site is partly unti	idy with rom		unities						
from the previous farm									
is partly blocked off of				X					
the redevelopment of									
surveillance and put t									
would improve th	e amenities	of the area.							
		Sustainabilit	y Appraisal						
Sustainability Appraisa	al Housing	The site has som	e negative impac	ts for SA Object	tives 1	2.3	5. 6		
Conclusion	arriodollig	7, 9, 12, 14 and p					3, 0,		
		, , o, . <u>-</u> , , , and p	SSILITO IIIIPUOLIOI	2, 1 2 2,000,1700	. 5, . 5				
Sustainability Apprais	ol	Accocoment resu	unctod						
Sustainability Appraisa		Assessment requ	Colcu						
Employment Canalysis									
Employment Conclusi	OH	Canal	ıcion						
Prior to the phase of		Conclu		الماد ماماد الماد	ام		J A		

Prior to the phase one ecological survey site clearance works took place which prevented any assessment taking place. Since this time the Council has attempted through engagement to restore the site and has requested at the very least proposal for restoration. An ecology report has now been submitted but requires further work to be undertaken which may not be available for review until later in 2021. Because positive progress has been made it is considered that the site should be included in the draft plan for further review.

Ecology constraints and improvements could reduce the developable area by up to 0.5ha.							
Developable Area	1.37	Density	40	Estimated Housing Units	46		

Site Known	As	Green Belt F	Parcel 004							
Site Addres	ss	Sandfield Fa	arm, Lichfield R	oad, Bro	ownhil	ls				
Ward		Brownhills		Call for	Site	Ref	Greer	Belt F	Parcel	004
Site Area (h	a)	1.64								
Site Referei	nce	SA-0199-W	AL							
			Background	/Conte	ĸt					
Current uses	Agric	culture and hors	siculture.							
Surrounding land uses			ricultural and hor nal and basin and						e hom	e park,
			Constra	ints						
	Gateway Constraints (where affecting part of submitted site)			i					СО	nount vered a's)
SSSI/SAC/ SINC			N/A						Ò	•
Ancient Woodland / Veteran Trees			N/A						0	
Local Nature	Reserve		N/A						0	
Flood Risk Zo	ne 3		N/A						0	
Registered Pa	ark & Ga	rden	N/A						0	
Scheduled Ar			N/A						0	
Operational B	Burial Gro	und	N/A						0	
Common Lan	d		N/A						0	
Existing Polic	y SAD	Green Belt - E	NV1							
Designations										
	(	Green Belt ar	nd Landscape	Sensiti	vity A	ssessi	ment			
Criteria	Assess	sment		Rati	ng					
Green Belt	The sub	-parcel makes	a strong	Very	High	Mod	Mod	Low	Low	Very
Harm			ng sprawl of the	High	Har	High	Har	Mod	Har	Low
		dlands conurba		Har m	m	Har m	m	Har m	m	Har m
		ills, and to prev		- 111		- '''		- 111		- 111
		hment on the c								
			ntained area, in							
			e of the existing			Х				
		ng developmer ot significantly								
			Green Belt land							
Landscape		ority of criteria		Hig	h l	Mod	Mod	Lo	w	Low
Sensitivity			, however this is	J		High		Mo		
		palanced by the								
			open and visually	/						
		nt, and contain								
	predom	nance of small-	-scale fields, with							
	some sense of rural ch							Х		
		re, the overall s								
		red to be low-m								
		ial and employ	ment							
D = 4	develop		-lm-4!	0.04-1	! - !	- L		ia!*	_ u! -	
	med as		ainst environm	ientai, s	ocial	ana e	conom			
Criteria	Criteria Assessment							Rati	ing	
			Environn	nental						
Greenfield/ Previously Developed La	and	The parcel is	greenfield.					x		
Developed La	นาน									

Topography	The land is approximately a metre higher than the canal, it slopes from the North West down to the South East, the decrease in height is gradual and not a significant constraint to development.		х	
Agricultural Land Quality	There is no post 1988 agricultural land quality assessment available. Previously recorded as a grade 3.	X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are established trees which may be worthy of retention and require a tree survey to establish if any merit retention. If any/all are required to be retained there would not be any significant reduction, if any to the capacity of the site for development.		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is adjacent to a SLINC and an ecology survey would be required to help safeguard protected species, furthermore any loss of tree would need to be taken into account within the survey. In either case it is considered that protection, mitigation and enhancement can be achieved here.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The land level is higher than the canal and Sandfield Farm Home Park so any development here would be prominent and could have a significant impact on local visual amenity. It is considered that this could be mitigated through good design and would not significantly reduce the capacity of the site for development. There would be a wider impact from Barracks Lane and the A5 due to the topography, however any development would be seen again the existing employment buildings where are on higher ground and are not completely screened by trees.		Х	
Flood risk, drainage and ground water	The parcel is not in a flood zone but is next to the canal, surface water run off would need to be mitigated for through a suitable SUDS system, however the topography is favourable for directing water away from the canal and so this presents no significant barrier to developing the parcel.		х	
Ground Contamination	No record of ground contamination here. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			X
Ground stability Air Quality impact of adjoining uses	There are no record of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X

Noise impact of adjoining uses	There is an adjacent industrial estate which will have potential for unacceptable noise impacts. Mitigation would be required for any residential development. An employment use here would have a significant impact on occupiers of existing neighbouring houses and the nature of their build and proximity is such that restrictions on uses could make any development unviable and mitigation may not be achievable.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for Bedrock Sand and Gravel take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			x
Waste Infrastructure	The site is within 250 metres of Pitford Ltd metal recyclers, Watling Waste Services, hazardous Waste Transfer and the now closed Brownhills Motor Spares, Car breakers and J W Skip Hire, both these ongoing uses and potential for reinstatement of currently		X - Res ide ntia	X - Em plo yme nt
Other Environmental	No other issues identified.			Χ
Franks was set	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to noise sensetive residential uses.	X		
Delivery / Phasing	Marginally viable urban edge site with deliverability issue plus the infrastructure cover ratio is negative and could reduce further as no costs have been provided to us in this regard. It is not known whether the landowners are willing to fund the S106/infrastructure through land value capture. Information was not returned in time for the Viability and Deliverability study and a minimum land value not stated. There is a risk to deliverability, however as new information has been received and further consideration is required the site will not be discounted on this basis.	x		
Viability	The viability and delivery study rates this site as being in a medium value zone, greenfield (with some hardstanding).		Х	
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  No data is available.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons,	No evidence of infrastructure constraints.			x

auduanta nimbta at	¢							
culverts, rights of	Ī						,	
way)	A	مرياه مالي ممييا	lha an autanaian t	a Candialda				
Highways access			be an extension ted with this site. Co					
and transportation			terms of links to			Х		
		•	i terris or links to :	services and				
Impost on the wi-	public tran		nsportation). High	waya England				
Impact on the wi			insportation). High	ways England			Х	
road network	raise no co	oncems.					V	
Other Economic	None	C-	cial				X	
Access time b		c transport (excep	ot Primary schools with BCP Policy F		o key r	esiden	ntial	
Primary School		site is more than	15 minutes walking		X			
Secondary Scho	The whole		ninutes public tran	sport distance			Х	
GP/Health			15 minutes walking	ng distance of				
Centre/Walk in		Centre Area		.g	X			
Strategic		site is within 20 n	sport distance					
Centre/Employm Area		loyment Area	-,					
Centre/Foodstore		he whole site is more than 15 minutes walking distance of Fresh Food and Centre Area						
Any character	The only r	e only residential buildings other than detached farm houses						
constraints on			adjacent mobile h					
density (list)		onsidered suitable		,				
Connections to lo			cle route network.					
cycle route netwo		,			X			
Public Open Spa		open space.					Х	
Loss of Playing F			of a playing field o	r sports pitch.				
/ Sports Pitches			, , ,				Х	
Other Social								
		Opport	tunities					
Could be part	of a larger site ar							
	cess for other site Road.					Х		
		Sustainabili	ty Appraisal					
Sustainability Ap Conclusion	praisal Housing		ne negative impac positive impact for				5, 6,	
0 ( ) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		<b>T</b>		41		.1		
Sustainability Ap			easons for rejectin					
Employment Cor	nclusion		monstrate that this	s site would not	be a re	easona	ble	
		alternative.						
			lusion					
			o the topography a					
			constrained in de					
			ensure no unaco	eptable adverse	e impa	ct in re	ation	
		an extension to S		1.15				
			r the site can be d					
the basis that thi but must be reso		rently inconclusive	e the issue is cons	sidered to be le	ss thar	n signii	ricant,	
Developable	ivou.			Estimated				
Area	1.64	Density	35	Housing Units	33			
7 11 0 4		1	1	i rodonig Orillo				

# Pelsall

Site Know	n As	10152 & 103	338							
Site Addre	ss	Land at Yor Bridge	ks Bridge, Lich	field Roa	d, Pels	sall, W	alsall -	Land	at Yorl	KS
Ward		Pelsall		Call for	Site F	Ref	10152	8 103	338	
Site Area (	ha)	17.67				•				
Site Refere	ence	SA-0030-W	AL							
			Background	d/Contex	t					
Current uses (list)	Agric	cultural Land								
Surrounding land uses			ne residential to the net a nature rese			st, resi	dential	to the S	South	
			Constra	aints						
Gateway Co			Name / Details	S						ount
affecting part of submitted site)									cov (ha	rered 's)
SSSI/SAC/ S			N/A						0	
Ancient Woo		eteran Trees	N/A						0	
Local Nature			N/A						0	
Flood Risk Z			N/A						0	
Registered F			N/A	0						
Scheduled A			N/A						0	
Operational		und	N/A						0	
Common La			N/A						0	
Existing Poli	,		able in 2018 SH	LAA						
Designations		nfield Land Re	gister							
(list)	_	ENV1	- OLINO (4 Ob -)							
			e SLINC (4.2ha)		** •					
	_		nd Landscape			sessr	nent			
Criteria	Assess			Ratir	ng					
Green Belt		-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Harm		tion to safegua		High Har	Har	High Har	Har	Mod Har	Har	Low Har
		side from encro		m	m	m	m	m	m	m
		g sprawl from the								
			and preventing							
			ents. Constraints evelopment that							
	would	lie scope ioi de	velopinent that							
		all to existing in	nset areas, and							
			n western part of	:						
		el would furthe	•							
	settleme									
		on between Pe	elsall and			х				
		lls. The existing				^				
		y is drawn tigh								
		settlements or								
	follows t	he line of the V	Vyrley and							
		on Canal. The B								
		y between Pel								
		Ils West is not	•							
		ures that would								
	strong G	Freen Belt bour	ndary; were land							

	to bo ro	leased, Lime Lane (B4154) to						
	the wes							
		strained Wyrley Common to the						
		ould constitute stronger edges uld not add to Green Belt harm. It						
		aid not add to Green Beit narm. It						
	should	d that the amelians of						
		d that the small area of						
		rained land to the south of the						
		rownhills West, occupied by a						
		welling and						
		of the former Rising Sun public						
		makes a weaker contribution to						
		en Belt purposes. Its isolation						
	from the							
		he Green Belt by the constrained						
		ills Common mean that low harm						
1 1		esult from its release.	LUcata		NAI	1	.	1
Landscape		dscape is considered to have	High	Mod High	Mod	Low Mod		Low
Sensitivity		te-high overall sensitivity to		High		IVIOC	<u>ر</u>	
		tial development as the majority						
		riteria score either moderate or						
	_	and no criteria override that						
		ent. The landscape character of						
		ned landscape to the west with						
		t field pattern and mature						
		ry hedgerows and trees extends						
		the borough boundary into k Chase District.						
		dscape is considered to have a						
		te-high sensitivity to employment		X				
		ment. Large scale development						
		isrupt the complex pattern of						
		and historic features, and the						
		ition of the area to the setting of						
		and Brownhills. However,						
		development around the fringes						
		rea, including the Coppice Side						
		al Estate reduces sensitivity						
	locally.	ar Estate readoes sensitivity						
Det		sessment against environme	ntal so	cial and e	conomi	c crite	ria	
Criteria	<u> </u>	Assessment		Oldi dila o		Ratir		
		Environme	ntal				<u> </u>	
Greenfield/		The site is greenfield.						
Previously		ĺ				X		
Developed La	and							
Topography		The site is predominantly flat wit	h the No	rth part risin	ng			v
		slightly Northwards, not significa		<u>.                                    </u>				Х
Agricultural L	and	An agricultural land survey was		and conclu	ded as			
Quality		follows: The predominant Land (	3rade de	signation fo	r the			
		site was Sub-grade 3a which co	nstitutes	best and m	ost			
		versatile, covering approximately						
			nectares). The remaining areas comprise					
		9% (1.94 hectares) of Sub-grade					X	
		of non agricultural land. At 18.53						
		falls below the 20ha threshold for						
		and in this instance there is no a						
		development on lower grade lan		mbination o	ot issues			
1		is considered to be less than sig	nıtıcant.					

Tree Preservation Orders / Mature	There are 10 protected trees within the site, numbered 5/1961 T26, T27, T28, T29, T30, T31, T32, T33, T34, T35,			
Trees of Value on site or significantly affecting boundaries	T36. It would be possible to design a scheme around the protected trees and the submission states this is possible.		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The land adjacent to the canal to the South and the North East corner is a designated SLINC 4.2ha within the site, mitigation is considered achievable due to the overall size. A phase 1 habitat survey has been undertaken and summarised in the submission which indicates that any scheme would retain any biodiversity habitats of value. Common lizards (only 1 recorded) and active Badger sett and presence of bats have been recorded and mitigation would be required for their protection. The scheme has been submitted twice, the newer of the two submissions includes more information and has been significantly reduced in the number of dwellings proposed.  The SLINC follows the Canal and there are hedges protected with SLINC status however the area these designations takes is small and mitigation and enhancement could be achieved without significant impacts.  The site falls within a Nature Recovery Network Core Habitat Zone		X	
Heritage Assets on site or significantly affecting boundaries	Although there are no recorded heritage assets at this site the submission includes a summary of an archaeological and heritage desk based assessment which concludes that there is potential for the site to have unrecorded archaeological remains. A program		х	
Impact on visual amenity of adjacent land users, including existing residents	The site is rural in character as is this area North to Norton Canes. The canal is a barrier between Pelsall and this rural character. Any proposed encroachment beyond the canal will have a significant detrimental impact on the visual amenities of occupiers of houses on the neighbouring estate, users of the canal and nearby open space. Its flat topography is shared by the adjoining land so there would be a moderate wider impact too.	X		
Flood risk, drainage and ground water	The site is not in a flood risk zone 2 or 3. The submission states that the site has low permeability due to the presence of clay and the submission advices that mitigation would be required by way of a SUDS scheme.		X	
Ground Contamination	The Southern edge of the site has spots identified on the SAD plan Potentially Contaminated Land and Landfill Constraints, as being land where contamination may need to be assessed during development. Survey work would be required as part of a planning application. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability Air Quality impact of	High Risk Coal Area, requires assessment.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015		Х	
adjoining uses	Tructura Interpeta Dioxide Alea di Exceedance Zone 2015			X
Noise impact of adjoining uses	Residential, leisure and agricultural uses nearby raise no significant noise concerns. Employment land use could give rise to noise complaints from nearby residents.	X - Em plo yme nt		X - Res ide ntia
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Χ
	Economic			
Employment Development Opportunities	The access restrictions due to gateway constraints are more significant for employment uses. The site has been assessed for market attractiveness by Colliers for EDNA 2 and concludes "This site is potentially suitable subject to overcoming the need for infrastructure for commercial vehicles and subject to there being significant market interest."	х		
Employment Land	Not employment land near to residential uses.	X		
Delivery / Phasing	The site is in single ownership.			X
Viability	There are no known significant risks to viability.			х
Availability of utilities  – electricity, gas, water, sewage treatment  Infrastructure constraints on /	The submitted vision document advises that the site has access to mains sewage. More information is required in relation to other services.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There are no known infrastructure constraints here.		x	
under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				x
Highways access and transportation	The submission site area does not meet Lime Lane because a strip of land to the East is common land so access would be achieved from Pelsall Road only. This access may also have to be right turn only for highway safety reasons.  Potential access to the North may be possible but would include land outside of the borough.  The agent confirms that highway works are viable for this scheme.		х	
Impact on the wider road network	A highway impact assessment is required they may be junction improvement requirements at the fingerpost junction.  The agent confirms that highway works are viable for this scheme.		х	
Other Economic (specify)				
	Social			

Access time by			ot Primary schools with BCP Policy F		key re	esiden	tial
Primary School	The site is		thin 15 minutes w			Х	
Secondary Schoo	The whole	The whole site is within 20 minutes public transport distance					Х
GP/Health Centre/Walk in	The whole	The whole site is more than 15 minutes walking distance of a Health Centre Area					
Strategic Centre/Employme Area		site is within 20 n loyment Area	ninutes public tran	nsport distance			
Centre/Foodstore		site is more than ood and Centre Ar	15 minutes walkir ea	ng distance of	Х		
Any character constraints on density (list)			South has modern net density for this				h.
Connections to loc cycle route network		tion to Local Cycl	e Route Network.		Х		
Public Open Spac	e The site is		pace but is adjace pace as indicated			х	
Loss of Playing Fi / Sports Pitches	ng Field Would not result in the loss of a playing field or sports pitch.						Х
Other Social							
		Opport	tunities				
Opportunity to e character of Pelsa to the north to pr	all North Commo	n within the site		x			
		Sustainabili	ty Appraisal				
Sustainability App Conclusion	raisal Housing		ne negative impac 4 and positive imp				1, 5,
Sustainability App Employment Cond			ne negative impactitive impaction SA		ves 1,	2, 3, 5	5, 6,
			lusion				
The submission ic of the SLINC is po is common land p access onto Pelsa The potential need site, however it ha Walsall on Pelsall It is estimated that and common land Although the Colli the highway infras	ssible. Potential reventing acces II Road. Road with the provide an as now been den Lane. approximately 2. ers assessment tructure restrictions	impact on visual as onto Lime Lane idening and junct access in another nonstrated that with the constrated that with the constrates would for employment	amenity locally, signs, to the South is to the South is to the South is to the South is to the sough could catch highway improved not be developable.	gnificant access is the Canal leaving are required here ause issues for de vements access of the due to constra- mere is potential,	ssues, g a sin e. elivera can be ints, tr	to the agle position of the attain of the attain of the according to the a	Easoint of this ned in ELINC
Developable Area	13.47	Density	45	Estimated Housing Units	580	)	

# **Pheasey Park Farm**

Site Know	n As	10102								
Site Addre	ss	Longwood	Lane, Walsall	ane, Walsall - Land off Sutton Road						
Ward		Pheasey P	ark Farm	Call fo	r Site	Site Ref 10102				
Site Area (	ha)	11.9	11.9							
Site Refere	ence	VAL								
			Background	d/Conte	xt					
Current uses (list)	3									
Surrounding land uses			ses, the canal a to the North.	nd arbore	etum b	eyond 1	to the W	est, ho	rsicultu	ıre
			Constr	aints						
Gateway Constraints (where affecting part of submitted site)  Name / Details			5					СО	nount vered a's)	
SSSI/SAC/ S			N/A						Ò	
Ancient Woo		eran Trees	N/A						0	
Local Nature			N/A						0	
Flood Risk Z			N/A						0	
Registered Park & Garden N/A									0	
Scheduled Ancient Monument N/A									0	
	erational Burial Ground N/A				_	0				
Common La Existing Police		olicy ENV1 G	N/A						0	
Designations (list)		End Farm SL								
	G	reen Belt ar	nd Landscape	Sensiti	vity A	ssess	ment			
Criteria	Assessn	nent		Rati	ng					
Green Belt		arcel makes		Very	High	Mod	I Mad	Low	Low	Very
Harm	the West	Midlands con	,	Har	Har	Har	Har	Mod Har	Har	Low
			tion of Walsall,	m	+	m		m		m
		and prevention	adjoining Sutton ng encroachmer	nt						
			d on the urban							
			el that have less		X					
	_	t boundaries l								
		side would resul	t							
	in slightly	less harm tha	n release of the							
core area between towns.					<u></u>					
Landscape The landscape is considered to have			Hig	h	Mod	Mod	Lo		Low	
Sensitivity moderate-high overall sensitiv					High		Mo	oa		
			t as the majority							
			l as having eithe gh sensitivity, an							
		or greater/ing		ч <u> </u>		Χ				
			dered to also							
		erate-high se								
	employment development as large-scale			e						

la ville fam	re weed him eat the enell code			
	m would impact the small-scale field pattern and reduce the role			
	rea in providing a rural gap			
	n Walsall and Aldridge. However,			
	20th century development, e.g.			
	cale commercial buildings and			
	ural storage sheds are scattered			
	out the area, reducing sensitivity.			
	sessment against environmental, social and economi			
Criteria	Assessment	Ratii	ng	
One and als!	Environmental			
Greenfield/	The site is greenfield land, with some small structures	X		
Previously Developed Land	present ancillary to the agriculture use.	^		
Topography	The site is predominantly flat, there are no significant			
Topography	changes which would affect the developable area.			Х
Agricultural Land	Grade 3, pre 1988 an up to date assessment is required.			
Quality	The submission does not provide any up to date details.			
Tree Preservation	There are no TPO trees at the site. The land is sub-divided			
Orders / Mature	into fields which is defined by hedges and tree planting. The			
Trees of Value on	submission proposes to retain much of the site boundary			
site or significantly	trees/hedges and some within the site. There is not a tree		X	
affecting boundaries	survey which would be required to determine which trees to			
	retain and which would direct the most suitable places for housing which could result in fewer houses.			
Biodiversity or	A summary of an ecological appraisal has been received			
Geodiversity on site	which concludes that there is limited habitat opportunities,			
or significantly	the most suitable is along the canal which is a designated			
affecting boundaries	SLINC (at the time of their comments). The site can be			
	developed to include ecological features and provide			
	enhancement.			
	Contrary to the above findings the SLINC has now been			
	extended following recent survey work commissioned by the			
	Local Authority to include the whole site.  The ecological valuation of the Black Country Green Belt is			
	based on a set of assumptions that formed the basis for			
	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the	X		
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score			
	for each Landscape Unit: Land Use Calculated Value,			
	Habitat Features, Nature Conservation Designation Value,			
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan- Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 5			
	The site falls within a Nature Recovery Network Core			
	Habitat Zone.			
Heritage Assets on	There are no recorded heritage assets here, however maps			
site or significantly	illustrate a former moat feature. The HLC identifies the site			
affecting boundaries	as a Archaeological Priority Area due to the possible			Х
	medieval moated site shown on the 1st edition OS map. A			
Impact on visual	summary of an archaeologic  There is significant boundary planting and trees along the			
amenity of adjacent	canal which prevents any views of the land, the ribbon			
land users, including	development of houses along Sutton Road and Longwood		X	
existing residents	Road screens the site from the West. There would be a local			
	,			

	impact on the visual amenity of these homeowners but little wider impact provided the boundary planting is retained.			
Flood risk, drainage and ground water	The site is not in a flood zone 2 or 3. There are 3 watercourses which are managed by Walsall Council which run on to the site and there are two pools.		х	
Ground Contamination	An area in the centre of the site is identified as contaminated on the SAD constraint maps, survey work and potential mitigation would be required.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability	No evidence of ground stability issues.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015. However Electric Charging Points would be required in accordance with Air Quality SPD.			х
Noise impact of adjoining uses	Residential, agricultural and horsicultural uses nearby raise no significant noise concerns. An employment use here may require mitigation due to the proximity to residential properties.			х
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			X
	Economic			
Employment	The site is surrounded by residential uses with access			
Development Opportunities	between houses. There are no notable employment opportunities here.	X		
Employment Land	Not employment land near to residential uses.	X		
Delivery / Phasing	The site is in two ownerships and both parties are working together.			Х
Viability	There are no known significant risks to viability.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The submission states that the site has access to mains water, mains sewage, electricity, gas and broadband.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			Х
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons,	Three watercourses exist which are maintained by the Council. There is a bridleway which is also maintained by the Council along the Southern boundary.		х	

andromes mississ of							
culverts, rights of							
Way)	A 22222 22	to Longue and Lon	a wauld baya saa	r vioibility and			
Highways access			e would have poor			X	
and transportation			tain access onto S	ullon Roau		^	
Impact on the wide		hrough the purchase of property.  Could be wider impacts to the junction onto Sutton Road					
road network				ullon Roau		Х	
	which may	need to be asse	sseu.				
Other Economic							
(specify)		<b>C</b> -	alal				
A	- 11 (1		cial	- II ! I \ (			
Access time by	servic	es in accordance	ot Primary schools with BCP Policy F	HOU2.	о кеу г	esiden	tiai ———
Primary School			ore than 15 minute	es walking	Х		
T Hillary Oction		f a Primary Schoo			^		
Secondary School		site is within 20 r dary School	ninutes public tran	sport distance			Х
GP/Health			15 minutes walkin	ng distance of			
Centre/Walk in		entre Area		.9	X		
Strategic	The whole	site is within 20 r	minutes public tran	sport distance			
Centre/Employmer		loyment Area					
Area		•					
Centre/Foodstore	The site is	predominantly m	ore than 15 minute	es walking			
		f a Fresh Food ar		3	X		
Any character	This part o	f Sutton road is c	haracterised predo	ominantly by tra	ditiona	styled	
constraints on			gardens at low der				
density (list)			his site is consider				
Connections to loc			2. To link up to the				
cycle route networ			enway to the Sout				v
Í			etum allowing acc				Х
		ere the route begi					
Public Open Space		open space.					Х
Loss of Playing Fie			of a playing field o	r sports pitch.			.,
/ Sports Pitches			3 4 7 3				Х
Other Social							
		Oppor	tunities				•
The site is on the	edge of an exis						
	isting developm						
established tree b							
development here							
any significant det				X			
. , . g	land users.	· · · · · · · · · · · · · · · · · · ·					
Additional land it	f secured could	provide a safe					
	cess into the site						
			ity Appraisal				
Sustainability Appr	aisal Housing	The site has sor	me negative impac	ts for SA Obiec	tives 1	, 2, 3. 5	5, 6.
Conclusion			nd a positive impa				-, -,
Sustainability Appr	aisal	Assessment red	uested				
Employment Conc		7.000001110111100	μασσισα				
piojinon cono		Conc	lusion				
Some constraints	could impact of			ting pattern of	dovol	nman	t and
arboricultural featu							
would need to co							
character but emp						with EX	isuig
Developable _	oyment uses at	C HOLAHU WUUIU I	iave a signilicant i	Estimated	ity.		
Area	7.74	Density	35	Housing Units	202	2	
/ 11 CG		1		I rousing Units			

Site Known	n As	10288								
Site Addre	SS	Former NH	IS site, Land e	and east of Nether Hall Avenue, Great Barr Walsa				/alsall		
Ward		Pheasey P	ark Farm	Call for	Site F	Ref	10288	3		
Site Area (	ha)	1.43								
Site Refere	nce	SA-0064-V	VAL							
			Background	l/Contex	κt					
Current uses (list) Former NHS site. Building surfacing across the site.										
Surrounding	Housin	sing estate to the West. The former Queslett Centre to the East which nission for housing. Significant trees to the South and North.								
land uses	permis	sion for nous	ing. Significant t		e Soutr	n and r	vortn.			
0-1										
Gateway Co affecting pa			Name / Details	5					CO	nount vered a's)
SSSI/SAC/ S			N/A						Ò	,
Ancient Woo		eran Trees	N/A						0	
Local Nature			N/A						0	
Flood Risk Z			N/A						0	
Registered P			N/A N/A						0	
Scheduled A			N/A N/A						0	
L			N/A						0	
Existing Police		NV1	19/75						10	
Designations	- /		ation Area EN5							
(list)										
	G	reen Belt ar	nd Landscape			sessi	ment			
Criteria	Assessn			Ratir	าg					
Green Belt			ly developed, bu	t Very	High	Mod	Mod	Low Mod	Low	Very
Harm		noderate con		High Har	Har	High Har	Har	Har	Har	Low
	countrysic	g encroachme	ent on the	m	m	m	m	m	m	m
	_		dland belts. The							
			to the south an							
		e settlement								
			ms part of the							
		ands conurba								
	•	•	westwards into							
		l B90A would		J4						
	stronger and more consistent Green Bel		ent l					Х		
	boundary, bounded to the west by constrained land (the Great Barr Hall									
			arden) with its							
		near Fish Po								
		undary. Relea								
unconstrained areas of										
		weaken adja	cent Green Belt							
Landscape	land.	cano concitiv	ity of this area to	h High		Mod	Mod	Lo	w l	Low
Sensitivity			it is considered t			High	IVIOU	Mo		LOW
Johnston		ate-high as al								
		g				Х				

historic landscape of Great Barr Park

modern infrastru of this a							
Detailed assessment against environmental, social and economic criteri							
Criteria	Assessment	Ratir	ng				
Greenfield/	Environmental  The site is predominantly previously developed.						
Previously Developed Land	The site is predominantly previously developed.			х			
Topography	The land is on higher ground that the adjoining nether hall park estate, by at least 3 metres. The site itself is general			х			
Agricultural Land	flat with a slight increase from South to North.			^			
Agricultural Land Quality	Not agricultural land.			Х			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are two individual trees protected on the site T139 and 140. The other trees are protected through a wider group TPO W8. Because the site is previously developed there is potential to provide a scheme which takes account of the trees, shading could be a barrier. However a tree assessment has been provided which does indicate that there is sufficient space to quality tree to reduce shading to acceptable levels.  The proposed access however is lined with category B trees which are considered to of moderate quality and are capable of making a significant contribution for 20 years or more. These trees represent a significant barrier to providing a safe access for pedestrians without significant loss of these trees.	х					
Biodiversity or Geodiversity on site or significantly affecting boundaries  Heritage Assets on site or significantly	The site is part of a wildlife corridor.  In addition to half of the site being a SLINC, the site and site access is also surrounded by the SLINC, in particular the enhancements required for access to the South would have a significant detrimental impact on established trees as identified above which as a consequence would have a significant impact on ecology.  The site falls within 2 Nature Recovery Network Zones, Urban Matrix Recovery Zone 1 and Core Habitat Zone  The site is in a Conservation Area. Subject to the design and materials this is not considered to be a significant issue.	х		х			
affecting boundaries Impact on visual amenity of adjacent land users, including existing residents	If the protected tree were retained this would soften the impact of any development here. The land level difference to Nether Hall Park is significant and development above 2 storey could have a significant detrimental visual impact, if trees were not to remain and through winter months. The distance to houses on Pheasey is considered sufficient to minimise any unacceptable visual harm. Wider harm can be avoided through the retention of surrounding trees but this would halve the developable area.	х					
Flood risk, drainage and ground water	Not in a High Risk flood zone. There is a nearby reservoir, FRA required and SUDS scheme.		х				
Ground Contamination	There is evidence that there is contamination which required assessment prior to development.		х				
Ground stability	The site is not in a High Risk coal mining area and there are no other records of potential ground stability issues here.			х			
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х			

Noise impact of adjoining uses	The site is set some distance from the Queslett Road and the M6 and has adjoining trees and residential development this context raises no significant concerns about noise. An employment use could have an impact on adjoining residents which would limit potential uses.		X - Em plo yme nt	X - Res ide ntia
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	To the South is a SLINC which the access road also passes, consideration is required for potential construction disruption.			х
	Economic			
Employment Development Opportunities	The site is surrounded by residential uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	Single ownership and site aspirations are reasonable considering the constraints. No significant delivery or phasing requirements.			х
Viability	There are no known significant risks to viability.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The application states that mains water, mains sewage, electricity and gas are available at this site.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			х
Highways access and transportation	Aware of significant access constraints. Lakeview Close is not adopted and is in private ownership. Land owner may be unwilling to allow access.  Further information was received 04-12-20 and following comments are on that basis:  Access to this site and the former school site opposite has always been an issue. Lakeside Close is unadopted and to be honest is not really suitable in its present condition to serve as access to a modern residential development in terms of current national and local accessibility policies. The main route from Nether Hall Avenue will require significant improvements as identified in the submitted TS which will be expensive and will still leave access up and	X		

Impact on the wider	down a significant gradient in places and hence not really a 'fully inclusive' route.  There are a number of previous planning application on Lakeside Close, some approved and some refused. Of particular importance is 15/1364 for the school site opposite which was approved on the 6th November 2015 with a 5 year commencement date. It will need to be established if this permission is extant as this will be a material consideration in terms of access to this site. Ideally a common access strategy for both sites need to be agreed and worked to. If they could come forward together as a comprehensive scheme that would be even better. Notwithstanding what has previously been approved and put forward, the main pedestrian and vehicular access to both the site[s] should be from the north off the end of Stewards Field Drive which is currently unadopted but the subject of an adoption agreement. This will provides a more level access to the site and with improvements including a segregated footway and lighting etc. would provide better access for waste collection/deliveries etc. The southern section of Lakeside Close should form a secondary alternative pedestrian route to the site and an emergency access only, effectively being pedestrianised. It may not require such extensive improvements in this instance.  The additional information does not demonstrate that access is achievable to the North and for this reason the constraints are still significant.  No significant wider issues.			X
road network				Х
Other Economic				
(specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The site is predominantly within 10 minutes walking distance of a Health Centre Area			Х
Strategic Centre/Employment Area	The site is predominantly within 30 minutes public transport distance of an Employment Area			
Centre/Foodstore	The site is predominantly within 15 minutes walking distance of a Fresh Food and Centre Area		X	
Any character constraints on density (list)	The character must be appropriate for the Great Barr Conserve existing adjacent buildings which are Victorian/ Georgian style and constraints of this site means a density of 25dph is considered.	e, the c	haract	er
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	The site is not public open space.			Х
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
<del></del>	Opportunities			
access, it is previous	has existing hardsurfaced busly developed and has development which would			

avoid the need to secure the sit potential anti-social beh					
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion  The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12, 13, 14 and positive impact for SA Objectives 10					
Sustainability Appraisal Employment Conclusion The significant reasons for rejecting this site for employment, as listed in the assessment, demonstrate that this site would not be a reasonable alternative.					
Conclusion					

The site is previously developed in the green belt, however an employment use is likely to have a detrimental impact on the amenities of adjoining occupiers. A residential use is limited by the established trees which are required to limit wider visual impact on the surrounding area due to the elevated position of this site. It is estimated that a reduction in developable area by half could provide some development and retain established trees and the SLINC.

The access road to the South is not considered accessible by Highways Officers and access should be from the North, however the submission only indicates that access is possible from the South which would need significant enhancement and is lined with TPO trees and by the SLINC designation which would limit any potential to widen the road so that footpaths could be included which represent significant issues. Amended site location plan has been agreed to demonstrate access to the North.

Developable Area	0.71	Density	35	Estimated Housing Units	18
7 11 Ou				i ioadiiig diiito	

Site Knowr	n As	Green Belt F	Parcel 096								
Site Addres	SS	The Three C	crowns								
Ward		Pheasey Pa	rk Farm	Call for	Site I	Site Ref Green Belt Parcel 09				096	
Site Area (I	na)	0.7					•				
Site Refere	nce	SA-0295-WA	AL.								
			Background	/Contex	t						
Current uses (list)			e which had not lession in February					ars. Th	is parc	el	
Surrounding land uses	To th	e North and Ea	ast horsiculture to to the West is a p	the Sou	th Sutt	on Roa	ad, high			b	
ianu uses	l resid	entiai beyona, i	Constra		фаша	iliu ies	iueriliai	Deyond	J.		
Gateway Co			Name / Details	<b>.</b>						nount	
affecting pa	rt of subr	nitted site)							cov (ha	vered ı's)	
SSSI/SAC/ S			N/A						Ö	-,	
Ancient Woo Local Nature		eteran Trees							0		
Flood Risk Z			N/A						0		
Registered P		den	N/A						0		
Scheduled A			N/A						0		
Operational I		und	N/A	0							
Common Lar		ENIVA One en D	N/A						0		
Existing Police Designations	,	ENV1 Green B	seit								
(list)	'										
,		Green Belt ar	nd Landscape	Sensitiv	ity As	ssess	ment				
Criteria	Assess			Ratir	ng						
Green Belt		-parcel makes		Very	High	Mod	Mod	Low	Low	Very	
Harm		tion to preventii t Midlands coni	ng the sprawl of	High Har	Har	High Har	Har	Mod Har	Har	Low	
	maintain		urbation,	m	m	m	m	m	m	m	
		on of Walsall, A	Aldridge, and								
	Streetly	(adjoining Sutto	on Coldfield), an								
			ent on the Walsa	I							
		ım, with its well	l-defined ds into the 'core'								
		ap between Wa		V							
		. This would		X							
			e integrity of the								
		elt in terms of s									
	of Greer		ase containment								
		to the north.									
Landscape	The land	dscape is consi		High		Mod	Mod	Lo		Low	
Sensitivity		e-high overall s				High		Mo	od		
			t as the majority I as having eithe								
			gh sensitivity, and								
		ia override that				Х					
	The landscape is cons					^					
		derate-high se									
	l embioàu	nent aevelopini	ent as large-scal	-							

of the a betwee modern large-so agricult	field pattern and reduce the role trea in providing a rural gap n Walsall and Aldridge. However, 20th century development, e.g. cale commercial buildings and ural storage sheds are scattered tout the area, reducing sensitivity.			
	sessment against environmental, social and economi	c crite	ria	
Criteria	Assessment	Ratii		
	Environmental			
Greenfield/ Previously Developed Land	Previously developed land much is hardsurfaced car park and there is a large public house in the centre of the site.			х
Topography	The parcel is flat.			Х
Agricultural Land Quality	Not agricultural land.			х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Application 18/0550 the Tree Officer stated that the site had "several moderate quality trees and large sections of established mixed species hedgerows would need to be removed to accommodate the proposed site layout." and went on to further explain "the trees and hedgerows are visually prominent and their loss would have a detrimental impact on the landscape character of the area." The loss of trees or hedges would not be supported which would reduce the developable area but not significantly.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	In application 18/0550 it was reported that "The Council's Ecologist considers that the ecological value of the site has not been lost, rather it is dormant and botanical diversity could be restored through appropriate future management." Enhancement would be required as part of any redevelopment which would have a less than significant impact on the developable area at this parcel. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 1		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The parcel is previously developed and new development subject to design would have little if any impact on the visual amenities of the area.			х
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	The parcel has a record of ground contamination which requires assessment during development. Possible		х	

	contamination due to tarmac car park and boiler room, car			
Ground stability	wash materials.  The Western edge of the boundary maybe on ground			
Ground stability				
	recorded as a treated limestone area.		<b>.</b> .	
	The edge of the parcel may be within the limestone		X	
	consideration zone for the Three Crowns mine. Part of this			
	mine which the parcel is within has been treated but a			
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
adjoining uses			X-	X-
Noise impact of	The site does not directly adjoin residential uses to the,		Em	Res
adjoining uses	housing here would be acceptable in noise impact terms		plo	ide
	and an employment use could be acceptable with mitigation.		yme	ntia
			nt	I
Mineral Extraction	Mineral resource areas excluded from the Proposed MSAs			
and Mineral	do not have the same degree of protection and are not a			
Resource Areas	barrier to non-mineral development.			X
110000100711000	barrier to from millional developments			
Mineral	No mineral infrastructure constraints.			
Infrastructure and				
Brickworks				Х
Waste Infrastructure	No waste infrastructure constraints			.,
				X
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of			
	character.	X		
Delivery / Phasing	Permission already granted, there are no known constraints			Х
	to deliver and the site is small so no phasing requirements.			^
Viability	There are no known significant risks to viability.			Х
				^
Availability of utilities	Unknown - But likely as the pub was in use up to 2007.			
<ul><li>electricity, gas,</li></ul>	Minworth WsTW has capacity for 96,717 houses. There is			
water, sewage	significant headroom based on current quality performance			
treatment	and there are no land or other constraints preventing			
	expansion.			
	Broadband superfast speeds are available in this area.			Х
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
	growth.			
Infrastructure	Definitive public footpath 98 Walsall runs alongside the			
constraints on /	western site boundary and there may be public rights of way			
under site (electric	requirements for any proposed development which may			
cables/sub-stations,	affect this footpath.			
water/sewage pipes,	aor and roupaun		Х	
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	This site already has approval for residential development			
and transportation	therefore the principle of housing on this site has been			
and hanoportation	approved. The site has two existing accesses onto Sutton			Х
	Road which can be utilised.			
	ו ווטמע אווטוו טמוו שב ענווושבע.			

Impact on the wic	ler No signific	ant issues.					
road network	1.10 o.g						Х
Other Economic							
(specify)							
			cial				
Access time by	walking or publi servic	c transport (excep	ot Primary schools with BCP Policy F	: walking only) to	o key r	esiden	tial
Primary School		site is more than	15 minutes walkir		Х		
Secondary School	The whole		ninutes public tran	sport distance			х
GP/Health Centre/Walk in	The whole		15 minutes walkir	ng distance of	Х		
Strategic Centre/Employme Area		site is within 20 n loyment Area	ninutes public tran	sport distance			
Centre/Foodstore	Centre/Foodstore The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area						
Any character constraints on density (list)  The nearest housing on Sutton Road is defined by large traded detached houses and an appropriate compatible density he							
Connections to lo		ction to a local cyc	ele route network.		Х		
Public Open Spa	ce Not public	open space.					Х
Loss of Playing F / Sports Pitches	ield Would not	result in the loss	of a playing field o	r sports pitch.			Х
Other Social							
		Opport	tunities				
been the location Redevelopment	ect to tipping, van on of unauthorise t of the site woul to the amenities	dalism and has ed car washes. d represent an				х	
		Sustainabili	ty Appraisal				
Sustainability App Conclusion	oraisal Housing		ne negative impac sitive impact for S				5, 7,
Sustainability App Employment Con		constraint and the employment use					у
			lusion				
			een belt harm and there is now a plar				
Developable Area	0.7	Density	35	Estimated Housing Units	7		

# **Rushall-Shelfield**

Site Known	As	Green Belt F	Parcel 44							
Site Addres	SS	Barns Farm								
Ward		Rushall-She	lfield	Call for	Site F	Ref	Greer	Belt F	Parcel	44
Site Area (h	na)	4.26								
Site Refere	nce	SA-0264-W/	AL							
			Background	d/Contex	ĸt					
Current uses (list)	Horsi	iculture								
Surrounding land uses	To th house		est is open spac	e, to the l	East is	a quar	ry and t	o the S	outh ar	е
			Constra	aints						
Gateway Col affecting par			Name / Details	6						ount rered 's)
SSSI/SAC/ S			N/A						0	
Ancient Wood		eteran Trees	N/A						0	
Local Nature Flood Risk Zo			N/A N/A						0	
Registered Pa		don	N/A						0	
Scheduled Ar			N/A						0	
Operational E			N/A						0	
Common Lan		4.14	N/A						0	
Existing Polic	y SAD	Green Belt - E	NV1							
Designations (list)										
	(	Green Belt ar	nd Landscape	Sensitiv	ity As	sessi	ment			
Criteria	Assess		_	Ratii	าg					
Green Belt Harm	contribut separati	-parcel makes tion to maintair on of Aldridge a ridge and		Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
	Bloxwich, and a moderate contribution to preventing the sprawl of the West Midlands conurbation and encroachment on the countryside. The sub-parcel is contained to the northwest by the settlement of Shelfield, and to the south by the settlement edge of Aldridge. Any boundary change would weaken the fragile settlement gaps between Aldridge and Brownhills, as well as Aldridge, Rushall and Shelfield, and would affect the integrity of adjacent Green Belt either through increased containment or reduced connectivity.			X						

		dscape is considered to have moderate sensitivity to residential	High	Mod High	Mod	Low Mod		Low
t	and em there ar	ployment development. Whilst e some criteria indicating a low-						
		te sensitivity, this is counter and by the higher sensitivity of			х			
		character, with semi-natural			^			
		and statutory sites extending						
		arge parts of the area.						
		sessment against environme	ntal, soc	ial and e	conomi	c crite	ria	
Criteria	100 00	Assessment	,	101 0110		Ratir		
Oritoria		Environme	ntal			rtatii	<u>'9</u>	
Greenfield/		The parcel is greenfield.	itai					
Previously		The pareer is greeningia.				X		
Developed Lan	nd							
Topography		There is a slight gradient across t			V			
		in the West and decreases to the		Ü	•			Х
Agricultural Lar	nd	Not agricultural land.			х			
Tree Preservat	tion	There are no protected trees. The	ere are so	me estab	lished			
Orders / Mature		trees and hedges along the share						
Trees of Value		assessment if some or all were re					Х	
site or significa	ntly	a significant impact on the develo	pable are	ea.				
affecting bound								
Biodiversity or		Any loss of trees would require a	n ecologic	cal survey	to			
Geodiversity or		determine what mitigation might b						
or significantly		required to assess the impact on						
affecting bound	daries	determine suitable mitigation at the	ne point o	f applying	for			
		planning permission.						
		The ecological valuation of the BI						
		based on a set of assumptions th						
		developing a set of criteria which						
		attribute a relative value to individ						
		Green Belt. A Valuation Matrix wa					v	
		following attributes to calculate a					X	
		for each Landscape Unit: Land U						
		Habitat Features, Nature Conservable Adjacency to SSSIs or Ancient W			value,			
		Landscape Characterisation (HLC			nsnan-			
		Axiophyte Value (TAV) and Breed						
		The higher the score the higher the						
		Predominant Ecological Valuation						
		Green Belt Score = 3						
		The site falls within Nature Recov	ery Netw	ork Zone	Core			
		Expansion Zone 1						
Heritage Asset		There are no recorded heritage a	ssets her	e.				
site or significa	,							X
affecting bound								
Impact on visua		There would be an impact on the						
amenity of adja		area as experienced from the adj						
land users, incl		open space, however the retention					Χ	
existing resider	1115	mitigation could reduce this impa						
	The wider impact due to the presence of buildings and established trees would not be significant.							
Flood risk, drai	inage	The parcel is not in a flood risk zo		<u> </u>				
and ground wa			,,,o	<b>,</b> ,				Х
and ground wa								
Ground		The parcel is a historic landfill site	e with like	ly ground	gas	Х		
Contamination		issues.						

Air Quality impact of adjoining uses  Notise impact of adjoining uses  Notise impact of adjoining uses  Houses adjoin the Southern part of the parcel and any employment uses here would be restricted to be unviable. Residential uses would not have any significant impact on adjoining uses and occupiers would not experience any significant issues.  The site is within 250m of the access to a permitted mineral many fraction and Mineral working site Atlas Quarry and Sandown Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasin  The site is within 250m of permitted mineral infrastructure and Brickworks  Mineral Infrastructure  Site Atlas Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residentia  Waste Infrastructure  Other Environmental  No other issues identified  The site is close to housing and the access to the site is not bevelopment Quarry. The site is close to housing and the access to the site combined with the mitigation provides little opportunity for employment uses here.  Employment Land character.  Delivery / Phasing  Polivery / Phasing  Single ownership. Delivery is likely during the plan period. No significant constraints to delivery or phasing requirements beyond plan period.  There are no known significant risks to viability.  Availability of utilities  Coscote WWTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no hysical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no hysical constrains in advance of future growth.  Infrastructure  Constraints on / under site (electric cables/sub-stations, waster/sewage pipes, gas pipes, pylons, culverts, rights of way)  There is potential	Ground stability	There are no records of ground stability issues here.			Χ
adjoining uses    Houses adjoin the Southern part of the parcel and any employment uses here would be restricted to be unviable. Residential uses would not have any significant impact on adjoining uses and occupiers would not experience any significant insues.    Mineral Extraction and Mineral Resource Areas		Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone			
Houses adjoin the Southern part of the parcel and any employment uses here would be restricted to be unviable. Residential uses would not have any significant impact on adjoining uses and occupiers would not experience any significant issues. The site is within 250m of the access to a permitted minerals working site Atlas Quarry and Sandown Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasin.  Mineral Infrastructure and Brickworks   Site is within 250m of permitted mineral infrastructure site Atlas Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residentia.  Waste Infrastructure   No other issues identified.   X   X    Employment   South		2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2			X
employment uses here would be restricted to be unviable. Residential uses would not have any significant impact on adjoining uses and occupiers would not experience any significant issues.  Mineral Extraction and Mineral Resource Areas effects of mineral extraction and extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasin  Mineral Infrastructure and Brickworks with the size of mineral extraction are noise, dust, vibration and guarry traffic, which could continue over many years, depending on the phasin  Waste Infrastructure  No waste infrastructure constraints  Waste Infrastructure  The site is within 250m of permitted mineral infrastructure site Atlas Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residentia  Waste Infrastructure  The site is close to housing and the access to the site is not close to a strategic highway, the size of the site combined with the mitigation provides little opportunity for employment uses here.  Employment Land chemployment land near to residential uses and out of character.  Single ownership. Delivery is likely during the plan period.  Viability  There are no known significant risks to viability.  Coscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) it has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafasts speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There may be Severn Trent apparatus constraints in the verge		Houses adjoin the Southern part of the parcel and any	Χ-		Υ.
Residential uses would not have any significant impact on adjoining uses and occupiers would not experience any significant issues.  The site is within 250m of the access to a permitted minerals withing site Atlas Quarry and Sandown Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasin  Mineral infrastructure and Brickworks  Move the infrastructure and Brickworks  Move the infrastructure on the phasin  Move the infrastructure on the phasin  The site is within 250m of permitted mineral infrastructure and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential  Move the infrastructure constraints  No waste infrastructure constraints  No waste infrastructure constraints  No waste infrastructure constraints  Peconomic  Employment  The site is close to housing and the access to the site is not close to a strategic highway, the size of the site combined with the mitigation provides little opportunity for employment uses here.  Employment Land  Other Environmental  No waste infrastructure constraints to delivery or phasing requirements beyond plan period.  No significant constraints to delivery or phasing requirements beyond plan period.  No significant constraints to delivery or phasing requirements beyond plan period.  No significant one standards to residential uses and out of character.  For are no known significant risks to viability.  Availability of utilities  — electricity, gas, waster, sewage treatment beyond plan period.  No significant one plants in the very dependent of a definitional treatment capacity.  Broadband ultrafast speeds are available in this area.  There are no significant gas capac	•				
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access link to CES 133 CR DO11			_		
access link to Ci 3433, ODI 041.		access link to CFS433, GBP041.	erci	ntia	
SEE INFRASTRUCTURE			u.	•	

	•						
Impact on the wice road network	ler No conce	rns raised.					X
Other Economic							
(specify)							
(-)		So	cial				
Access time by		ic transport (excep	ot Primary schools		key re	esidentia	ıl
Primary School		e site is within 10 n					x
Secondary School	of a Seco	e site is within 20 n ndary School		•			х
GP/Health Centre/Walk in	a Health (	e site is more than Centre Area		•	Х		
Strategic Centre/Employme Area	ent of an Emp	e site is within 20 n bloyment Area	ninutes public tran	sport distance			
Centre/Foodstore		e site is more than ood and Centre Ar		ng distance of	Х		
Any character constraints on density (list)	1970's mo	Houses to the East and South are a mix of pre-war traditional semi-detached, 970's modern semi-detached and modern traditionally designed detached on small plots. There are no character constraints to density here.					
Connections to lo		ctions to a local cy	cle route network.		Х		
Public Open Spa		open space.					Х
Loss of Playing F / Sports Pitches	ield Would not pitch.	t result in the loss	of a playing field o	r a sports			х
Other Social	'						
		Opport	tunities				
	o Pools View wo			Х			
			ty Appraisal				
			·				
Sustainability App Conclusion	oraisal Housing		ne negative impac nd positive impact				o,
Sustainability App Employment Con		Assessment req	uested				
, ,		Conc	lusion				
investigation surv work should infor- due to proximity t In addition the sit	eys and mitigation the development of existing house is within 250mineral extraction	be barriers to don for gas are likelent to mitigate for a	evelopment but only. Should develope and enhance ecolors a permitted miner.	oment come forw ogy. Employmen als working site	/ard fur t uses l Atlas C	ther survinot suita Quarry. T	vey ible The
Developable Area	4.26	Density	45	Estimated Housing Units	112		

Site Address   Land to the rear of 114-130 Green Lane	Site Known	ı As	10434 North								
Site Area (ha)  Site Reference  SA-0317-WAL  Background/Context  Current uses (list)  Surrounding land uses  To the West is housing, fields to the North and along part of the East boundary with the rest of the East boundary meeting an allotment.  Constraints  Cateway Constraints (where affecting part of submitted site)  SSI/SAC/ SINC  N/A  Ancient Woodland / Veteran Trees N/A  Ancient Woodland / Veteran Trees N/A  Ancient Woodland / Veteran Trees N/A  Coloral Nature Reserve N/A  Coloral Nature Reserve N/A  Scheduled Ancient Monument N/A  Coperational Burial Ground N/A  Scheduled Ancient Monument N/A  Operational Burial Ground N/A  Common Land N/A  Sat policy ENV1 Green belt  Existing Policy  Basessment  Rating  Criteria Assessment  Rating  The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation, to maintaining the separation of the neighbouring towns, and to preventing encroachment on the countryside. However, land contained between the inset settlement edge at High Heath and the constrained Jockey Fields SSSI could be released without weakening the wider Green Belt. The inset settlement edge to the south already abuts this corridor of trees, scrub, and rough grassland. It is noted that a small housing evelopment covers the southern end of this area alongside Walsall Road; this consequently makes a very limited contribution to Green Belt purposes and could be released without weakening the wider Green Belt. The inset settlement edge at High Heath and the constrained Jockey Fields SSSI could be released without weakening the wider Green Belt. The inset settlement edge to the south already abuts this corridor of trees, scrub, and rough grassland. It is noted that a small housing evelopment covers the southern end of this area alongside Walsall Road; this consequently makes a very limited contribution to Green Belt purposes and could be released without any significant harm, but is too small to identify as a separate assessment parcel.  Landscape  The landscape is considere	Site Addres	SS	Land to the re	ear of 114-130 (	Green La	ane					
SA-0317-WAL   SA-0317-WAL   Sackground/Context	Ward		Rushall-Shelf	ield	Call for	Site	Ref	10434	North	l	
Current uses (list) Surrounding land uses  To the West is housing, fields to the North and along part of the East boundary with the rest of the East boundary meeting an allotment.  **To the West is housing, fields to the North and along part of the East boundary with the rest of the East boundary meeting an allotment.  **To the West is housing, fields to the North and along part of the East boundary with the rest of the East boundary meeting an allotment.  **To the West is housing, fields to the North and along part of the East boundary with the rest of the East boundary with and along part of the East boundary with the rest of the East boundary with allot with the rest of the East boundary with the rest of the East boundary with the rest of the East boundary with the Rands allotment.  **To the West is housing, fields to the North and along part of the East boundary with the rest of the East boundary with allotment.  **To the West is housing, fields to the North and along part of the East boundary with the rest of the East boundary with the sall boundary meeting an allotment.  **Constraints**  **Criteria**  **Green Belt and Landscape**  **Green Belt and Landscape**  **Sensitivity*  **To the West kidlands**  **Green Belt and Landscape**  **Green Belt and Landscape**  **Green Belt and Landscape**  **Sensitivity*  **To the West kidlands**  **Assessment**  **Green Belt and Landscape**  **To the West kidlands**  **To the West k	Site Area (h	na)	1.11	<u>'</u>							
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To the West is housing, fields to the North and along part of the East boundary with the rest of the East boundary meeting an allotment.				Background	/Contex	t					
Constraints   Covered (ha's)		No	use recorded								
Gateway Constraints (where affecting part of submitted site)  SSSI/SAC/ SINC N/A 0  Ancient Woodland / Veteran Trees N/A 0  Flood Risk Zone 3 N/A 0  Scheduled Ancient Monument N/A 0  Scheduled Ancient Monument N/A 0  Operational Burial Ground N/A 0  Common Land N/A 0  Existing Policy Designations  Green Belt and Landscape Sensitivity Assessment  Green Belt and Landscape Sensitivity Assessment  Criteria Assessment  Green Belt and Landscape Sensitivity Assessment  Criteria Harm  The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation, to maintaining the separation of the neighbouring towns, and to preventing encroachment on the countryside. However, land contained between the inset settlement edge at High Heath and the constrained Jockey Fields SSSI could be released without weakening the wider Green Belt. The inset settlement edge to the south already abuts this corridor of trees, scrub, and rough grassland. It is noted that a small housing evelopment covers the southernend of this area alongside Walsall Road; this consequently makes a very limited contribution to Green Belt purposes and could be released without any significant harm, but is too small to identify as a separate assessment parcel.  Landscape  The landscape is considered to have an overall moderate sensitivity to residential and employment development, as the majority of the criteria score moderate and the low score criteria have a limited	_							of the Ea	st bour	ndary v	with
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SSSI/SAC/ SINC N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Flood Risk Zone 3 N/A Registered Park & Garden N/A Operational Burial Ground N/A Operational Burial Ground N/A Operational Burial Ground N/A Common Land N/A Existing Policy Bessment Green Belt And Landscape Sensitivity Assessment  Criteria Assessment Green Belt The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation, to maintaining the separation of the neighbouring towns, and to preventing encroachment on the countryside. However, land contained between the inset settlement edge at High Heath and the constrained Jockey Fields SSSI could be released without weakening the wider Green Belt. The inset settlement edge to the south already abuts this corridor of trees, scrub, and rough grassland. It is noted that a small housing evelopment covers the southern end of this area alongside Walsall Road; this consequently makes a very limited contribution to Green Belt purposes and could be released without any significant harm, but is too small to identify as a separate assessment parcel.  Landscape The landscape is considered to have an overall moderate sensitivity to residential and employment development, as the majority of the criteria score moderate and the low score criteria have a limited				Name / Details						co	vered
Local Nature Reserve										0	,
Registered Park & Garden   N/A   0   0											
Scheduled Ancient Monument   N/A   Operational Burial Ground   N/A   O			<del>5</del>							_	
Operational Burial Ground   N/A   N/A   O										0	
Common Land   SAD policy ENV1 Green belt										_	
SAD policy ENV1 Green belt			ound								
Criteria   Assessment   Rating   The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation, to maintaining the separation of the neighbouring towns, and to preventing encroachment on the countryside. However, land contained between the inset settlement edge at High Heath and the constrained Jockey Fields SSSI could be released without weakening the wider Green Belt. The inset settlement edge to the south already abuts this corridor of trees, scrub, and rough grassland. It is noted that a small housing evelopment covers the southern end of this area alongside Walsall Road; this consequently makes a very limited contribution to Green Belt purposes and could be released without any significant harm, but is too small to identify as a separate assessment parcel.  Landscape Sensitivity    Criteria   Assessment   Rating   Contribution to preventing sprawl of the West Midd   High			D policy ENV/1 G							] 0	
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Harm	Criteria	Asses		•							
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and the low score criteria have a limited								Х			
LINDUEUCE OF THE OVERAL DOOLEDED THE											

		y strong sense of rurality and			
		lity in extensive parts of the area			
Det		ects of greater/ high sensitivity. sessment against environmental, social and economi	c crite	ria	
Criteria	<u> </u>	Assessment	Ratir		
		Environmental		<u> </u>	
Greenfield/ Previously		The site is greenfield.			Х
Developed L	and				
Topography		The site slopes down West to East however this is a shallow decrease and is not significant. Considered to have little if any impact on developing the site.			х
Agricultural L Quality	-and	Not agricultural land.			х
Tree Preserv Orders / Mate Trees of Valu site or signific affecting bou	ure ue on cantly	The land is Council owned and there are no TPO trees within the site. There are some established trees which would justify retention if the land is put forward for development. An assessment would be required, the retention of some or all of the tree could be achieved alongside some development reducing the developable are by 0.5ha.	х		
Biodiversity of Geodiversity or significant affecting bou	on site ly Indaries	Any loss of trees would require an ecology assessment and likely mitigation prior to planning permission.  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		х	
Heritage Ass site or significant affecting bou	cantly Indaries	There are no recorded heritage assets here.			х
Impact on vis amenity of act land users, in existing resid	djacent ncluding	There would be some local impact from the rear of houses, but not significant and wider impacts can be limited through the retention of trees and through landscaping.			x
Flood risk, dr		Not in a high risk flood zone, however taking account of the topography the surface water run would need to be managed within the site using SUDS.		х	
Ground Contamination		There is no recorded contamination within the site area.			Х
Ground stabi		No evidence of ground stability issues.			Х
Air Quality im adjoining use	•	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  However Electric Charging Points would be required in accordance with the Air Quality SPD.			х
Noise impact adjoining use	es	Limited impact if any from surrounding uses or roads.  Nearby residential would require mitigation for any proposed buildings to be used for employment uses or any uses which would attract comings and goings.	X- Em plo yme nt		X- Res ide ntia I
Mineral Extra and Mineral Resource Are		The site is within 250m of the access to a permitted minerals working site Highfields North which is a dormant site. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on t		х	
Mineral Infrastructure Brickworks	e and	No mineral infrastructure constraints.		х	
Waste Infras	tructure	No waste infrastructure constraints			х
Other Enviro	nmental	No other issues identified.			Х
		Economic			

Development Opportunities employment opportunities here.  Employment Land Delivery / Phasing Viability Delivery / Phasing Viability There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities electricity, gas, water, sewage treatment Wester, sewage treatment  Availability of utilities electricity, gas, water, sewage treatment  Brooked Hore are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities electricity, gas, water, sewage treatment  Brooked Hore are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity for 2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There is no evidence of infrastructure constraints here.  Access time to electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access and transportation preserved to allotments.  No significant wider issues which raised concern.  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The site is predominantly within 15 minutes walking distance of a Primary School  GP/Health Centre/Rulk in The whole site is within 20 minutes public transport distance of a Primary School  GP/Health Centre/Rulk in The whole site is within 20 minutes walking distance of a Health Centre Area  Any character of the proper of the p	Employment	The site is surrounded by residential uses with access			
Employment Land	Development		X		
Character.  No known significant issues regarding delivery or phasing  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities electricity, gas, electricity, gas, water, sewage treatment  Socote WmTW has capacity for 3220 houses. Site is calentricity, gas, water, sewage treatment and superflast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There is no evidence of infrastructure constraints on tunder site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Access onto Greenfields Road, access also need to preserved to allotments.  No significant wider issues which raised concern.  **X**  **X**  **X**  **X**  **X**  **Infrastructure constraints on the wider road network  Other Economic (specify)  **X**  **X**	Opportunities				
Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities – electricity, gas, water, sewage treatment  Oscote WWTW has capacity for 3220 houses. Site is – electricity, gas, water, sewage treatment  Newer there are no physical constrains regarding provision of additional treatment capacity. Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access And transportation Impact on the wider road network Other Economic (specify)  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  The site is predominantly within 15 minutes walking distance of a Primary School  GP/Health Centre/Walk in Strategic Centre/Employment Area  Any character Centre/Foodstore The whole site is more than 15 minutes walking distance of a Health Centre Area  Nearby housing character is defined by 1960s semi-detached housing and some 1960's low rise flats, the site is in an urban area with mixed densities so there are no character constraints here.  Not public Open Space  Loss of Playing Field (Sports Pitches)	Employment Land		Х		
be developed within the plan period.  Availability of utilities - electricity, gas, water, sewage treatment  Be developed within the plan period.  Goscote WWTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constraints regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access and transportation Impact on the wider can developed and transportation Impact on the wider Cother School  Access time by walking or public transport (except Primary schools: walking or public transport (except Primary schools: walking or public transport (except Primary schools: walking or public transport distance of a Primary School  GP/Health The whole site is more than 15 minutes walking distance of a Secondary School  GP/Health Centre/Walk in The whole site is more than 15 minutes walking distance of a Health Centre Area The whole site is within 20 minutes public transport distance of an Employment Area  Any character Centre/Employment Area  Centre/Foodstore The whole site is within 20 minutes public transport distance of a Fresh Food and Centre Area  The whole site is predominantly within 10 minutes walking distance of a Employment Area  Any character Connections to local sycle route networks  Not public Open Space Loss of Playing Field  Sports Pitches  Would not result in the loss of a playing field or sports pitch.  X	Delivery / Phasing	No known significant issues regarding delivery or phasing			х
Availability of utilities — electricity, gas, water, sewage treatment provision of additional treatment assertices in accordance with BCP Policy HOU2.  Access time by walking or public transport (except Primary schools: walking or public transport distance of a Secondary School  GP/Health Centre/Walk in Strategic Tentre/Fendstore The whole site is within 20 minutes walking distance of a Fresh Food and Centre Area Poulsing Field (Sports) Place (Sports)	Viability				х
constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Access onto Greenfields Road, access also need to preserved to allotments.  No significant wider issues which raised concern.  Tother Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  Secondary School  The site is predominantly within 15 minutes walking distance of a Primary School  Secondary School  GP/Health  Centre/Walk in  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of an Employment Area  Centre/Foodstore  The whole site is within 20 minutes public transport distance of an Employment Area  Any character  Centre/Foodstore  The site is predominantly within 10 minutes walking distance of an Employment Area  Nearby housing character is defined by 1960s semi-detached housing and some 1960's low rise flats, the site is in an urban area with mixed densities so there are no character constraints here.  No connections to local cycle route networks  Public Open Space  Loss of Playing Field  Vand not result in the loss of a playing field or sports pitch.  X  X  X  X  X  X  X  X  X  X  X  X  X	Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Highways access and transportation preserved to allotments.  No significant wider issues which raised concern.  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  Secondary School  GP/Health Centre/Walk in Strategic Centre/Employment Area  Centre/Foodstore Centre/Foodstore Centre/Foodstore Centre/Foodstore Centre/Foodstore Centre/Foodstore Centre/Foodstore Centre/Foodstore Centre/Foodstore Constraints on density (list) Connections to local cycle route networks Public Open Space Loss of Playing Field Sports Pitches Other Social  Access onto Greenfields Road, access also need to preserved to allotments.  X  Access onto Greenfields Road, access also need to preserved to allotments.  X  Access onto Greenfields Road, access also need to preserved to allotments.  X  X  Access onto Greenfields Road, access also need to preserved to allotments.  X  X  Access dime whole significant wider issues which raised concern.  X  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  The site is predominantly within 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  Area  Centre/Foodstore  The whole site is within 20 minutes public transport distance of an Employment Area  Area  Centre/Foodstore  The site is predominantly within 10 minutes walking distance of a Fresh Food and Centre Area  Nearby housing character is defined by 1960s semi-detached housing and some 1960's low rise flats, the site is in an urban area with mixed densities so there are no character constraints here.  No connection to Local Cycle Route Network.  X  Very Connections to local cycle route networks  Public Open Space  Not public open space.  Would not result in the loss of a playing field or sports pitch.	Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is no evidence of infrastructure constraints here.			x
Impact on the wider road network Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School The site is predominantly within 15 minutes walking distance of a Primary School The site is predominantly within 20 minutes public transport distance of a Secondary School The whole site is more than 15 minutes walking distance of a Health Centre Area The whole site is within 20 minutes public transport distance of an Employment Area The whole site is within 20 minutes public transport distance of an Employment Area The whole site is within 20 minutes public transport distance of an Employment Area The whole site is defined by 1960s semi-detached housing and some 1960's low rise flats, the site is in an urban area with mixed densities so there are no character constraints here.  No connections to local cycle route networks Public Open Space User Of Playing Field Sports Pitches Other Social	Highways access		Х		
Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The site is predominantly within 15 minutes walking distance of a Primary School  Secondary School  GP/Health Centre/Walk in  Strategic Centre/Employment Area  Centre/Foodstore  The site is predominantly within 20 minutes public transport distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of an Employment Area  Any character Centre/Foodstore  The site is predominantly within 10 minutes walking distance of a Fresh Food and Centre Area  Nearby housing character is defined by 1960s semi-detached housing and some 1960's low rise flats, the site is in an urban area with mixed densities so there are no character constraints here.  Connections to local cycle route networks Public Open Space  Loss of Playing Field / Sports Pitches  Other Social	Impact on the wider				Х
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School The site is predominantly within 15 minutes walking distance of a Primary School  Secondary School The site is predominantly within 20 minutes public transport distance of a Secondary School  GP/Health Centre/Walk in The whole site is more than 15 minutes walking distance of a Health Centre Area  Strategic The whole site is within 20 minutes public transport distance of an Employment Area  The site is predominantly within 10 minutes walking distance of an Employment Area  Any character Centre/Foodstore The site is predominantly within 10 minutes walking distance of a Fresh Food and Centre Area  Nearby housing character is defined by 1960s semi-detached housing and some 1960's low rise flats, the site is in an urban area with mixed densities so there are no character constraints here.  Connections to local cycle Route Network.  Connections to local cycle route networks Public Open Space Loss of Playing Field Sports Pitches Other Social	Other Economic				
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Primary School  The site is predominantly within 15 minutes walking distance of a Primary School  Secondary School  The site is predominantly within 20 minutes public transport distance of a Secondary School  GP/Health Centre/Walk in  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of an Employment Area  The site is predominantly within 10 minutes walking distance of an Employment Area  The site is predominantly within 10 minutes walking distance of a Fresh Food and Centre Area  Any character Constraints on density (list)  Connections to local cycle route networks  Public Open Space  Not public open space.  Not public open space.  Would not result in the loss of a playing field or sports pitch.  X  X  X  X  X  X  X  X  X  X  X  X  X	Access time by wall		o key r	esiden	tial
The site is predominantly within 20 minutes public transport distance of a Secondary School  GP/Health Centre/Walk in  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of an Employment Area  The site is predominantly within 10 minutes walking distance of an Employment Area  The site is predominantly within 10 minutes walking distance of a Fresh Food and Centre Area  Nearby housing character is defined by 1960s semi-detached housing and some 1960's low rise flats, the site is in an urban area with mixed densities so there are no character constraints here.  No connections to local cycle route networks  Public Open Space  Not public open space.  Not public open space.  Would not result in the loss of a playing field or sports pitch.  X	Primary School	The site is predominantly within 15 minutes walking		Х	
Centre/Walk in Strategic Centre/Employment Area Centre/Foodstore The site is predominantly within 10 minutes walking distance of a Fresh Food and Centre Area Any character constraints on density (list) Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  The whole site is within 20 minutes public transport distance of an Employment Area Any character of an Employm	Secondary School	The site is predominantly within 20 minutes public transport			Х
Centre/Employment Area  Centre/Foodstore  The site is predominantly within 10 minutes walking distance of a Fresh Food and Centre Area  Any character Constraints on density (list)  Connections to local cycle route networks  Public Open Space Loss of Playing Field / Sports Pitches  Other Social  The site is predominantly within 10 minutes walking distance of a Fresh Food and Centre Area  Nearby housing character is defined by 1960s semi-detached housing and some 1960's low rise flats, the site is in an urban area with mixed densities so there are no character constraints here.  No connection to Local Cycle Route Network.  X  Value  Would not result in the loss of a playing field or sports pitch.  X  X  Coher Social	GP/Health Centre/Walk in	a Health Centre Area	X		
distance of a Fresh Food and Centre Area  Any character Constraints on density (list)  Connections to local cycle route networks  Public Open Space Loss of Playing Field / Sports Pitches  Other Social  Nearby housing character is defined by 1960s semi-detached housing and some 1960's low rise flats, the site is in an urban area with mixed densities so there are no character constraints here.  No connection to Local Cycle Route Network.  X  V  X  V  X  Connection to Local Cycle Route Network.  X	Strategic Centre/Employment Area				
constraints on density (list)  Connections to local cycle route networks  Public Open Space Loss of Playing Field / Sports Pitches  Other Social  Some 1960's low rise flats, the site is in an urban area with mixed densities so there are no character constraints here.  No connection to Local Cycle Route Network.  X  X  X  X  A  A  A  Cycle route networks  Public Open Space  Not public open space.  Would not result in the loss of a playing field or sports pitch.  X  X  Cycle Route Network.  X  A  Cycle Route Network.  X  Cycle Route Network.	Centre/Foodstore	distance of a Fresh Food and Centre Area			х
Connections to local cycle Route Network.  No connection to Local Cycle Route Network.  X  Value:  No connection to Local Cycle Route Network.  X  Value:  No connection to Local Cycle Route Network.  X  Value:  Y  Sports Pitches  Other Social	Any character constraints on density (list)	some 1960's low rise flats, the site is in an urban area with mi		_	so
Public Open Space Not public open space.  Loss of Playing Field Would not result in the loss of a playing field or sports pitch.  X X X Other Social	Connections to local cycle route networks		X		
Loss of Playing Field Would not result in the loss of a playing field or sports pitch.  / Sports Pitches Other Social	Public Open Space	Not public open space.			Х
Other Social Other Social	Loss of Playing Field / Sports Pitches				Х
Opportunities	Other Social				
		Opportunities			

Redevelopment would limit opportunities for tipping or storing unauthorised vehicles or structures on the site. Could be an opportunity to improve the access to the Allotment.									
		Sustainabili	ity Appraisal						
Sustainability Ap Conclusion	,,								
	Sustainability Appraisal Assessment requested Employment Conclusion								
		Conc	lusion						
0.5ha of the site would not be developable due to the presence of established trees many of which are worthy of retention due to their quality, visual amenity benefits and ecological value. The site has no other significant constraints which would prohibit development. An employment use would have a significant impact on the character and amenities of residents and is not supported.  Developable Area  0.91  Density  45  Estimated Housing Units									

# **Shortheath**

Site Known	As	10428							
Site Addres	S	Former Alle	ns Centre and	Hilton Roa	d Amenity	Greens	pace		
Ward		Shortheath		Call for S	Site Ref	10428			
Site Area (h	a)	2.09							
Site Referer	nce	SA-0174-W	AL						
			Background	d/Context					
Current uses (list)		•	use, building has		oved.				
Surrounding land uses	The	site is surround	led by residentia	l uses.					
			Constra	aints					
Gateway Con affecting part			Name / Details	5				C	mount overed a's)
SSSI/SAC/ SI			N/A					Ò	,
Ancient Wood		teran Trees	N/A					0	
Local Nature F			N/A					0	
Flood Risk Zo		ما م به	N/A					0	
Registered Pa Scheduled An									
Operational B			N/A N/A					0	
Common Land		una	N/A N/A					0	
Existing Policy Designations (list)		OS1 - OS9047		0					
Critorio			nd Landscape			ment			
Criteria Green Belt	Assess N/A	ment		Rating Very	Mod		Low		Very
Harm	IN/A			High Har m	High Har m Har m	Mod Har m	Mod Har m	Low Har m	Low
Landscape Sensitivity	N/A			High	Mod High	Mod	Lov		Low
Constantly				N/A	N/A	N/A	N/A	4	N/A
Deta	iled ass	sessment ag	ainst environn	nental, so	cial and e	conomi	c crite	eria	
Criteria		Assessmen					Rati		
			Environn						
Greenfield/ Previously Developed La	nd	The site is pre	eviously develope	ed.					х
Topography								х	
Agricultural La Quality	and	Not agricultura	al land.						Х

		_		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no TPO trees however there are some trees which may be worthy of retention and could be retained without significant impact on the developable area.			x
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecology assessment and likely mitigation prior to planning permission. This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Zone 2		x	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	This a residential area and any residential uses or leisure/community uses would be in keeping with the existing character, however employment uses are out of character and would have a significant detrimental impact.	X- Em plo yme nt		X- Res ide ntia
Flood risk, drainage and ground water	Not in a flood risk zone.			х
Ground Contamination	Mining of coal and lignite with subsequent infilling. The Environment Agency have provided the following advice: The Groundwater and Contaminated Land team have reviewed the information we hold regarding this site. From our historic landfill database, the site was known to be operational prior to the provisions of site licensing, the operation consisting of the disposal of industrial waste down two disused mineshafts. Reports suggest that liquid wastes had been tipped up until 1969. These wastes were thought to comprise of 120,000 gallons of contaminated oil and 100,000 gallons of contaminated water. It is believed that the land was subsequently purchased by Walsall MBC for development. To prevent the industrial effluents migrating to the surface it was proposed that the shafts were filled with clean demolition waste prior to capping. The liquid that was displaced by the hardcore fill was removed for safe disposal elsewhere. Backfilling work commenced in October 1976. The Environment Agency is not aware of any gas control or permanent gas monitoring points in place on the site.  The Site is located on the bedrock of the Middle Coal Measures formation, which is designated as a Secondary A Aquifer by the Environment Agency. There are superficial Glacial Till deposits indicated to be present, which are designated as a Secondary Undifferentiated Aquifer. Due to potential controlled waters receptors, we recommend that an assessment of the historical development of the site, and the area in the vicinity, should be carried out during the initial stages of the site assessment. The potential to mobilise existing contamination during development should also be considered. We recommend that a Phase I desk study review be undertaken to determine the potential for ground contamination, and include a preliminary risk assessment of the potential risks to controlled waters. A conceptual site model should be produced, identifying potential pollutant linkages with respect to controlled waters. The desk study should also advise w	X		

In general, we recommend that developers should:  • Follow the risk management framework provided in LCRM – Land Contamination Risk Management when dealing with land affected by contamination.  • Refer to our Guiding principles for land contamination or the type of information that we require in order to assess risks to controlled waters from the site. The local authority can advise on risk to other receptors, such as human health.  • Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed.  • Refer to the contaminated land pages on GOV.UK for more information.  We also recommend referring to our groundwater position statements in The Environment Agency's approach to groundwater protection', available from gov.uk. This publication sets out our position for a wide range of activities and developments, including:  • Waste management  • Discharge of liquid effluents  • Land contamination  • Ground Source heat pumps  • Cemetery developments  • Drainage  Ground stability  The site has mineshafts and a coal mining risk assessment would be required.  Air Quality impact of adjoining uses  • Drainage  • Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  However Electric Charging Points would be required in accordance with the Air Quality SPD.  Noise impact of adjoining uses  Mineral Extraction and Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.  Mineral Infrastructure and Brickworks  Waste Infrastructure constraints.  No mineral infrastructure constraints.  No mineral infrastructure constraints.  No mineral infrastructure constraints.  The site is surrounded by residential uses with access through residential estate roads. There are no notable employment opportunities leaster orads. There are no notable employment and near to residential uses and out of character.  Delivery / Phasing					
Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed.  Refer to the contaminated land pages on GOV.UK for more information.  We also recommend referring to our groundwater position statements in The Environment Agency's approach to groundwater protection', available from gov.uk. This publication sets out our position for a wide range of activities and developments, including:  Waste management  Discharge of liquid effluents  Caround stability  The site has mineshafts and a coal mining risk assessment would be required.  Air Quality impact of adjoining uses  Waste Infrastructure for adjoining uses  Limited impact if any from surrounding uses or roads. Nearby residential would require mitigation for any proposed buildings to be used for employment uses or any uses which would attract comings and goings.  Mineral Extraction and Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.  Mineral Infrastructure  No mineral infrastructure constraints.  Mineral resource Areas  Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.  No mineral infrastructure constraints.  Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.  No other issues identified.  The site is surrounded by residential uses with access through residential estate roads. There are no notable employment upon protunities employment land near to residential uses and out of character.  Not employment land near to residential uses and out of character.  Not employment land near to residential uses and out of character.  Not employment land near to residential uses and out of character.  Not employment by Phasing  No known significant risks to viabi		LCRM – Land Contamination Risk Management when dealing with land affected by contamination.  Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site. The			
groundwater protection*, available from gov.uk. This publication sets out our position for a wide range of activities and developments, including:  • Waste management • Discharge of liquid effluents • Land contamination • Ground source heat pumps • Cemetery developments • Drainage  Ground stability  The site has mineshafts and a coal mining risk assessment would be required.  Air Quality impact of adjoining uses • Drainage  The site has mineshafts and a coal mining risk assessment would be required in accordance with the Air Quality SPD.  Noise impact of adjoining uses  Limited impact if any from surrounding uses or roads. Nearby residential would require mitigation for any proposed buildings to be used for employment uses or any uses which would attract cornings and goings.  Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and Brickworks  Mo onthewe the same degree of protection and are not a barrier to non-mineral development.  No mineral infrastructure constraints.  No mineral infrastructure constraints.  No waste infrastructure constraints.  No waste infrastructure constraints  No waste infrastructure constraints  No waste infrastructure constraints.  The site is surrounded by residential uses with access through residential estate roads. There are no notable employment opportunities here.  Employment Land  Employment Land  Delivery / Phasing  No known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  Previous buildings here and urban location means likely		<ul> <li>Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed.</li> <li>Refer to the contaminated land pages on GOV.UK for more information.</li> <li>We also recommend referring to our groundwater position</li> </ul>			
Air Quality impact of adjoining uses  Air Quality impact of adjoining uses  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015. However Electric Charging Points would be required in accordance with the Air Quality SPD.  Noise impact of adjoining uses  Nearby residential would require mitigation for any proposed buildings to be used for employment uses or any uses which would attract comings and goings.  Mineral Extraction and Mineral Resource Areas  Mineral extraction and Mineral Resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.  No mineral infrastructure constraints.  No mineral infrastructure constraints.  No waste infrastructure constraints.  Waste Infrastructure  No waste infrastructure constraints  The site is surrounded by residential uses with access through residential estate roads. There are no notable employment topportunities here.  Employment Constraints  No temployment and near to residential uses and out of character.  Delivery / Phasing  No known significant issues regarding delivery or phasing  Availability of utilities  Previous buildings here and urban location means likely		groundwater protection', available from gov.uk. This publication sets out our position for a wide range of activities and developments, including:  Waste management  Discharge of liquid effluents  Land contamination  Ground source heat pumps			
Air Quality impact of adjoining uses  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015. However Electric Charging Points would be required in accordance with the Air Quality SPD.  Noise impact of adjoining uses  Nearby residential would require mitigation for any proposed buildings to be used for employment uses or any uses which would attract comings and goings.  Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and Brickworks  Momeral Infrastructure Resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.  No mineral infrastructure constraints.  Waste Infrastructure  No waste infrastructure constraints.  The site is surrounded by residential uses with access through residential estate roads. There are no notable employment opportunities employment land near to residential uses and out of character.  Delivery / Phasing  No known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  Previous buildings here and urban location means likely	Ground stability	The site has mineshafts and a coal mining risk assessment		х	
Adaljoining uses  However Electric Charging Points would be required in accordance with the Air Quality SPD.  Limited impact if any from surrounding uses or roads. Nearby residential would require mitigation for any proposed buildings to be used for employment uses or any uses which would attract comings and goings.  Mineral Extraction and Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.  Mineral Infrastructure and Brickworks  No mineral infrastructure constraints.  No mineral infrastructure constraints.  No waste infrastructure constraints  The site is surrounded by residential uses with access through residential estate roads. There are no notable employment opportunities employment and near to residential uses and out of character.  Delivery / Phasing  No known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  Previous buildings here and urban location means likely	A. O. II. I				
Availability of utilitites  Nearby residential would require mitigation for any proposed buildings to be used for employment uses or any uses which would attract comings and goings.  Mineral Extraction and Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.  Mineral Infrastructure and Brickworks  No mineral infrastructure constraints.  No mineral infrastructure constraints.  X  Waste Infrastructure  No waste infrastructure constraints  Economic  The site is surrounded by residential uses with access through residential estate roads. There are no notable employment opportunities here.  Employment Land  Not employment land near to residential uses and out of character.  Delivery / Phasing  No known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  Previous buildings here and urban location means likely	adjoining uses	However Electric Charging Points would be required in accordance with the Air Quality SPD.			х
and Mineral Resource Areas  do not have the same degree of protection and are not a barrier to non-mineral development.  Mineral Infrastructure and Brickworks  Waste Infrastructure  No waste infrastructure constraints.  Other Environmental No other issues identified.  Employment Development Opportunities  Employment Land Not employment land near to residential uses and out of character.  Employment Land No temployment land near to residential uses and out of character.  Delivery / Phasing No known significant issues regarding delivery or phasing  Viability There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  Availability of utilities  No mineral infrastructure constraints  X  X  X  X  X  X  X  X  X  X  X  X  X		Nearby residential would require mitigation for any proposed buildings to be used for employment uses or any uses which	Em plo yme		
Infrastructure and Brickworks  Waste Infrastructure  No waste infrastructure constraints  Other Environmental  Employment Development Opportunities  Employment Land Other environmental  The site is surrounded by residential uses with access through residential estate roads. There are no notable employment opportunities here.  Employment Land Not employment land near to residential uses and out of character.  Delivery / Phasing  No known significant issues regarding delivery or phasing  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  Previous buildings here and urban location means likely	and Mineral	do not have the same degree of protection and are not a			х
Other Environmental No other issues identified.  Employment Development Opportunities employment opportunities here.  Employment Land Not employment land near to residential uses and out of character.  Delivery / Phasing No known significant issues regarding delivery or phasing Viability There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities Previous buildings here and urban location means likely	Infrastructure and	No mineral infrastructure constraints.			x
Employment Development Opportunities  Employment Land Not employment land near to residential uses and out of character.  Delivery / Phasing  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  The site is surrounded by residential uses with access  X  Availability are sidential uses are no notable employment opportunities here.  X  Viability  There are no known significant residential uses and out of character.  X  X  X  X  X  X  X  X  X  X  X  X  X	Waste Infrastructure	No waste infrastructure constraints			Х
Employment Development Opportunities  Employment Land Not employment land near to residential uses and out of character.  Delivery / Phasing  No known significant issues regarding delivery or phasing  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  The site is surrounded by residential uses with access through residential uses with access  X  Z  X  Availability of utilities  There are no known significant risks to viability and likely to be developed within the plan period.	Other Environmental				X
Development Opportunities employment opportunities here.  Employment Land Not employment land near to residential uses and out of character.  Delivery / Phasing No known significant issues regarding delivery or phasing X  Viability There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities Previous buildings here and urban location means likely					
Opportunities employment opportunities here.  Employment Land Not employment land near to residential uses and out of character.  Delivery / Phasing No known significant issues regarding delivery or phasing  Viability There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities Previous buildings here and urban location means likely					
Employment Land  Not employment land near to residential uses and out of character.  Delivery / Phasing  No known significant issues regarding delivery or phasing  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  Previous buildings here and urban location means likely			X		
Delivery / Phasing  No known significant issues regarding delivery or phasing  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  Previous buildings here and urban location means likely		Not employment land near to residential uses and out of	Х		
be developed within the plan period.  Availability of utilities Previous buildings here and urban location means likely	Delivery / Phasing				х
Availability of utilities Previous buildings here and urban location means likely	Viability				х
		Previous buildings here and urban location means likely			х

weter sewage	Minworth WaTW has consoity for 06 717 houses. There is			
water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.			
	Broadband superfast speeds are available in this area.			
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
Infrastructure	growth.  No known infrastructure constraints here.			
constraints on /	NO KHOWH HIII ASTRUCTURE CONSTRAINTS HERE.			
under site (electric				
cables/sub-stations,				.,
water/sewage pipes,				Х
gas pipes, pylons,				
culverts, rights of				
way)	Access to the safety along the safety of the			
Highways access and transportation	Access to this site is already established via the previous school access. An alternative access on Hilton Road should			
and transportation	not present any particular highway issues. Limited access			
	onto Moxhull Gardens may be possible but the impact on			
	residents parking bays will need to be considered. There is			Х
	a potential to link the development from Hilton Road to			
	Sherringham Close via the adopted footpath link to the			
	former school off Sherringam Close.			
Impact on the wider	No wider issues identified.			Х
road network Other Economic				
(specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is within 10 minutes walking distance of a Primary School			Х
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The site is predominantly more than 15 minutes walking distance of a Health Centre Area			Х
Strategic	The whole site is within 20 minutes public transport distance			
Centre/Employment	of an Employment Area			
Area	1 - 7			
Centre/Foodstore	The whole site is within 10 minutes walking distance of a			Х
	Fresh Food and Centre Area		T1	
Any character	The predominant character of housing is modern flats and ter	raced.	Ihere	are
constraints on density (list)	no character constraints to density.			
Connections to local	No connection to Local Cycle Route Network.			
cycle route networks	The definition to Educate Cycle Reductive Recurrence	X		
Public Open Space	The open space study has identified this open space to be			
	of low quality/value and not serving an accessibility			Х
	catchment gap. The retention of the open space for these reasons is not justified.			^
Loss of Playing Field	Further consultation is required for a potential sports pitch in	Х		
/ Sports Pitches	the North West corner.			
Other Social				
	<b>Opportunities</b>			

	ity to remediate a site and bring a de into use.				x			
Sustainability Appraisal								
Sustainability Appraisal Housing Conclusion  The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 12 and positive impact for SA Objectives 9, 10, 13, 14								
Sustainability Ap Employment Co		Assessment req	uested					
		Conc	lusion					
There are significant remediation considerations and consultation required about the existing playing pitch, however mitigation is possible and these issues until concluded do not represent significant issues preventing housing development. Employment uses would have significant issues in respect of residential amenity.								
Developable Area	0.71	Density	45	Estimated Housing Units	23			

### St. Matthews

Site Known	As	10326 - Wes	st							
Site Addres	s	Aldridge Ro	ad, Walsall - La	nd at Ald	dridge	Road				
Ward		St. Matthew	s	Call for	Site F	Ref	10326	S - Wes	st	
Site Area (h	a)	22.55								
Site Referen	nce	SA-0078-W/	AL							
			Background	/Contex	t					
Current uses (list)	Agric	ulture, resident	tial and golf drivir	ng range.						
Surrounding land uses			orth, residential to		st, Golf	Cours	e and p	ark to t	he Sou	th,
	_ pasii		Constra							
Gateway Cor affecting par	t of subr		Name / Details							ount rered 's)
SSSI/SAC/ SI			N/A						0	
Ancient Wood		teran Trees	N/A						0	
Local Nature			N/A						0	
Flood Risk Zo Registered Pa		don	N/A N/A						0	
Scheduled An			N/A						0	
Operational B			N/A						0	
Common Lan		unu	N/A						0	
Existing Policy		Green Belt - E								
Designations (list)	,									
	(	Green Belt ar	nd Landscape	Sensitiv	ity As	sessi	nent			
Criteria	Assess		•	Ratir						
Green Belt	North Ea	ast		Very	High	Mod	Mod	Low	Low	Very
Harm	contribut	-parcel makes tion to preventi t Midlands con	ng the sprawl of	High Har m	Har m	High Har m	Har m	Mod Har m	Har m	Low Har m
	separatic Streetly prevention Arboretu boundar of the gas Aldridge significan Green B towns, a of Green Belt land West The sub- contribut the Wes	Belt land to the north.		X - Nort h	X - Wes t					

Landscape Sensitivity	Coldfield on the control of criteria assessed greater/override The land	e and Streetly (adjoining Sutton d) and preventing encroachment countryside.  For release of land on the urban of the sub-parcel that have less and boundaries between ent and countryside would result by less harm than release of the ea between towns.  Idscape is considered to have te-high overall sensitivity to ital development as the majority is a are ed as having either moderate or high sensitivity, and no criteria e that judgement.  Idscape is considered to also oderate-high sensitivity to	High	Mod High	Mod	Low Mod		Low
	employr built form historic of the all between modern large-so agricultu through	ment development as large-scale m would impact the small-scale field pattern and reduce the role rea in providing a rural gap m Walsall and Aldridge. However, 20th century development, e.g. cale commercial buildings and ural storage sheds are scattered out the area, reducing sensitivity.		х				
Criteria Deta	alled as	sessment against environme Assessment	ntal, soc	iai and e	conomi	c crite Ratir		
J. 1.01.14		Environme	ntal			···	-3	
Greenfield/		The site is predominantly greenfi	eld with so					
Previously	l	in association with existing reside	X					
Developed La Topography	and	golf club. The site is higher at Mellish Read						
Topography		The site is higher at Mellish Road and drops towards the arboretum. Although the topography is not a significant barrier to development, hard surfacing could contribute to					Х	
		existing flooding issues at the ark elsewhere in this assessment.					Α.	
Agricultural L	and	Pre1988 Grade 3 - Good to mode	erate. The	re is not a	n up to			
Quality								
					-		Х	
Tree Preserv		date assessment available.  There is an existing tree preserva		r which co	vers the		X	
Tree Preserv Orders / Matu	ıre	date assessment available.  There is an existing tree preservation existing residential development	and acces	r which co	vers the		X	
Tree Preserv Orders / Matu Trees of Valu	ıre ıe on	date assessment available.  There is an existing tree preserval existing residential development submission site 5/2005 A1. There	and acces e may be i	r which co ss road with more trees	vers the thin the s and		X	
Tree Preserv Orders / Matu	ure ie on cantly	date assessment available.  There is an existing tree preservation existing residential development	and acces e may be i th needs to	r which co ss road with more trees to be asses	vers the thin the s and ssed,			
Tree Preserv Orders / Matu Trees of Valu site or signific affecting bou	ure le on cantly ndaries	date assessment available.  There is an existing tree preserval existing residential development submission site 5/2005 A1. There hedges worthy of protection which however regardless of whether sertained much of the site could be	and acces e may be it th needs to ome or all e develop	r which co ss road wit more trees to be asses would ne ed.	vers the thin the s and ssed, ed to be			
Tree Preserv Orders / Matu Trees of Valu site or signific affecting bou	ure le on cantly ndaries	date assessment available.  There is an existing tree preserval existing residential development submission site 5/2005 A1. There hedges worthy of protection which however regardless of whether setained much of the site could be Groups of trees and hedges may	and acces e may be in the needs to ome or all e develope be used in	r which co ss road with more trees to be asses would ne ed. by protecto	vers the thin the s and ssed, ed to be			
Tree Preserv Orders / Matu Trees of Valu site or signific affecting bour Biodiversity of Geodiversity	ure lie on cantly ndaries or on site	date assessment available.  There is an existing tree preserval existing residential development submission site 5/2005 A1. There hedges worthy of protection which however regardless of whether sertained much of the site could be Groups of trees and hedges may bird and badger species and a second site.	and acces e may be in the needs to ome or all e develope be used in	r which co ss road with more trees to be asses would ne ed. by protecto	vers the thin the s and ssed, ed to be			
Tree Preserv Orders / Matu Trees of Valu site or signific affecting bou	ure ne on cantly ndaries or on site	date assessment available.  There is an existing tree preserval existing residential development submission site 5/2005 A1. There hedges worthy of protection which however regardless of whether seretained much of the site could be Groups of trees and hedges may bird and badger species and a sualong with mitigation proposals. The ecological valuation of the B	and access he may be in the needs to ome or all the develope be used in the lack Countil ack Countil a	r which co ss road wir more trees to be asses would ne ed. by protecte ld be requ	vers the thin the s and ssed, ed to be ed bat, ired			
Tree Preserv Orders / Matu Trees of Valu site or signific affecting bour Biodiversity of Geodiversity or significantl	ure ne on cantly ndaries or on site	date assessment available.  There is an existing tree preserval existing residential development submission site 5/2005 A1. There hedges worthy of protection which however regardless of whether save retained much of the site could be Groups of trees and hedges may bird and badger species and a standard with mitigation proposals. The ecological valuation of the B based on a set of assumptions the	and access he may be it he needs to ome or all he develop he used it urvey wou hat formed	r which co ss road with more trees to be assest would ne ed. by protected ld be requenter.	vers the thin the s and ssed, ed to be ed bat, ired  Belt is for			
Tree Preserv Orders / Matu Trees of Valu site or signific affecting bour Biodiversity of Geodiversity or significantl	ure ne on cantly ndaries or on site	date assessment available.  There is an existing tree preserval existing residential development submission site 5/2005 A1. There hedges worthy of protection which however regardless of whether size retained much of the site could be Groups of trees and hedges may bird and badger species and a stalong with mitigation proposals. The ecological valuation of the B based on a set of assumptions the developing a set of criteria which	and access e may be in the needs to ome or all the develope of the used in the lack Country wou allowed E	r which co ss road with more trees to be assest would ne ed. by protected ld be requestry Green the basis	vers the thin the s and ssed, ed to be ed bat, ired  Belt is for		x	
Tree Preserv Orders / Matu Trees of Valu site or signific affecting bour Biodiversity of Geodiversity or significantl	ure ne on cantly ndaries or on site	date assessment available.  There is an existing tree preserval existing residential development submission site 5/2005 A1. There hedges worthy of protection which however regardless of whether size retained much of the site could be Groups of trees and hedges may bird and badger species and a surallong with mitigation proposals. The ecological valuation of the Bibased on a set of assumptions the developing a set of criteria which attribute a relative value to individe	and accesse may be in the needs to ome or all edevelope be used I urvey wou lack Count allowed Edual land p	r which co ss road with more trees to be assest would ne ed. by protected ld be requestry Green the basis coRecord parcels with	vers the thin the s and ssed, ed to be ed bat, ired  Belt is for I to thin the			
Tree Preserv Orders / Matu Trees of Valu site or signific affecting bour Biodiversity of Geodiversity or significantl	ure ne on cantly ndaries or on site	date assessment available.  There is an existing tree preserval existing residential development submission site 5/2005 A1. There hedges worthy of protection which however regardless of whether size retained much of the site could be Groups of trees and hedges may bird and badger species and a stalong with mitigation proposals. The ecological valuation of the B based on a set of assumptions the developing a set of criteria which	and accesse may be in the needs to ome or all edevelope be used furvey wou lack Count allowed Edual land pas used be	r which co ss road with more trees to be assest would ne ed. by protected ld be requestry Green the basis coRecord parcels with	vers the thin the s and ssed, ed to be ed bat, ired  Belt is for d to thin the ne		x	
Tree Preserv Orders / Matu Trees of Valu site or signific affecting bour Biodiversity of Geodiversity or significantl	ure ne on cantly ndaries or on site	date assessment available.  There is an existing tree preserval existing residential development submission site 5/2005 A1. There hedges worthy of protection which however regardless of whether size retained much of the site could be Groups of trees and hedges may bird and badger species and a sualong with mitigation proposals. The ecological valuation of the Bibased on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix with following attributes to calculate a for each Landscape Unit: Land University of the present the service of the present the service of the present the present the present the service of the present the prese	and accesse may be in the needs to ome or all edvelopy be used I arvey wou lack Count formed allowed Edual land pas used be final ecololise Calculated	r which co ss road with more trees to be asses would ne ed. by protected ld be request try Green the basis coRecord parcels with ased on the ogical value	vers the thin the s and ssed, ed to be ed bat, ired  Belt is for d to thin the ne ue score e,		x	
Tree Preserv Orders / Matu Trees of Valu site or signific affecting bour Biodiversity of Geodiversity or significantl	ure ne on cantly ndaries or on site	date assessment available.  There is an existing tree preserval existing residential development submission site 5/2005 A1. There hedges worthy of protection which however regardless of whether size retained much of the site could be Groups of trees and hedges may bird and badger species and a suralong with mitigation proposals. The ecological valuation of the Bibased on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix with following attributes to calculate a	and accesse may be in the needs to ome or all edvelop be used burvey wou lack Count formed allowed Edual land pas used bused lack Count final ecologies Calculation Design and passion and	r which co ss road with more trees to be asses would ne ed. by protected ld be requently Green the basis coRecord parcels with ased on the ogical value ated Value signation	vers the thin the s and ssed, ed to be ed bat, ired  Belt is for d to thin the ne ue score e,		x	

	Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3 This site falls within three Nature Recovery Network Zones,			
	Core Expansion Zone 1, Urban Matrix Recovery Zone 1 and Core Habitat Zone			
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	Much of the site from Aldridge Road is screened by established trees and The Dilke PH, the character is semirural with fields to the North and soft boundaries to the South. If the boundaries were retained there would not be a significant local impact from here. Houses to the West which back onto the submission site would experience a significant loss of visual amenity but depending on the layout development here would reflect the existing character and relationships of houses on that estate. The existing residents within the submission site would also experience a significant impact, however this is very limited to a few houses.  There would be a significant local impact on users of the Arboretum where the open fields would be replaced by built development, however if housing this would be in the context of existing housing along Buchanan Road which forms part of the existing character between the arboretum and adjoining land. Through landscaping this significant impact could be mitigated but would reduce the developable area.		x	
Flood risk, drainage and ground water	The submission site is not in a flood zone 2 or 3, however land to the South is and any development with associated hardsurfacing would need a SUDS which accounts for the existing neighbouring flood issues.		x	
Ground Contamination	There is evidence of a former landfill area to the East of the site which may require assessment and mitigation.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability	The site is not in a High Risk coal mining area and there are no other records of potential ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	Aldridge Road is a district distributer which is likely to be a source of noise requiring a survey to determine the level of mitigation needed which is considered would not be a barrier to developing the site for housing. Employment uses could have a detrimental impact on adjacent occupiers of houses, the necessary mitigation could limit the uses.	X - Em plo yme nt	X - Res ide ntia	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			x
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х

Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	The site is surrounded by residential, leisure and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.			х
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	Viable urban extension site although in three ownerships, each with potentially different motivations. No minimum land value provided and infrastructure cover ratio is minimal with limited scope for additional costs to be absorbed. Not known whether the landowners are willing to fund the S106/infrastructure through land value capture. Deliverability could be at risk.		х	
Viability	The sites is in greenfield high value zone. The site is viable – in that the policy compliant Residual Land Value is greater than the Benchmark Land Viability.			х
Availability of utilities  – electricity, gas, water, sewage treatment	The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future			х
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	growth.  No evidence of infrastructure constraints.			х
Highways access and transportation	Access could be provided onto Aldridge Road, upgrades may be required. Access could also in addition be obtained from Buchanan Road. No significant concerns.			х
Impact on the wider road network	No housing numbers are provided, however the numbers are likely to require a Highway Impact Assessment to determine what highway upgrades may be required to handle additional traffic.		х	
Other Economic (specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	X		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			

Centre/Foodstore		predominantly mo		es walking	Х		
Any character constraints on	Nearby ho	ousing estate of 19 itional detached ar	60s styled detach				
density (list)		10. For this reasor d to be 35dph.	n an appropriate n	et density for this	site i	S	
Connections to lo		ction to Local Cycl	e Route Network.		х		
Public Open Spa	be a visua	The submission site is not public open space, there would be a visual impact on the public open space to the south covered above in this assessment.					х
Loss of Playing F / Sports Pitches	Field Would not	result in the loss	r sports pitch.			х	
Other Social							
			tunities				
conjunction with		Id be achieved in e to the North for scheme.	X				
		Sustainabili	ty Appraisal				
Sustainability Ap Conclusion	praisal Housing		ne negative impac and positive impa				ł, 5,
Sustainability Ap Employment Cor	•	Assessment req					
		Conc	lusion				
Site area may need to be reduced to minimise impact on green belt, landscape sensitivity, existing trees, protected species and users of the park. However development can be achieved on this site without causing any significant issues. Employment uses would not be compatible with adjacent uses in terms of character and amenity.							
Developable Area	18.6	Density	35	Estimated Housing Units	592	2	

Site Known	ı As	10417										
Site Addres	 SS	Cartbridge La	ne South Open	Space								
Ward		St. Matthews	·	Call for	Site I	Ref	10417	,				
Site Area (h	na)	1.81										
Site Refere		SA-0163-WAI	<u> </u>									
			Background	/Contex	at .							
Current uses (list)	Оре	en space - possil	bly used informal	ly for hor	sicultu	re.						
Surrounding land uses			lway line, open s ntial and to the W						d reside	ential		
			Constra	ints								
Gateway Constraints (where affecting part of submitted site)  Name / Details						nount vered n's)						
SSSI/SAC/ S		/ <b>T</b>	N/A						Ò			
Local Nature		/eteran Trees	N/A N/A						0			
Flood Risk Zo		<u> </u>	N/A						0			
Registered P			N/A						0			
Scheduled A			N/A						0			
Operational E Common Lar		ound	N/A N/A						0			
Existing Police		7 - Onen Snace	- OS1 - OS8044						0			
Designations (list)		- op op										
		Green Belt ar	nd Landscape	Sensitiv	ity As	ssess	ment					
Criteria		ssment		Ratir	ng		•					
Green Belt		b-parcel makes		Very High	High	Mod High	Mod	Low Mod	Low	Very   Low		
Harm		ution to maintain	and Walsall and a		Har	Har	Har	Har	Har	Har		
			o preventing the	m	m	m	m	m	m	m		
	•		lands conurbation	า								
		eventing encroad		J								
l		yside. The sub-p northwest, northe	arcel is contained	ג								
		settlement edge:										
		e, both forming p				Х						
1		ds conurbation; I	•									
		pment has a frag gap. Any extens										
		nent would reduc										
		•	evelopment in the									
Landages			en belt purposes			Mod	Mod	Lo	)A/	Low		
Landscape Sensitivity		ndscape within this considered to		High		vioa High	MOU	Lo Mo		Low		
221211111		ate-high overall s										
	resider	ntial developmen	ıt.									
			acter of the area			v						
		ncted by its close nding conurbatio	proximity to the			X						
		pment within it, s										
		sed due to its eco										

	providin	onal value and by its role in g a gap between settlements verride other criteria.			
	ailed as	sessment against environmental, social and economi			
Criteria		Assessment	Ratin	าg	
Creenfield/		Environmental The site is greenfield			
Greenfield/ Previously		The site is greenfield.			х
Developed La	and				^
Topography	aria	The site slopes down from East to West but is not significant			.,
1 3 1 7		and would have little if any impact on developing the site.			Х
Agricultural L Quality	and	Not agricultural land.			х
Tree Preserv	ation	There are established trees around the perimeter and some			
Orders / Mati		within the site to the North. Many of these trees can be			
Trees of Valu	ue on	retained if the site was developed.		Χ	
site or signific					
affecting bou					
Biodiversity of		Any loss of trees would require an ecology assessment to			
Geodiversity or significant		determine the impact, mitigation and enhancement requirements in relation to protected species.		Х	
affecting bou	,	The site falls within 2 Nature Recovery Network Zones, Core		^	
anooming sou		Habitat Zone and Urban Matrix Recovery Zone 1			
Heritage Ass	ets on	There are no recorded heritage assets here.			
site or signific					Х
affecting bou					
Impact on vis		This part of Cartbridge Lane is remote and has little visual			
amenity of ac		surveillance, the small scale of the site and the urban nature of its surrounding means that development would have little			
land users, in existing resid		if any detrimental impact on the character of the area which	X-		X-
existing resid	icilis	are in any case outweighed by the benefits to developing	Em		Res
		this site. Lichfield Road is part of the strategic highway	plo		ide
		which although would be beneficial to employment uses,	yme nt		ntia I
		here such uses would be out of character with the			
		surrounding residential character and there is little if any			
Eliza I dali di	•	opportunity here to mitigate against such impacts.			
Flood risk, dr and ground v		Not in a flood risk zone 2 or 3.			Х
and ground v	valei				^
Ground		No information available, if there is evidence of any kind of			
Contamination	on	allotment or agricultural use in the past ground		Χ	
		investigations would be required.			
Ground stabi		There are no record of ground stability issues here.			Х
Air Quality im		The site is in an area which is identified on the Black			
adjoining use	es	Country Nitrogen Dioxide Exceedance 2018 plan to exceed	X		
		these requirements and development here may require air			
Noise impact	t of	quality mitigation for employment and or residential uses.  The site is near to the railway and busy road so separate			
adjoining use		and mitigation will be required for residential in particular.			
		Employment uses would be located sufficiently away from		Х	
		residential to be viable in noise terms.			
Mineral Extra	action	The site is in a MSA and requires mitigation. Where practical			
and Mineral		and environmentally feasible prior extraction for superficial		Х	
Resource Are	eas	sand and gravel shall take place.			
Mineral		No mineral infrastructure constraints.			
Infrastructure	and				v
Brickworks					Х

Waste Infrastructure	No waste infrastructure constraints			Х	
Other Environmental	No other issues identified.			Х	
Economic Economic					
Employment The small site size combined with the surrounding					
Development	residential uses limit any opportunity for employment		Х		
Opportunities	development here.				
Employment Land	Not employment land near to residential uses and out of character.	Х			
Delivery / Phasing	Small site in an urban area with little remediation				
, ,	requirements. No significant delivery or phasing requirements.			X	
Viability	There are no known significant risks to viability.			Х	
Availability of utilities	Minworth WsTW has capacity for 96,717 houses. There is				
<ul><li>– electricity, gas, water, sewage</li></ul>	significant headroom based on current quality performance and there are no land or other constraints preventing				
treatment	expansion.				
licalinent	Broadband superfast speeds are available in this area.				
	There are no significant gas capacity issues here.			X	
	Minor localised electricity capacity constraints will be				
	managed through Western Power Distribution and Cadent				
	Gas forward asset management plans in advance of future				
	growth.				
Infrastructure	There are no known infrastructure constraints here.				
constraints on /					
under site (electric					
cables/sub-stations,				х	
water/sewage pipes,					
gas pipes, pylons,					
culverts, rights of					
way)	Access to the effect of all the table of the effect of the table of				
Highways access	Access to this site shall be taken from Cartbridge Lane				
and transportation	South. Localised carriageway and new footway provision		X		
	may be required. Potential issues with surface water drainage may need to be resolved.				
Impact on the wider	No wider concerns raised.				
road network	No wider concerns raised.			X	
Other Economic					
(specify)					
(open)	Social				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.					
Drimon, Cohool	The whole site is within 15 minutes walking distance of a		v		
Primary School	Primary School		X		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х	
GP/Health	The whole site is more than 15 minutes walking distance of	Х			
Centre/Walk in	a Health Centre Area  The whole site is within 20 migutes public transport distance.				
Strategic	The whole site is within 20 minutes public transport distance				
Centre/Employment Area	of an Employment Area.				
Centre/Foodstore	The site is predominantly within 15 minutes walking				
Jenne/i Joustole	distance of a Fresh Food and Centre Area		X		
Any character	Any character The character of the area is residential but a mix of house types, Victorian				
constraints on					
density (list)					
	accessibility 45dph.				
	accommity roupin				

	Connections to local cycle route networks  Although not adjacent the cycle network the site is within 500m of cycle route network CR001 which would benefit development of the site and provides traffic free cycle access to Pelsall and Walsall.						х	
Public Open Spa	has identi serving ar account o	fied this site as bein accessibility catc	ned an open space ing of low quality/v hment gap. Therei de houses and em op	alue not fore taking			х	
Loss of Playing F / Sports Pitches	Field Would not	result in the loss	of a playing field o	r sports pitch.			X	
Other Social								
Opportunities								
No specific opportunities identified.								
		Sustainabili	ty Appraisal					
Sustainability Ap Conclusion	praisal Housing	Assessment req	uested					
Sustainability Ap Employment Cor		Assessment req	uested					
Conclusion								
Employment uses are not compatible with the character of the area which is residential and the topography and relation of the site with the main strategic highway into Walsall means any development here would be prominent.  There are no significant constraints here to residential development.								
Developable Area	1.81	Density	45	Estimated Housing Units	61			

## Streetly

Site Known	As	10046								
Site Addres	s	Land opposi Rd, Aldridge	ite The Coach e, Walsall	House wi	th me	tal ga	te, WS9	0PU,	Ches	ter
Ward		Streetly		Call for	Site F	Ref	10046	;		
Site Area (h	a)	5.09								
Site Referen	псе	SA-0006-W	AL							
			Background	d/Contex	t					
Current uses (list) Surrounding land uses	agric Horsi	ulture. iculture to the N	es present nearb North, agriculture on to the West a	to the Sc	uth an	d Wes				•
			Constra	aints						
Gateway Cor affecting par			Name / Details	5						nount vered n's)
SSSI/SAC/ SI			N/A						Ö	
Ancient Wood		teran Trees	N/A						0	
Local Nature			N/A						0	
Flood Risk Zo		don	N/A N/A	N/A 0						
Registered Park & Garden Scheduled Ancient Monument			N/A N/A						0	
Operational Burial Ground			N/A						0	
			N/A						0	
Existing Policy Designations (list)		policy ENV1 G								
0-111-	_		nd Landscape			sess	ment			
Criteria	Assess			Ratir	ng	Mad		Law		\/ami
Green Belt Harm	contribut	t Midlands con	ng the sprawl of	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
London	separation (adjoining preventing countrys). Chester that would the east impact of the settle with assistant boundary on the countrys.	on of Aldridge and Sutton Coldfing encroachment and contain release without having on ement gap, and ociated tree coly to the east without.	ield), and ent on the clear boundary ase of the area to too great and the railway line ver that forms its ould limit impact	6		X	Media			
Landscape Sensitivity			dered to have a tivity to residenti			/lod łigh	Mod	Lo Mo		Low
Ochollivity	developi		n the absence of			5''		X		

degree of rural character with regular				
field patterns, the combination of open				
and enclosed areas and the presence of				
prominent pylon routes.				
The landscape is considered to have an				
overall moderate sensitivity to				
employment development. The area has				
a degree of rural character, with some				
natural features of value and a historic				
field pattern west of the A452 which				
would be disrupted by large scale				
development. There are some existing				
small scale industrial/employment areas				
and large agricultural buildings, which				
are set back from the roads and low in				
height. There is the potential for small				
scale expansion these areas without				
impacting existing landscape features of				
value.				
Detailed accomment against anyirenment	1000	ملموماما	 	

Detailed as	Detailed assessment against environmental, social and economic criteria					
Criteria	Assessment	Ratii	ng			
	Environmental					
Greenfield/ Previously Developed Land	There is no record of previous development on the site which is therefore considered to be greenfield.	Х				
Topography	The site slopes up from North to South, the rate is shallow and not considered to be a significant constraint to developing the site.			x		
Agricultural Land Quality	Pre1988 - Grade 3, no new assessment available.		Х			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Although there are no TPO trees here, the Council's aerial photos indicate that since 2004 there has been substantial tree growth which could justify retention and could have a significant impact on the developable area.	х				
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an Ecology survey in the interests of protected species.  A site of 4ha that includes broad-leaved woodland, hedgerows, semi-improved neutral grassland and scrub habitats. These habitats contain a range of native species and display good structural diversity. Adjacent to a rail corridor, the site acts as a useful stepping stone to nearby Sutton Park SSSI.  The site falls within a Nature Recovery Network Core Habitat Zone	x				
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х		
Impact on visual amenity of adjacent land users, including existing residents	There would be wider impact due to the prominence when travelling along Chester Road from North to South as the topography of the site ensures its prominence. The existing site helps define the part urban part rural character of Streetly which is considered would be altered if this site was developed. It is recognised that the buildings opposite the Chester Road are prominent, however this comparatively small site is considered does not define the character of the area and that this use and associated building are what might be expected in a part urban part rural area.	X				

Flood risk, drainage and ground water  Flood risk, drainage and ground water  Flood risk, drainage and ground water  Ground Stability and the site of		A			
Rood risk, drainage and ground water   Nort in a High Risk flood zone. Scope for SUDS. To the North 100m away is a flood zone 3 area. Although outside of the site due to the topography this site would contribute to the flooding issue and mitigation is required.   X   The site in the Northern section has a record of contamination which requires assessment. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.   X   Air Quality impact of adjoining uses   No evidence of ground stability   Size   No evidence of ground stability   Size   No evidence of ground stability   Size   Not in a Nitrogen Dioxide Area of Exceedance Zone 2015, However Electric Charging Points would be required in a accordance with Air Quality SPD   Chester Road part of the Strategic Highway Network and a railway adjoins the site which would have potential for unacceptable noise impacts for future residents. There is no control over the use of the railway which could increase capacity in the future. Noise assessment required BS8233 and PROPG would be required. An employment use here may require mitigation due to the proximity to residential properties. A noise assessment should also take account of the nearby Quarry.  Mineral Extraction and Mineral Resource Areas   The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. In this instance the access is already off a strategic highway and is opposite the site having a less than significant impact on development. The site is in a   The site is within 250m of permitted mineral infrastructure site Branton Hill Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on res   The site is within 250m of permitted mineral infrastructure   No waste infrastructure constraints   X   X					
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and concludes "This site is potentially suitable for office and B2 / B8 industrial use subject to there being demand for this					
B2 / B8 industrial use subject to there being demand for this			X		
type of use in the area Although this seems to be a largely					
residential area, the site boundary is clear of the residential					
uses. There would be scope for B2/B8 development,					
possibly related to horticultural or agricultural use."	Employment Land				
Employment Land Not employment land near to residential uses.	Employment Land	Not employment land hear to residential uses.	X		
Delivery / Phasing Viable urban extension site although part of a cluster of	Delivery / Phasing	Viable urban extension site although part of a cluster of			
		three submission with three ownerships, each with		X	
three submission with three ownerships, each with				, T	
three submission with three ownerships, each with potentially different motivations. No minimum land value		provided and infrastructure cover ratio is minimal with			

Г	T			
	limited scope for additional costs to be borne. Not known			
	whether the landowners are willing to fund the			
	S106/infrastructure through land value capture.			
	Deliverability could be at risk.			
Viability	The sites is in greenfield high value zone. The site is viable			
, ,	- in that the policy compliant Residual Land Value is greater			Х
	than the Benchmark Land Viability.			
Availability of utilities	The submission advises that none are available.			
- electricity, gas,	Little Aston WwTW has capacity for 4780 houses. It has			
water, sewage	limited headroom for population increase due to housing			
treatment	forecast and limited capacity available performance.			
lleaunent				
	However there are no physical constrains preventing			
	expansion.	X		
	Broadband superfast speeds are available in this area.			
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
	growth.			
Infrastructure	There is no evidence of infrastructure constraints here.			
constraints on /				
under site (electric				
cables/sub-stations,				V
water/sewage pipes,				X
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	Access can be achieved, there may need to be speed			
and transportation	restrictions on Chester Road.			Х
Impact on the wider	No significant concerns.			
road network	No significant concerns.			X
Other Economic				
(specify)				
	Social	_		
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
	The whole site is more than 15 minutes walking distance of			
Primary School	a Primary School	X		
	The whole site is within 20 minutes public transport distance			
Secondary School				X
GP/Health	of a Secondary School The whole site is more than 15 minutes walking distance of			
		X		
Centre/Walk in	a Health Centre Area			
Strategic	The whole site is within 30 minutes public transport distance			
Centre/Employment	of an Employment Area			
Area				
Centre/Foodstore	The whole site is more than 15 minutes walking distance of	X		
	a Fresh Food and Centre Area			
Any character	Opposite on the Chester Road are some traditional terraced h			
constraints on	the character of the area is defined by development which is I			
density (list)	this reason an appropriate net density for this site is considered	ed to be	e 35dpl	h.
Connections to local	No connection to Local Cycle Route Network.	v		
cycle route networks	·	X		
Public Open Space	Not public open space.			Х
Loss of Playing Field	Would not result in the loss of a Playing Field or Sports			
/ Sports Pitches	Pitch.			X
Other Social	1 ROTE			
Oniei Ouciai	Opportunition			
	Opportunities			

		ith adjacent call for site er more comprehensive ment.					
		Sustainabili	ty Appraisal				
Sustainability Appraisal Housing Conclusion  The site has some negative impacts for SA Objectives 2, 3, 5, 6, 9, 12, 13, 14 and a positive impact for SA Objective 10							
Sustainability Appraisal Assessment requested Employment Conclusion							
Conclusion							
On balance it is considered that the impact on visual amenity and the character of Streetly would be less than significant if this site was developed in conjunction with land to the South, there are established trees and ecology constraints which could would reduce the developable area by up to half. Speed restrictions may be required on Chester Road.  The EDNA 2 assessment concludes offices or storage uses may be acceptable subject to demand. This limitation combined with the submission being for residential only, suggests the site is more appropriate for housing allocation.							
Developable Area	2.55	Density	35	Estimated Housing Units	66		

	-									
Site Known	n As	10116 & 105	538							
Site Addres	Site Address Land Park		eslett Road/ Ald	lridge Ro	idge Road, Walsall, B74 2DT - Columba					а
Ward		Streetly		Call for	Site F	Ref	10116	10116 & 10538		
Site Area (I	na)	42.47								
Site Refere	nce	SA-0017-W/	AL							
			Background	l/Contex	t					
Current uses (list)	Agric	Agriculture use								
Surrounding	There	e is a former ab	pandoned petrol	station to	the So	uth wit	h Ques	lett Roa	ad bey	ond.
land uses			n Dairy Farm to st. The East corn						hous	ing
	_   ana i	ctan to the Lac	Constra		nto mac	a ban	dero ya	iu.		
Gateway Co	netrainte	(where	Name / Details	<u> </u>					Δn	nount
affecting pa			Name / Betan	•					СО	vered a's)
SSSI/SAC/ S	INC		N/A						0	
Ancient Woo	dland / Ve	eteran Trees	N/A						0	
Local Nature	Reserve		N/A						0	
Flood Risk Z	one 3		N/A						0	
Registered P			N/A				0			
Scheduled Ancient Monument N/A									0	
_				0						
Common Land N/A								0		
Existing Police	,	ENV1	otion Area FNF							
Designations (list)	Glea	t barr Conserv	ation Area EN5							
			nd Landscape		_	sess	ment			
Criteria	Assess			Ratir	ng					
Green Belt		-parcel makes		Very	High	Mod	Mod	Low Mod	Low	Very
Harm		tion to preventi t Midlands con	ng the sprawl of	High Har	Har	High Har	Har	Har	Har	Low Har
		ning the separa		m	m	m	m	m	m	m
		, Streetly (adjo								
		d), and Birming	0							
		ng encroachme								
			arcel is containe							
			y the settlement							
		f Birmingham a								
			West Midlands							
	conurbation. The expanding Birmingham, and Street									
			nificantly weaker	X						
		between Walsa								
	Streetly	(adjoining Sutte	on Coldfield), an							
			parcel has disting	ct Control						
			Beacon which,							
		with clear lines								
			s, mean that any							
	Belt bou		veaken the Gree	11						
Landscape		largely open a	nd visually	High	<u> Λ</u>	/lod	Mod	Lo	w	Low
Sensitivity		nt area, culmin				ligh		Mo		
Contonitivity	PICHINIC	aroa, oanimi	amig iii u							

skyline ridge, v surrour present routes   and dei charact the are conside sensitiv Large s the sma to the e provide Steetly *Howev significat the land the site medium Charact small s site to t identifie these fi the low settlem reasons conside	ent and generally undeveloped feature along the Barr Beacon which forms a scenic backdrop to hiding settlement. While the ce of prominent electricity pylon provides an urbanising influence tracts from the rural and natural ter and perceptual attributes of a, overall the landscape is ered to have a moderate-high rity to residential development. The scale development would disrupt all scale field pattern, particularly the scale development would disrupt ast of Doe Bank Lane, which is rural and open backdrop to and Pheasey. The LUC study the parcel is antly larger than proposed site. In discape sensitivity assessment is not referred to in any of the in harm or higher harm the harm or higher harm the lotter harm or higher harm are ed but the reduced site area omits lelds. The site is referred to in er sensitivity for settlement assessment, recorded to be the lent edge to Pheasey. For these is the parcel in isolation is ered would score less than ate-high or high in landscape erms.	X - Emplo yment	X - Reside ntial*		

Detailed a	Detailed assessment against environmental, social and economic criteria					
Criteria	Assessment	Rati	Rating			
	Environmental					
Greenfield/ Previously Developed Land	The site is greenfield.	X				
Topography	The site is large and although it rises North the increase is shallow.		Х			
Agricultural Land Quality	3a - Only part recorded in Magicmap, the rest is graded as 3 pre 1988 records. However the developer has provided an assessment of agricultural land quality which confirms that the site is predominantly BMV 3a land. The assessment also confirms that the proximity of the site to residential uses limits enrichment of the soil which contributes to low economic benefits of the land and confirms that there would be no adverse affect on farm structure or viability. Taking account of the requirement for Walsall to provide housing in sustainable locations and the lack of poorer quality nearby land suitable for development, the site can be developed in accordance with planning policy in agricultural terms.		х			
Tree Preservation Orders / Mature Trees of Value on	There are no protected trees at this site, however the site is in a Conservation Area. Hedgerows and trees define the boundaries of the site and fields within the site. A tree survey is required.		x			

site or significantly				
affecting boundaries				
Biodiversity or Geodiversity on site or significantly affecting boundaries	Potential impact on hedges and trees which would require Ecology survey.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	The site is within the Great Barr Conservation Area and any buildings here should preserve or enhance the Conservation Areas character.	Х		
Impact on visual amenity of adjacent land users, including existing residents	Significant local impact from residents who face the site, the site is broadly level with the Queslett Road where it meets it and the houses opposite, it is considered likely that the proposed area to be developed and this relationship would reduce any wider visual impact.		x	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х
Ground Contamination	Area illustrated on the SAD maps to the East, minority of the site, survey work required but mitigation likely. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability	No evidence of ground stability issues.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015. However Electric Charging Points would be required in accordance with Air Quality SPD			х
Noise impact of adjoining uses	Residential, agricultural and horsicultural uses nearby raise no significant noise concerns. An employment use here may require mitigation due to the proximity to residential properties.	X- Em plo yme nt		X- Res ide ntia
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Χ
Employment	Economic  There has been a market attractiveness assessment made			
Development Opportunities	by colliers for the EDNA 2 study which concludes "This scheme is potentially suitable. The site is large and		X	

strategic in nature and would benefit from a mixed use approach with elements of residential and industrial uses." However the assessment is based on this site and Blue House Farm, if the allocatable site is reduced a mixed use is less likely to be achievable due to other constraints such as mitigation for existing heritage assets.  Employment Land  Not employment land near to residential uses, however mitigation would be possible but would significantly reduce the developable area.  Delivery / Phasing  Delivery / Phasing  Delivery / Phasing  Delivery / Phasing  The site is part of a cluster of three sites and is a viable urban infili site with the highest infrastructure cover ratio and the developer has been transparent in providing a minimum land value which de-risks the delivery.  Viability  The sites is in greenfield high value zone. The site is viable in that the policy compliant Residual Land Value is greater than the Benchmark Land Viability.  Availability of utilities  The submission states that the site has access to mains water, sewage treatment  Availability of utilities  The submission states that the site has access to mains water, sewage treatment  Availability of utilities  The submission based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure  constraints on /  under site (electric  cables/sub-stations, water/sewage pipes, gas pipes, pylons, crossing the site and a substation, however this relates to the original submission and the revised plan omits the electricity infrastructure.  Impact on the wider road network  The submission states that there are underground services, Pylons crossing the site and a substation, however this relates to the original sub					
mitigation would be possible but would significantly reduce the developable area.  Delivery / Phasing  Delivery / Phasing  This site is part of a cluster of three sites and is a viable urban infill site with the highest infrastructure cover ratio and the developer has been transparent in providing a minimum land value which de-risks the delivery.  Viability  The sites is in greenfield high value zone. The site is viable — in that the policy compliant Residual Land Value is greater than the Benchmark Land Viability.  Availability of utilities — electricity, gas, water, swage treatment  The submission states that the site has access to mains water, mains sewage, electricity, gas and broadband. Minworth WSTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access and transportation  Could be a link road between Doe Bank Lane and Aldridge Road would need to considered. Existing school parking issues. Does Bank Lane and Aldridge Road not suitable for an employment use across the site but a mixed use could be supported.  The submission of public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  GP/Health The whole site is within 20 minutes walking distance of a Evendmantly within 20 minutes walking distance of an Employment Area  The whole site is within 20 minutes public transport distance of an Employment Area		approach with elements of residential and industrial uses." However the assessment is based on this site and Blue House Farm, if the allocatable site is reduced a mixed use is less likely to be achievable due to other constraints such as mitigation for residential uses and mitigation for existing			
urban infill site with the highest infrastructure cover ratio and the developer has been transparent in providing a minimum land value which de-risks the delivery.  The sites is in greenfield high value zone. The site is viable – in that the policy compliant Residual Land Value is greater than the Benchmark Land Viability.  Availability of utilities – electricity, gas, water, sewage treatment electricity, gas, water, sewage treatment estemated the developer has been described by a subject of the developer of the developer has been described by a subject of the developer has been described by a subject of the developer has been transparent in providing a minimum land value which de-risks the delivery.  Availability of utilities – in that the policy compliant Residual Land Value is greater than the Benchmark Land Viability.  Availability of utilities – in that the policy capusity constants to mains water, mains sewage, electricity, gas and broadband. Minworth WSTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access and transportation and transpo		mitigation would be possible but would significantly reduce the developable area.		х	
- in that the policy compliant Residual Land Value is greater than the Benchmark Land Viability.  Availability of utilities - electricity, gas, water, sewage treatment water, mains sewage, electricity, gas and broadband. Minworth WSTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity is to success the service of the property of the		urban infill site with the highest infrastructure cover ratio and the developer has been transparent in providing a minimum land value which de-risks the delivery.			х
water, mains sewage, electricity, gas and broadband. Minworth WSTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion. Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access and transportation  Impact on the wider road network  Other Economic (specify)  The submission states that there are underground services, Pylons crossing the site and a substation, however this relates to the original submission and the revised plan omits the electricity infrastructure.  X  **X  **There are no land or other constraints preventing expansion.**  There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  **Infrastructure**  Could be a link road between Doe Bank Lane and Aldridge Road. The speed limits on Aldridge Road would need to considered. Existing school parking issues. Does Bank Lane and Aldridge Road not suitable for an employment use across the site but a mixed use could be supported.  Impact on the wider road network  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  The site is predominantly within 15 minutes walking distance of a Primary School  Secondary School  GP/Health Centre/Walk in The whole site is more than 15 minutes public transport distance of an Enployment Area	-	<ul> <li>in that the policy compliant Residual Land Value is greater than the Benchmark Land Viability.</li> </ul>			х
constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access and transportation  Impact on the wider road network  Other Economic (specify)  Access time by walking or public transport (except Primary schools: walking or public transport (except Primary School  Pylons crossing the site and a substation, however this relates to the original submission and the revised plan omits the electricity infrastructure.  X  X  X  X  X  X  X  X  X  X  X  X  X	- electricity, gas, water, sewage treatment	water, mains sewage, electricity, gas and broadband. Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion. Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			X
Highways access and transportation  Could be a link road between Doe Bank Lane and Aldridge Road. The speed limits on Aldridge Road would need to considered. Existing school parking issues. Does Bank Lane and Aldridge Road not suitable for an employment use across the site but a mixed use could be supported.  Impact on the wider road network  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The site is predominantly within 15 minutes walking distance of a Primary School  Secondary School  GP/Health Centre/Walk in  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of an Employment Area	constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of	Pylons crossing the site and a substation, however this relates to the original submission and the revised plan omits		x	
road network traffic on nearby junctions.  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School The site is predominantly within 15 minutes walking distance of a Primary School  Secondary School The site is predominantly within 20 minutes public transport distance of a Secondary School  GP/Health The whole site is more than 15 minutes walking distance of a Health Centre Area  Strategic The whole site is within 20 minutes public transport distance of an Employment Area		Road. The speed limits on Aldridge Road would need to considered. Existing school parking issues. Does Bank Lane and Aldridge Road not suitable for an employment use		x	
Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The site is predominantly within 15 minutes walking distance of a Primary School  Secondary School  The site is predominantly within 20 minutes public transport distance of a Secondary School  GP/Health Centre/Walk in  The whole site is more than 15 minutes walking distance of a Health Centre Area  Strategic Centre/Employment  The whole site is within 20 minutes public transport distance of an Employment Area	•			Х	
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The site is predominantly within 15 minutes walking distance of a Primary School  The site is predominantly within 20 minutes public transport distance of a Secondary School  GP/Health Centre/Walk in  The whole site is more than 15 minutes walking distance of a Health Centre Area  Strategic Centre/Employment  The whole site is within 20 minutes public transport distance of an Employment Area	Other Economic				
Services in accordance with BCP Policy HOU2.  Primary School  Secondary School  GP/Health Centre/Walk in  Strategic Centre/Employment  Services in accordance with BCP Policy HOU2.  The site is predominantly within 15 minutes walking distance of a Primary School  X  X  X  X  X  X  X  X  X  X  X  X  X					
Secondary School   The site is predominantly within 20 minutes public transport distance of a Secondary School   X   X	Access time by wall	o key r	esiden	tial	
distance of a Secondary School  GP/Health Centre/Walk in  Strategic Centre/Employment  distance of a Secondary School The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of an Employment Area	Primary School	distance of a Primary School		Х	
Centre/Walk in a Health Centre Area  Strategic The whole site is within 20 minutes public transport distance of an Employment Area	-	distance of a Secondary School			X
Strategic The whole site is within 20 minutes public transport distance of an Employment Area			X		
	Strategic	The whole site is within 20 minutes public transport distance			

**Employment Conclusion** 

-	1							
Centre/Foodstore		predominantly mo f a Fresh Food and	ore than 15 minute d Centre Area	es walking	X			
Any character		ey semi-detached houses to the East with a mix of terraced, detached						
constraints on		d semi-detached housing to the East would allow flexibility. The density which						
density (list)		of the character here is 27dph and so an appropriate net density for						
,		is considered to be 35dph.						
Connections to local	No connec	ction to Local Cycle Route Network						
cycle route networks		•			X			
Public Open Space	Not Public	Open Space.					Х	
Loss of Playing Field			of a Playing Field	or Sports			х	
/ Sports Pitches	Pitch.		, ,	•			^	
Other Social								
		Opport	unities					
The site misses out t	he farm and	farm buildings						
which could offe	er an opportu	unity to be						
incorporated in the	developable	area without						
significant further harr								
is otherwise cons	idered acce	ptable. The						
remaining hardstand				X				
open to anti-social be								
secured fencing itse								
development could re								
in this respect if it w		as part of the						
subm	nission site.							
		Sustainabili	ty Appraisal					
Sustainability Appraisa	al Housing	The site has som	ne negative impac	ts for SA Objec	tives 1	, 2, 3, 4	1, 5,	
Conclusion	J		d positive impact f					
				•				
Sustainability Appraisa	al	Assessment requ	uested					
F		•						

#### Conclusion

The site scores highest green belt and landscape harm. However in the LUC study the parcel is significantly larger than proposed site. In the landscape sensitivity assessment the site is not referred to in any of the medium harm or higher harm Character/Attributes assessments, the small scale field parcels adjoining the site to the North (Blue House Farm) are identified but the reduced site area omits these fields. The site is referred to in the lower sensitivity for settlement setting assessment, recorded to be the settlement edge to Pheasey. For these reasons the parcel in isolation is considered would score less than moderate-high or high in landscape harm terms.

The site raises no significant issues (subject to the recommendations of the conservation area review being implemented following a separate consultation) which combined with the viability and deliverability study demonstrates the site is sustainable, viable and deliverable. The site is prominent from road users and neighbours which directly face the site however this is a limited local impact and the topography being lower than Blue House Farm combined with the relationship to adjoining land would limit any wider impact. The revised plan due to the omission of Blue House Farm is considered a significant reduction any potential visual amenity harm.

The EDNA 2 assessment suggests mixed uses which would result in limitations and impacts to both employment and residential, this limited employment use potential makes residential more appropriate for allocation.

Developable	12 17	Donaity	45	Estimated	1426
Area	42.47	Density	40	Housing Units	1420

Site Knowr	n As	10107 East									
Site Addres	ss	Land to the	East of Cheste	Road, I	Hard	wick, W	/alsall,V	VS9 OF	PH		
Ward		Streetly		Call for	Site	Ref	10107	Z East			
Site Area (I	ha)	8.69									
Site Refere	ence	SA-0187-W	ΑL								
			Background	/Contex	κt						
Current uses (list)	The s	site is predomir	nantly used for a	griculture.							
Surrounding land uses	use, t which	the south is a b	formerly used formerly used for bungalow and gate a railway and to	rden cent	re, to	the Ea	st the dis	strict bo	undar	У	
			Constra	ints							
Gateway Co affecting pa			Name / Details	3					СО	nount vered a's)	
SSSI/SAC/ S			N/A						Ò	-,	
Ancient Woo		teran Trees	N/A						0		
Local Nature Flood Risk Z			N/A N/A						0		
		den	N/A						0		
Registered Park & Garden N/A Scheduled Ancient Monument N/A								0			
Operational I			N/A						0		
Common Lar			N/A						0		
Existing Police Designations (list)		policy ENV1 G	reen belt								
		Green Belt ar	nd Landscape	Sensitiv	ity /	Assess	ment				
Criteria	Assess			Ratir							
Green Belt Harm	contribut	-parcel makes tion to preventi t Midlands con	ng the sprawl of	Very	Hig Ha	Har	Har	Low Mod Har	Low Har	Very Low Har	
	maintain		arbation,	m	m	m	m	m	m	m	
	separation	on of Aldridge a									
		g Sutton Coldf									
		ng encroachme side. The A452	ent on the								
			clear boundary								
			ase of the area to								
		without having	too great an			X					
	impact o		d the railway line								
			ver that forms its								
			ould limit impact								
	on the										
Landagene		ide beyond.	dored to boye a	n High		Mod	Mod	Lo	\A/	Low	
Landscape Sensitivity			dered to have ar tivity to residentia		<b>'</b>	High	IVIOU	Mo		LOW	
20.13.11711			the absence of								
	pronoun	ced landform fo	eatures, some				Х				
		of rural charact									
	i ileia patt	erns, the comb	ination of open								

<del></del>			
and enclosed areas and the presence of			
prominent pylon routes.			
The landscape is considered to have an			
overall moderate sensitivity to			
employment development. The area has			
a degree of			
rural character, with some natural			
features of value and a historic field			
pattern west of the A452 which would be			
disrupted by			
large scale development. There are			
some existing small scale			
industrial/employment areas and large			
agricultural buildings,			
which are set back from the roads and			
low in height. There is the potential for			
small scale expansion these areas			
without			
impacting existing landscape features of			
value.			
Detailed accomment analyst and an incommen	4 1		 •

Detailed assessment against environmental, social and economic criteria Criteria **Assessment** Rating **Environmental** Greenfield/ The site is greenfield land. Previously Χ Developed Land Topography The site slopes up from North to South, the rate is shallow and not considered to be a significant constraint to X developing the site. Agricultural Land Pre1988 - Grade 3, no new assessment available. Χ Quality Tree Preservation There are few trees on site, but an number of established Orders / Mature hedgerows which would require assessment. Trees of Value on Χ site or significantly affecting boundaries Any loss of trees would require an Ecology survey in the Biodiversity or Geodiversity on site interests of protected species. or significantly The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for affecting boundaries developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, X Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2 This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Core Habitat Zone Heritage Assets on There are no recorded heritage assets here. site or significantly Χ affecting boundaries There would be local impact when travelling along Chester Impact on visual X amenity of adjacent Road from North to South as the topography of the site

land users, including existing residents	ensures its prominence. The existing site in part helps define the part urban part rural character of Streetly however			
	it is recognised that the utilitarian buildings at Pacific nurseries are prominent, and the railway encloses the site from land to the East in addition it is considered that the land			
	to the West has a bigger impact on the local character. On balance the visual amenity impacts are not significant here.			
	An employment use here would also be prominent with the additional harm that it would be out of character with the surrounding development.			
Flood risk, drainage	Not in a High Risk flood zone. Scope for SUDS. To the			
and ground water	North 350m away is a flood zone 3 area. Although outside of the site due to the topography this site would contribute to the flooding issue FRA and mitigation is required.		X	
Ground	The site in the South East section has a record of			
Contamination	contamination which requires assessment. Sites with previous agricultural uses require contamination		Х	
	surveys due to fertilizer use, sewage sludge presence of heavy metals.		X	
Ground stability	No evidence of ground stability issues.			Х
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			
adjoining uses	However Electric Charging Points would be required in			~
	accordance with Air Quality SPD.  The nearby Quarry could be a source of air pollution,			Х
	potential for blasting. More information is required.			
Noise impact of	Chester Road part of the Strategic Highway Network and a			
adjoining uses	there is a nearby quarry which would have potential for			
	unacceptable noise impacts for future residents. There could be potential for blasting at the quarry. Noise assessment			
	required BS8233 and PROPG would be required. An			
	employment use here may require mitigation due to the		X	
	proximity to residential properties.			
	A noise assessment would also be required to take account of the railway line to the North and the nearby Quarry.			
	Employment uses likely to have an impact on neighbouring			
	houses which could restrict potential employment uses.			
Mineral Extraction	The site is within 250m of the access to a permitted minerals			
and Mineral	working site Branton Hill Quarry. In this instance the access		v	
Resource Areas	is already off a strategic highway and is opposite the site having a less than significant impact on development.		X	
	The site is in a			
Mineral	The site is within 250m of permitted mineral infrastructure			
Infrastructure and	site Branton Hill Quarry and sufficient distance separation		v	
Brickworks	and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental		X	
	impact on res			
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	The site is on the edge of an urban area with no other			
Development Opportunities	nearby significant employment uses, there are no bus services along Chester Road, although a railway runs along			
Opportunitios	the rear of the site there is no station here. The submission			
	does not seek employment uses. Mitigation for residential	X		
	amenity could be significant. The site has been assessed			
	for market attractiveness by Colliers for the Edna 2 study and concludes "This site is potentially suitable for office and			
	B2 / B8 industrial use subject to there being demand for this			

	T			
	type of unit in the area. Also, although this seems to be a largely residential area, the site boundary is clear of the residential uses. There would be scope for B2/B8 development, possibly related to horticultural or agricultural use."			
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	Viable urban extension site although part of a cluster of three submission with three ownerships, each with potentially different motivations. No minimum land value provided and infrastructure cover ratio is minimal with limited scope for additional costs to be borne. Not known whether the landowners are willing to fund the S106/infrastructure through land value capture. Deliverability could be at risk.		x	
Viability	The sites is in greenfield high value zone. The site is viable – in that the policy compliant Residual Land Value is greater than the Benchmark Land Viability.			X
Availability of utilities  – electricity, gas, water, sewage treatment	The submission states that the site has access to mains water, mains sewage, electricity and gas.  Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is no evidence of infrastructure constraints here.			x
Highways access and transportation	Access from a single location is preferred. High record of fatalities requires controlled junction which would help to address traffic speeds.		х	
Impact on the wider road network Other Economic	No significant wider impacts.			х
(specify)				
Aggestime by the	Social	o kon :	ooids:-	tiol
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	.о кеу г	esiaen	ual
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		
Secondary School	The site is predominantly within 20 minutes public transport distance of a Secondary School			Х
GP/Health	The whole site is more than 15 minutes walking distance of	Х		
Centre/Walk in Strategic	a Health Centre Area The whole site is within 30 minutes public transport distance			
Centre/Employment Area	of an Employment Area			

Centre/Foodstore	The whole	site is more than	15 minutes walkin	ng distance of			
Control Codotoro		ood and Centre Ar		ig alotarioo oi	X		
Any character				ng Chester Road	d. Hou	sina	
constraints on		etached two storey family housing exists along Chester Road. Housing ensity here is low and as development here would be on the edge of the urbar					ırban
density (list)		ea a lower density of 35dph would be appropriate.					
Connections to local		o connection to Local Cycle Route Network.					
cycle route networks		X					
Public Open Space	Not public	open space.					Х
Loss of Playing Field			of a Playing Field	or Sports			Х
/ Sports Pitches	Pitch.		, ,	·			^
Other Social							
		Opport	tunities				
Opportunity to combine with adjacent call for site submission to form a larger more comprehensive development.							
		Sustainabili	ty Appraisal				
Sustainability Apprais Conclusion	sal Housing		ne negative impac , 14 and positive i				1, 5,
Sustainability Apprais	sal	Assessment req	uested				
Employment Conclus		7.0000011101111109	accida				
		Concl	lusion				
On balance it is con- result in a significant railway line and exis- developing this site. The EDNA 2 assess limitation combined v for housing allocation	unacceptable ting developn ment conclude vith the subm	he impact on visue impact on the senent here, there a	ual amenity and the mi-rural character are no other significated as the may be a second and the ment of the ment o	r of streetly due to icant issues which cceptable subject	to the ch are ct to d	topogr a barı emand	aphy, ier to . This
Developable Area 8.6	9	Density	35	Estimated Housing Units	228	3	

conurbation. The expansion of Birmingham, and Streetly into sub-

This is a largely open and visually

prominent area, culminating in a

Belt boundary.

Landscape

Sensitivity

parcel B93B would significantly weaken the gap between Walsall, Aldridge, Streetly (adjoining Sutton Coldfield), and Birmingham. The sub-parcel has distinct slopes up towards Barr Beacon which, together with clear linear main road urban edge boundaries, mean that any release of land would weaken the Green

Site Known	As	Green Belt F	Parcel 006								
Site Addres	SS	Former Star	Service Station	, Quesl	ett Roa	ad Eas	st, Stre	etly.			
Ward		Streetly	Streetly			Ref	Green	Belt F	Parcel	006	
Site Area (ha)		0.27	0.27			'					
Site Refere	nce	SA-0233-W/	AL.								
			Background	/Contex	ĸt						
Current uses (list) Surrounding land uses	remo	oved. History of ne North West a	d petrol filling stat unlawful car was and North East ar South West resic	h use. e farmho	ouses/ b	ouilding	gs and a				
	1		Constra								
Gateway Constraints (where affecting part of submitted site)  Name / Details									ount rered 's)		
SSSI/SAC/ S		N/A							0		
Ancient Woo		eteran Trees	N/A					0			
Local Nature			N/A						0		
Flood Risk Zo			N/A		0						
Registered P			N/A							0	
Scheduled A			N/A						0		
Operational E		ound	N/A						0		
Common Lar		1 D O	N/A						0		
Existing Police Designations (list)	SAD	t Barr Conserva Green Belt EN	V1								
Criteria	_		nd Landscape			ssess	ment				
Green Belt	Asses		o otrona	Ratii	ıg	Mod		Low		Vory	
Green Belt Harm	contributhe West maintain Aldridge Coldfiel prevent countrysto the seedges of	at Midlands conning the separate, Streetly (adjoid), and Birminging encroachmeside. The sub-pouth and east but Birmingham a	ng the sprawl of urbation, tion of Walsall, ining Sutton ham and ent on the arcel is contained the settlement	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m	

X

High

Mod

High

Mod

Low

Mod

Low

prominent and generally undeveloped skyline feature along the Barr Beacon ridge, which forms a scenic backdrop to surrounding settlement. While the presence of prominent electricity pylon routes provides an urbanising influence and detracts from the rural and natural character and perceptual attributes of the area, overall the landscape is considered to have a moderate-high sensitivity to residential development. The area is considered to have a high sensitivity to employment development. Large scale development would disrupt the small scale field pattern, particularly to the east of Doe Bank Lane, which provides rural and open backdrop to Steetly and Pheasey.  *However in the LUC study the parcel is significantly larger than proposed site. In the landscape sensitivity assessment the site is not referred to in any of the medium harm or higher harm Character/Attributes assessments, the small scale field parcels adjoining the site to the North (Blue House Farm) are identified but the reduced site area omits these fields. The site is referred to in the lower sensitivity for settlement setting assessment, recorded to be the settlement edge to Pheasey. For these reasons the parcel in isolation is considered would score less than moderate-high or high in landscape harm terms.	X- Emplo yment	X- Reside ntial*		

Detailed as	Detailed assessment against environmental, social and economic criteria							
Criteria	Assessment	Ratii	ng					
	Environmental							
Greenfield/ Previously Developed Land	The site is predominantly hard standing and was previously developed.			х				
Topography	The site is flat.			Х				
Agricultural Land Quality	Not agricultural land.			х				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are hedges and trees along the boundary and defining field boundaries which may justify retention or mitigation. A tree survey is required however any retention or mitigation would have little impact on the developable area of the parcel.		x					
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value,		x					

Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan- Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2 The site falls within Nature Recovery Network Zone Core		
Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2		
The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2		
Predominant Ecological Valuation of the Black Country Green Belt Score = 2		
Green Belt Score = 2		
The site falls within Nature Recovery Network Zone Core		
Evangion Zono 1		
Expansion Zone 1  Heritage Assets on The site is within the Great Barr Conservation Area as well		
Heritage Assets on Site or significantly as being within close proximity to Doe Bank Farm, a Grade		
affecting boundaries II Listed farmhouse and ancillary farmstead. Any	х	
development would need to be sympathetic to the setting of	^	
these buildings.		
Impact on visual The character of this part of Queslett Road East is defined		
amenity of adjacent by open land, although previously there was a garage at the		
land users, including site there is little trace of this when travelling along Queslett		
existing residents Road East. There would be a local impact but mitigation	х	
	^	
would be possible through landscaping. Limited wider		
impact due to existing context of development and favourable topography.		
Flood risk, drainage Not in a flood zone 2 or 3 area. Scope for SUDs.		
and ground water		Х
and ground water		^
Ground The parcel is a former petrol filling station. Activities carried		
Contamination on at this site are likely to have resulted in localised ground		
contamination, in particular fuel leakage from underground		
storage tanks. Pollution Control is unaware of any suitable		
remediation measures that have taken place, including the		
removal of the buried tanks and pipe work, and has no detail		
of ground conditions in the area.		
Ground stability No record of ground stability issues here.		Χ
Air Quality impact of Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.		
adjoining uses		Х
Noise impact of There is sufficient distance to housing that there would not		
adjoining uses be significant noise impacts from an employment use and		
noise from the highway in relation to residential use could be		Х
mitigated for.		
mitigated for.  Mineral Extraction The site is in a MSA and requires mitigation. Where practical		
Mineral Extraction The site is in a MSA and requires mitigation. Where practical	,,	
Mineral Extraction and Mineral The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock	х	
Mineral Extraction and Mineral The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock	X	
Mineral Extraction and Mineral The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock	X	
Mineral Extraction and Mineral Resource Areas  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.	х	
Mineral Extraction and Mineral Extraction and Mineral Extraction and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  Mineral No mineral infrastructure constraints.	X	x
Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and Resource Areas  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  No mineral infrastructure constraints.	X	x
Mineral Extraction and Mineral Resource Areas  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  Mineral Infrastructure and No mineral infrastructure constraints.	X	
Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and Brickworks  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  No mineral infrastructure constraints.  Waste Infrastructure  No waste infrastructure constraints	X	x x
Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and Brickworks  Maste Infrastructure  Other Environmental  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  No mineral infrastructure constraints.  Waste Infrastructure  No waste infrastructure constraints	X	
Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and Brickworks  Maste Infrastructure  Other Environmental  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  No mineral infrastructure constraints.  Waste Infrastructure  No waste infrastructure constraints  Other Environmental  No other issues identified.  Economic	X	х
Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and Brickworks  Maste Infrastructure  Other Environmental  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  No mineral infrastructure constraints.  Waste Infrastructure  No waste infrastructure constraints  Other Environmental  No other issues identified.  Economic  Employment  This site does not meet the threshold for employment	X	х
Mineral Extraction and Mineral and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  Mineral Infrastructure and Brickworks  Waste Infrastructure  Other Environmental  No other issues identified.  Employment Development  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  No mineral infrastructure constraints.  Perconomic  Economic  This site does not meet the threshold for employment allocation in the Black Country Plan.	X	х
Mineral Extraction and Mineral Areas and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  Mineral Infrastructure and Brickworks  Waste Infrastructure  Other Environmental No other issues identified.  Employment Development Opportunities  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  No mineral infrastructure constraints.  Provided Areas Areas Areas and environmentally feasible prior extraction for bedrock sand environmentally feasible prior extraction for b	X	х
Mineral Extraction and Mineral Resource Areas  Mineral Resource Areas  Mineral Resource Areas  Mineral Infrastructure and Brickworks  Maste Infrastructure  Other Environmental No other issues identified.  Employment Development  Development  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  No mineral infrastructure constraints.  Waste Infrastructure  No waste infrastructure constraints  Economic  Economic  X	x	х
Mineral Extraction and Mineral Resource Areas  Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and Brickworks  Waste Infrastructure  Other Environmental  Development Development Opportunities  Employment Land  Mineral Infrastructure in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  No mineral infrastructure constraints.  Waste Infrastructure  No waste infrastructure constraints  Economic  Economic  X  A Mineral Infrastructure and Brickworks  No other issues identified.  Economic  This site does not meet the threshold for employment allocation in the Black Country Plan.  Not employment land mitigation could offer some potential.		X X
Mineral Extraction and Mineral Resource Areas  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  Mineral Infrastructure and Brickworks  Waste Infrastructure  No mineral infrastructure constraints.  Other Environmental No other issues identified.  Employment Development Opportunities  Employment Land  Not employment land mitigation could offer some potential.  Delivery / Phasing  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand environmental sand environmentally feasible prior extraction for bedrock sand environmental sand envir		х
Mineral Extraction and Mineral Resource Areas  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  Mineral Infrastructure and Brickworks  Waste Infrastructure  No waste infrastructure constraints  Other Environmental No other issues identified.  Economic  Employment Development Opportunities  Employment Land Not employment land mitigation could offer some potential.  Delivery / Phasing Permission has been granted and there are no known		X X

Availability of utilities  – electricity, gas, water, sewage treatment	terms of ca Minworth V significant and there expansion Broadband There are Minor loca managed	WsTW has capacity for 96,717 houses. There is headroom based on current quality performance are no land or other constraints preventing			x
	growth.	rd asset management plans in advance of future			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are	no known infrastructure constraints.			x
Highways access and transportation	pedestrian	lised highway improvements required to improve accessibility to the local centre. Residential or al raise no concerns.		х	
Impact on the wider road network	No concer	ns raised.			Х
Other Economic (specify)					
(эрсспу)		Social			
Access time by wall	king or publi	c transport (except Primary schools: walking only) t	o kev r	esiden	tial
7 tooooo tiirio by wall	servic	es in accordance with BCP Policy HOU2.	o koy i	0010011	liai
Primary School	distance o	predominantly within 15 minutes walking fa Primary School		Х	
Secondary School		site is within 20 minutes public transport distance adary School			X
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of centre Area	Х		
Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area			
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	Х		
Any character constraints on density (list)	detached t	cter of housing here is defined predominantly by mi traditional styled houses. Planning permission has a r high density development.			semi-
Connections to local cycle route networks					
Public Open Space		open space.			Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х
Other Social					
		Opportunities			
No specific op	portunities id				
Sustainability Appraisa Conclusion	al Housing	Sustainability Appraisal  Planning permission already exists for housing.			
Sustainability Appraisa Employment Conclusion		Planning permission already exists for housing.			
p.oymont conduct	···	<u> </u>			

#### Conclusion

The site scores highest green belt and landscape harm. However in the LUC study the parcel is significantly larger than proposed site. In the landscape sensitivity assessment the site is not referred to in any of the medium harm or higher harm Character/Attributes assessments, the small scale field parcels adjoining the site to the North (Blue House Farm) are identified but the reduced site area omits these fields. The site is referred to in the lower sensitivity for settlement setting assessment, recorded to be the settlement edge to Pheasey. For these reasons the parcel in isolation is considered would not score less than moderate-high or high in landscape harm terms.

However the site has no other significant issues and is a sustainable site. During the site assessment process permission has been granted for 53 apartments.

Developable	0.27	Donaity	45	Estimated	E0
Area	0.27	Density	40	Housing Units	55

Site Knowr	n As	10526								
Site Addres	SS	409 Chester F	Road, Streetly -	Pacific	Nurse	ries, V	VS9 0PI	Н		
Ward	Ward		Streetly			Ref	10526	;		
Site Area (I	ha)	4.65	4.65			·				
Site Refere	nce	SA-0312-WAI								
			Background	/Contex	ĸŧ					
Current uses (list)	Gai	den Centre								
Surrounding land uses										
			Constra	ints						
Gateway Co affecting pa		ts (where omitted site)	Name / Details	i					co	nount vered n's)
SSSI/SAC/ S			N/A						0	
		eteran Trees	N/A						0	
Local Nature Flood Risk Z		9	N/A N/A				0			
Registered P					N/A					
Scheduled A							0			
Operational B		ound	N/A				0			
Common Lar		5 = 1 11 11 10 10 10	N/A 0							
Existing Police Designations	,	D ENV1 Green E	beil							
(list)										
Criteria	A 6 6 6 6	<u>Green Belt ar</u> ssment	nd Landscape			ssess	ment			
Green Belt		b-parcel makes	a strong	Ratii Very		Mod		Low		Very
Harm		ution to preventi		High	High Har	High	Mod Har	Mod	Low Har	Low
	the We	est Midlands con	urbation,	Har	m	Har	m	Har	m	Har
		ining the separa	•	m		m		m		m
		reetly (adjoining eventing encroad	Sutton Coldfield)	,						
		side. The A452								
		a clear boundary								
		release of the a				Х				
		t having too grea								
			d the railway line ver that forms its							
			ould limit impact							
		countryside bey								
Landscape			dered to have an			Mod High	Mod	Lo Mo		Low
Sensitivity			tivity to residentian the absence of	11		riigir		IVIC	,,,	
		inced landform fe								
	degree	of rural characte	er with regular							
		atterns, the comb		,			X			
		closed areas an ent pylon routes	d the presence o	Т						
			dered to have ar							
		moderate sensit								

	a degreenatural field pat would be develop small so and large are set I height.	ment development. The area has e of rural character, with some features of value and a historic tern west of the A452 which e disrupted by large scale ment. There are some existing ale industrial/employment areas e agricultural buildings, which back from the roads and low in There is the potential for small spansion these areas without ag existing landscape features of						
Deta		sessment against environmer	ntal soc	ial and o	conomi	c crite	ria	
Detailed assessment against environmental, social and econom  Criteria Assessment				COHOIII	Ratir			
Ginona		Environme	ntal			rtatii	<u>.a</u>	
	Greenfield/ Previously developed partly by the garden centre, the trees					х		
	Topography Predominantly flat.  Agricultural Land Not agricultural land.  Ouality						X	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  Tree Preservation The East part of the site is covered by group tree preservation order 9/1986 which affects 2ha of the developable area.		х						
Biodiversity of Geodiversity or significantly	or on site y	The protected trees are dense an likely have a significant detriment species.  This site falls within two Nature R	al impact	on protect	ted	Х		

Previously	to the East cover what was historically a sewage treatment			Х
Developed Land	works.			^
Topography	Predominantly flat.			Х
Agricultural Land	Not agricultural land.			
Quality	Two agriculturariana.			Х
Tree Preservation	The East part of the site is covered by group tree			
Orders / Mature	preservation order 9/1986 which affects 2ha of the			
Trees of Value on	developable area.	X		
site or significantly	'			
affecting boundaries				
Biodiversity or	The protected trees are dense and any loss of these would			
Geodiversity on site	likely have a significant detrimental impact on protected			
or significantly	species.	X		
affecting boundaries	This site falls within two Nature Recovery Network Zones	^		
	Core Expansion Zones 1 and Urban Matrix Recovery Zone			
	1			
Heritage Assets on	There are no recorded heritage assets here.			.,
site or significantly				Х
affecting boundaries	Assessed as a second se		X-	X-
Impact on visual	An employment use would require mitigation to the adjoining		Em	Res
amenity of adjacent land users, including	residential properties which is likely to reduce the developable area. Houses would be in character with the		plo	ide
existing residents	existing neighbouring uses.		yme	ntia
			nt	-
Flood risk, drainage	Not in a flood zone 2 or 3, there is a watercourse on the			
and ground water	East of the site and surface water runoff should be managed		X	
	within the site.			
Ground	Current garden centre use has potential to have			
Contamination	contamination through the use of for herbicides, pesticides		X	
Crayinal atability	etc. Mitigation possible through condition.			V
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
adjoining uses Noise impact of	Garden centre use could result in unacceptable noise in	2.5		
adjoining uses	relation to potential residential uses and mitigation would be	X-	X-	
aujoning uses	required. Employment uses likely to result in amenity	Em plo	Res ide	
	impacts on adjacent residents significantly limiting	yme	ntia	
	employment uses.	nt	I	
Mineral Extraction	The site is within 250m of the access to a permitted minerals			
and Mineral	working site Branton Hill Quarry. In this instance the access			
Resource Areas	is already off a strategic highway and is opposite the site		X	
	having a less than significant impact on development.			

	The site is in a			
Mineral Infrastructure and Brickworks	The site is in a  The site is within 250m of permitted mineral infrastructure site Branton Hill Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on res		x	
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	The site is on the edge of an urban area with no other nearby significant employment uses, there are no bus services along Chester Road, although a railway runs along the rear of the site there is no station here. The submission does not seek employment uses. Mitigation for residential amenity could be significant. The adjacent site to the North has been assessed for market attractiveness by Colliers for the Edna 2 study and concludes "This site is potentially suitable for office and B2 / B8 industrial use subject to there being demand for this type of use in the area Although this seems to be a largely residential area, the site boundary is clear of the residential uses. There would be scope for B2/B8 development, possibly related to horticultural or	x		
Employment Land	agricultural use."  Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	The sites is in greenfield high value zone. The site is viable – in that the policy compliant Residual Land Value is greater than the Benchmark Land Viability.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Access to utilities is likely due to proximity to existing development. Capacity unknown.  Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance.  However there are no physical constrains preventing expansion.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		x	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No recorded infrastructure constraints.			x
Highways access and transportation	There are multiple access points on Chester Road at this point, both opposite and on the same side. The accesses would need to be rationalised to ensure adequate separation for an intensified access as a result of development. It may be that a suitable access cannot therefore be achieved to accommodate a significant		х	

				ina ann an lean an an iag al			
	·	nent of the site.	Lane acquisit	ion may be required			
	therefore.	مادامات مسممات					
		ll or some light co	ommerciai us	es may be			
Impost on the wid	appropriat	e. concerns raised.					
Impact on the wid	ier   No wider d	oncerns raised.					Х
road network							
Other Economic							
(specify)		<u> </u>	ocial				
A				المام والمام والمام والمام والمام والمام والمام			4:-1
Access time by	servic	es in accordance	with BCP P		о кеу г	esider	ıtıaı
Primary School	The site is	predominantly n	nore than 15	minutes walking	Х		
T filliary Scribbi		f a Primary Scho			^		
Secondary School	The whole	site is more than	n 25 minutes	public transport	X		
Secondary School	" distance o	f a Secondary So	chool		^		
GP/Health	The whole	site is more than	n 15 minutes	walking distance of	Х		
Centre/Walk in	a Health C	entre Area.			^		
Strategic	The whole	site is within 30	minutes publ	ic transport distance			
Centre/Employme	ent of an Emp	loyment Area	•	·			
Area							
Centre/Foodstore	The whole	site is more than	n 15 minutes	walking distance of	Х		
	a Fresh Fo	ood and Centre A	rea	· ·	•		
Any character	The chara	cter here is defin	ed by low der	nsity traditional semi-	detach	ed and	
constraints on detached houses and bungalows and in keeping with this character a density of							
density (list)		35dph is considered acceptable.					
Connections to lo	cal No connec	tion to a local cy	cle route net	work.	V		
cycle route netwo		·			X		
Public Open Space		open space.					Х
Loss of Playing Fi			of a playing	field or sports pitch.			v
/ Sports Pitches			1 , 3	' '			Х
Other Social							
		Oppo	rtunities				
No specifi	ic opportunities id			Х			
		Sustainabi	lity Apprais	al			
Sustainability App	raisal Housing	The site has so	me negative	impacts for SA Object	tives 2	. 5. 6.	7. 9.
Conclusion	raidarridadirig			or SA Objectives 10, 1		, 0, 0,	., 0,
Cortolacion		12, 11 and poo	iiivo impaot i	51 671 6 6 joodi voo 10,			
Sustainability App	nraisal	Assessment re	nuested				
Employment Con		7.000001110111110	quosicu				
Employment Con	olu SiOi i	Con	clusion				
Employment uses	would require c			ction on uses to prote	ct vieu	al and	noise
	amenities to occupiers of houses in the South. Trees to the East should be retained which would reduce the developable area. This is a previously developed site and suitable for allocation.						
	iica. Tilis is a pre	viousiy develope	Tu Sile allu Sl				
Developable	2.09	Density	35	Estimated	12	1	
Area		*		Housing Units			

Site Known	ı As	10524									
Site Addres	SS	Land Rear o	of 91 Wood Lan	e							
Ward		Streetly		Call for	Site I	Ref	10524				
Site Area (h	na)	2.33	I								
Site Refere	nce	SA-0313-W	AL.								
	Background/Context										
Current uses (list)	Resid	dential and hors	ial and horsiculture								
Surrounding land uses	l l	e North is oper ulture.	n space, to the E	ast and S	outh re	esident	ial and t	to the V	Vest		
			Constra	ints							
Gateway Co affecting par			Name / Details	3						nount vered n's)	
SSSI/SAC/ S			N/A						Ò	<i>'</i>	
Ancient Wood Local Nature		teran Trees	N/A N/A						0		
Flood Risk Zo			N/A						0		
Registered P		den							0		
Scheduled A								0			
Operational E							0				
Common Lar Existing Police		ENV1 Green B	N/A						0		
Designations (list)	,	LIVVI GIGGII E									
		Green Belt ar	nd Landscape	Sensitiv	ity As	ssess	ment				
Criteria	Assess			Ratir	ng						
Green Belt Harm	contribut	-parcel makes a tion to prevention t Midlands cont	ng the sprawl of	Very High Har	High Har m	Mod High Har	Mod Har m	Low Mod Har	Low Har m	Very Low Har	
	and Stre		tion of Aldridge Sutton Coldfield)			m		m		m	
	countrys	ide. The subpa	arcel is contained butheast by the	I							
	Streetly,		dridge and part of the West Any expansion	X							
	would w gap, whi	eaken this narr ch is already c	ow settlement ompromised by								
		over developm od Road.	ient along								
Landscape Sensitivity	The land	scape is consi	sidered to have an sitivity to residential High Mod High Mod Mod			Low					
			the absence of								
		ced landform fe of rural characte									
			pination of open				v				
	and enc	losed areas and	d the presence of	f			X				
		nt pylon routes									
		noderate sensit	dered to have ar tivity to	1							

employment development. The area has			
a degree of rural character, with some			
natural features of value and a historic			
field pattern west of the A452 which			
would be disrupted by large scale			
development. There are some existing			
small scale industrial/employment areas			
and large agricultural buildings, which			
are set back from the roads and low in			
height. There is the potential for small			
scale expansion these areas without			
impacting existing landscape features of			
value.			
Detailed accomment against any incommen	-4-1	d	

value.				
	sessment against environmental, social and economi			
Criteria	Assessment   Environmental	Ratii	ng	
Greenfield/	The site is a mix of greenfield with some previous			
Previously	development to the North with a history of the site being			
Developed Land	affected by landfill. It is likely though that the site is		Х	
Bovolopou Lana	predominantly greenfield.			
Topography	Generally gently sloping to South East.			
	Site sits at the edge of a wider raised area with majority of			
	land lying level, falling away gently to South and South			Х
	West.			
	Favourable topography.			
Agricultural Land	No post 1988 classification, pre1988 classification 4. Not			Х
Quality	agricultural land.			
Tree Preservation Orders / Mature	There are no TPO trees within the site, there are 5 TPO			
Trees of Value on	trees along the existing access road to the site under reference 21/1976. There are also established trees which			
site or significantly	may be worthy of retention. These trees are largely around		X	
affecting boundaries	the perimeter of the site and are not a barrier to			
anothing boardanes	development.			
Biodiversity or	Any loss of trees requires an Ecology assessment in relation			
Geodiversity on site	to protected species.			
or significantly	This site falls within two Nature Recovery Network Zones		X	
affecting boundaries	Core Expansion Zones 1 and Urban Matrix Recovery Zone			
Heritage Assets on	Recorded as a 20th Century Farm within the Historical			
site or significantly	Landscape Area. HBL 4852			X
affecting boundaries				
Impact on visual	The existing tree planting, topography and houses to the		Х -	
amenity of adjacent land users, including	South means that the development of the site would be very limited impacts. An employment use could have		Em	X -
existing residents	unacceptable impacts on existing houses and would require		plo	Hou sin
CAISTING TOSIGOTIO	mitigation, housing would be in keeping with the adjacent		yme	g
	land use.		nt	
Flood risk, drainage	Not in a flood risk zone 2 or 3.			
and ground water				Х
Ground	Adjacent to Little Hardwick Road landfill site, known to be			
Contamination	producing elevated levels of landfill gas. Ground			
	Contamination survey required, mitigation possible through		Х	
	condition.			
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
adjoining uses	N			
Noise impact of	No significant noise issues in relation to housing, an	X -		Х -
adjoining uses	employment use here could have an unacceptable impact	Em		Hou

				-!
	on existing adjacent residents and noise mitigation	plo yme		sin
	restrictions may render such development unviable.	nt		g
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical	111		
and Mineral	and environmentally feasible prior extraction for bedrock and			
			Х	
Resource Areas	superficial sand and gravel shall take place.			
Mineral	No mineral infrastructure constraints.			
Infrastructure and				v
Brickworks				Х
Waste Infrastructure	No waste infrastructure constraints			
vasic illiastractare	TWO Waste Illinastructure constraints			Х
Other Environmental	No other issues identified			V
Other Environmental	No other issues identified.			X
	Economic			
Employment	Significant constraints exist within this assessment in			
Development	particular the relationship with surrounding residential			
Opportunities	development and access from a residential area. In this	Х		
Opportunities		^		
	context there are no notable employment opportunities here			
	which warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of	X		
	character.	- 7		
Delivery / Phasing	No known significant issues regarding delivery or phasing			v
	and likely to be developed within the plan period.			Х
Viability	There are no known significant risks to viability.			
Viability	There are no known significant holds to viability.			Х
Associate literaturalistica	The submission states there is access to Mains water			
Availability of utilities	The submission states there is access to Mains water			
<ul><li>electricity, gas,</li></ul>	supply, Mains sewage, Electricity, Gas, Broadband internet .			
water, sewage	There is currently accommodation at this site.			
treatment	Broadband ultrafast speeds are available in this area.			
	Little Aston WwTW has capacity for 4780 houses. It has			
	limited headroom for population increase due to housing			
	forecast and limited capacity available performance.			Х
	However there are no physical constrains preventing			
	expansion.			
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
	growth.			
Infrastructure	No recorded infrastructure constraints.			
constraints on /				
under site (electric				
cables/sub-stations,				
				Х
water/sewage pipes,				
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	A suitable access to this site could be achieved through the			
and transportation	demolition of the existing dwelling on Wood Lane, subject to			
and handportanen	adequate visibility being achieved. The narrow northern			
				Х
	access could be retained as a pedestrian/cycle/emergency			
	access subject to detail.			
	Residential use would be the most appropriate.			
Impact on the wider	No wider concerns raised.			v
road network				Х
Other Economic	None			
(specify)				Х
(5500.1)	Social			
	Social			

Access time by			ot Primary schools:		key r	esiden	tial
Primary School	The site is		with BCP Policy Fore than 15 minuted		Х		
Secondary School	The site is	predominantly wi f a Secondary Scl	thin 25 minutes pu	ıblic transport		х	
GP/Health Centre/Walk in		predominantly win a Health Centre	thin 15 minutes wa Area	alking		Х	
Strategic Centre/Employme Area		site is within 30 n loyment Area	ninutes public tran	sport distance			
Centre/Foodstore		predominantly wi of a Fresh Food an	thin 15 minutes wand Centre Area	alking		Х	
Any character constraints on density (list)  Traditional detached houses and bungalows with small to medium length gardens and in keeping with this character a density of 35dph is considered acceptable.					d		
Connections to lo cycle route netwo		No connection to a local cycle route network.					
Public Open Space		Not public open space.					Х
Loss of Playing F / Sports Pitches	ield Would not	Would not result in the loss of a playing field or sports pitch.					х
Other Social							
No specif	ic opportunities i		tunities	Х			
			ity Appraisal				
Sustainability App Conclusion	oraisal Housing		ne negative impac d positive impact fo				6, 7,
Sustainability App Employment Con		Assessment req	uested				
		Conc	lusion				
be harmful to exist and likely height of be unviable. There are establi	sting residential us constraints and s shed trees whic	uses, would be ou iting in relation to	no significant cons t of character with existing houses w etention and would tha).	existing surroun ould limit any en	nding d nployn	levelop nent us	ment ses to
Developable Area	1.7	Density	35	Estimated Housing Units	49		

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

All sites in the following order:

- 1. Ward
- 2. Site Assessment Reference

#### **Contents**

Ward	Site Address	Site Reference	Page
Brownhills	237 Watling Street, WS8 6JR, Brownhills, Walsall & 235 Watling Street, Walsall, WS8 6JR	SA-0007-WAL	175
	Johnsons Farm & Meadow Farm, Lichfield Road and Barracks Lane	SA-0200-WAL	180
Pheasey Park Farm	Land to the South East of Longwood Bridge	SA-0286-WAL	185
Rushall-Shelfield	Sandown Quarry, Stubbers Green Road, Aldridge, Walsall, WS9 8BL	SA-0308-WAL	190
Short Heath	Land to the South of Bentley Lane, Willenhall, Walsall, WS2 7LU - Land to the South of Bentley Lane, Willenhall, Walsall	SA-0057-WAL	195

# **Brownhills**

Site Address	S		g Street, Bro		ls, WS	S8 6JR	l - Wal	Isall &	235 W	atling		
Ward			all for Site Ref 10049									
Site Area (ha	a)	5.92										
Site Referen	ice	SA-0007-V	VAL									
		Background/Context										
Current uses			airs and storag									
(list) Surrounding			arm. No evide A5 Watling Str								e use.	
land uses			the West is the					giiway	HELWON	K WILII		
			Cons									
Gateway Con	straints (	where	Name / Deta	ils						Am	ount	
affecting part	t of submi	tted site)									/ered	
0001			NI/A							(ha	's)	
SSSI Ancient Wood	land / Vata	ran Troce	N/A N/A							0		
Local Nature F		eran riees	N/A							0		
Flood Risk Zo			N/A								0	
Registered Pa		en	N/A 0									
Scheduled An			N/A 0									
Operational Bu	urial Grour	nd	N/A 0									
Common Land	t		N/A		0							
Existing Policy	/ SAD p	olicy ENV1 G	reen belt									
Designations												
			nd Landscap	<u>se Se</u>			sessn	nent				
	Assessn	nent			Ratir	ng						
	East				Very High	High	Mod High	Mod	Low Mod	Low	Very	
		arcel makes	a strong ng sprawl of th		Har	Har	Har	Har	Har	Har	Har	
		ands conurba		16	m	m	m	m	m	m	m	
		s, and to prev										
			ountryside. It h	nas								
			th further oper									
		le to the east.										
	•	•	ne canal, which									
			e to the easter									
		ern eages or i ie Green Belt	Brownhills, wo	ula								
			boundary. beyond the car	nal								
				X	X							
	in sub-parcels B112A and B113A some distinction from the inset a					East	Wes t					
	which furtl	her developm	ent resulting									
		se of land wo	ould diminish.									
	West											
		arcel makes		- n-t								
			na ancragenm	ent								
		on to preventi										
	on the cou	untryside and	a moderate									
	on the cou	untryside and	a moderate ng sprawl of th									

Landscape Sensitivity	industria over by north; h the Wyr associa consiste eastern weaken The ma low/redu counter	Mod	Low Mod		Low			
	promine predom some se Therefo conside resident develop					х		
	ailed as	sessment against environme	ntal, so	cial and	economi			
Criteria		Assessment	ntal			Ratir	ng	
Greenfield/ Previously Developed La	usly the rest of it is greenfield, predominantly used for							
Topography					nave an		х	
Agricultural La Quality Tree Preserva		Grade three pre 1988. No curren required.  There are no TPO trees on the si		Х				
Orders / Matu Trees of Valu site or signific affecting bour	e on cantly	established trees and hedges desite and between fields. Some of may be worthy of retention so a trequired, however there is no real not be incorporated into a develo		x				
Biodiversity of Geodiversity of Geodiversity of Significantly affecting bour	on site y	The canal is a SLINC and a wildlisignificant boundary planting white ecology survey to establish what mitigation might be required.  The ecological valuation of the B based on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix with following attributes to calculate a for each Landscape Unit: Land U Habitat Features, Nature Conservadjacency to SSSIs or Ancient W Landscape Characterisation (HLC Axiophyte Value (TAV) and Breed The higher the score the higher the Predominant Ecological Valuation Green Belt Score = 2  This site falls within three Nature Core Expansion Zones 1, Core Hatrix Recovery Zone 1	ife corridich would may be plack Country allowed dual land as used by the control of the Exercise Recover	or which he warrant a present ar ntry Greet d the basi EcoRecor parcels who based on allogical values ignation, Historic Value, Twinland Bird gical values alack County Network	nn Belt is s for rd to vithin the lue score ue, Value, inspands Value.		x	

Heritage Assets on site or significantly affecting boundaries	This area is designated as an area of archaeological importance and a watching brief is required during any development. This is not considered to be a significant constraint.	х	
Impact on visual amenity of adjacent land users, including existing residents	There would be a detrimental local impact, the existing open space view enjoyed by occupiers of the houses to the North would be lost, likewise users of the canal towpath, notwithstanding the topography would experience a loss of visual amenity.  In respect of the wider impact, the land slopes down from South to North, the greatest visual impact is from the North where there is a ribbon development of houses along the A5, beyond these houses is a sand quarry and the M6 toll beyond. Gatehouse Trading Estate is to the South of the application site on higher ground, the thick tree boundary limits the visual impact of the employment use buildings but does not completely screen them. This relationship would help to minimise any visual impact off development in particular employment uses which would be seen in the context of the existing trading estate to the South.	x	
Flood risk, drainage and ground water	Not in a flood risk area. Scope for SUDS.		х
Ground Contamination	No evidence of contamination. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х
Ground stability	Not in limestone or High Risk coal area.		Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015		x
Noise impact of adjoining uses	The main source of noise comes from the A5 Watling Street which forms the shared Northern boundary of the site.  During the site visit there was a constant traffic noise which is considered would be a nuisance to any potential occupiers of the site if used for housing. The site is large enough that the layout and some mitigation could address this issue. Employment uses could have a significant impact on the mobile home park Sandfield to the South, mitigation may not be possible due to the construction of these homes.	х	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.	X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.		х
Waste Infrastructure	The site is within 250 metres of a scrap metal recycling (Pitford Ltd) use, with a former car breakers and skip hire site potentially able to restart again. Residential development near to this employment area would require suitable noise mitigation which Pollution Control have made comments on elsewhere in this assessment.	X - Res ide ntia	X- Em plo yme nt
Other Environmental (specify)	No other issues identified.		x
	Social		
Employment Development Opportunities	The site is adjacent and industrial estate and in close proximity with the A5. The site has been assessed for market attractiveness by Colliers for the EDNA 2 study which concludes "This site is potentially suitable for B2 / B8		х

	industrial use. The site is adjacent to an existing industrial			
	area and would be a natural expansion of operations connected to the wider road network."			
Employment Land	Not existing employment land but adjacent existing		Х	
	employment area. Mitigation to residential required.		^	
Delivery / Phasing	Marginally viable urban edge site with deliverability issue plus the infrastructure cover ratio is negative and could reduce further as no costs have been provided to us in this regard. It is not known whether the landowners are willing to fund the S106/infrastructure through land value capture. Information was not returned in time for the Viability and Deliverability study and a minimum land value not stated. There is a risk to deliverability, however as new information has been received and further consideration is required the site will not be discounted on this basis and for this reason is rated amber.		х	
Viability	The viability and delivery study rates this site as being in a medium value zone, greenfield (with some hardstanding).		Х	
Availability of utilities  – electricity, gas, water, sewage treatment	The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  No broadband speed data is available Burntwood WwTW has capacity for 5941 houses. Major upgrades as part of AMP7 for the period 2020-2025. No WwTW assessment has been provided by Severn Trent for this site and there may be some impact to delivery in terms of build out times, however no concerns have been raised about any limits to increasing capacity here.  There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  No known infrastructure constraints here.		x	
constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints nere.			х
Highways access and transportation	Any proposed sizable development, 142 residential units in this case, will require further consideration of a suitable means of direct access in accordance with DMRB standard CD 123 and DfT Circular 02/2013 as it is likely the existing access arrangements would not be suitable.	х		
Impact on the wider road network	Any assessment for a suitable means of access to serve the development will also need to consider the proximity of the signalised A5 /A5195 /Chase Road Junction.		х	
Other Economic (specify)				
-	Social			
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		
Secondary School	The site is predominantly within 20 minutes public transport distance of a Secondary School			х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		

Strategic	The whole							
Centre/Employment	of an Emp	loyment Area					Х	
Area								
Centre/Foodstore			15 minutes walking	ng distance of	Х			
		ood and Centre Ar						
Any character constraints on			ther employment of ocation and size of					
density (list)		s to density.	ocation and size of	THE SILE LITERE &	ii e iio c	naraci	Ci	
Connections to local		ction to Local Cycl		X				
cycle route networks	NO Connec	LIOIT TO LOCAL CYCL	e Roule Network.		^			
	Thorowou	ıld bo o dotrimonte	al local impact the	ovicting open		Χ		
Impact on visual amenity of adjacent			al local impact, the piers of the house			^		
land users, including			of the canal town					
existing residents	visual ame		phy would experie	ince a loss of				
			ct, the land slopes	down from				
			visual impact is fr					
			elopment of house					
			a sand quarry and					
			Estate is to the S					
		application site on higher ground, the thick tree boundary limits the visual impact of the employment use buildings but						
		does not completely screen them. This relationship would						
		help to minimise any visual impact off development in						
		employment uses						
			g estate to the So					
Public Open Space		open space.	g cotate to the co	diri.			Х	
Loss of Playing Field			of a playing field o	r sports pitch.			Х	
/ Sports Pitches								
Other Social								
		Opport	tunities					
The site is large and	its favourab			Х				
topography minimise								
Adjacent land if suita								
provide alternative								
,			ty Appraisal					
Sustainability Appraisa Conclusion	al Housing	Assessment requ						
Sustainability Appraisa	al	The site has som	ne negative impac	ts for SA Object	tives 1	2. 3. 5	5. 6.	
Employment Conclusion			itive impact for SA		,	_, _, _	, -,	
1.57			lusion					
Any development here	e would be			elopment to the	South	and \	Nest.	

Any development here would be seen in the context of existing development to the South and West. Although the views from the A5 would be prominent due to the topography the green belt study has not identified the most significant harm and in particular development to the West would have less impact. For these reasons allocation for development is acceptable.

There are no significant impacts other than whether the site can be delivered within the plan period, on the basis that this question is currently inconclusive the issue is considered to be less than significant, but must be resolved.

The site is considered more suitable for employment uses than residential uses and is one of only a few sites identified by EDNA as being suitable for employment.

Site Address	s	Johnsons Fa	arm & Mea	adow Fa	arm, Li	chfiel	d Roac	l and E	Barrack	s Lan	ie
Ward			Call fo	II for Site Ref Green Belt Parcel 003							
Site Area (ha											
Site Referen	ice	٩L									
			Backgr	ound/C	ontex	t					
Current uses (list)	Agric	ulture	lture								
Surrounding land uses  To the North is the A5 with fields beyond used for agriculture and horsiculture, to the land uses  East is Barracks Lane with agricultural field beyond, to the South, residential, vets, agricultural field and a garden centre, to the West is a mobile home park.											
				nstrain	ts						
Gateway Con affecting part			Name / D	etails						СО	nount vered a's)
SSSI			N/A							Ò	,
Ancient Wood		teran Trees	N/A							0	
Local Nature F Flood Risk Zo			N/A N/A							0	
Registered Pa		den	N/A							0	
Scheduled An			N/A							0	
Operational Bu		und	N/A							0	
Common Land		0 5 1 5	N/A							0	
Existing Policy Designations (list)		Green Belt - El									
0 11 1	_	Green Belt ar	nd Landso	cape Se			ssessr	nent			
	Assess				Ratir	ng	Mod	T	Low		Mont
Harm	contribut West Mi	-parcel makes tion to preventi dlands conurba lls, and to	ng sprawl c	of the	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
Landscape	countrys with furth east. Ext developr forms a cand nort weaken the Greed developr parcels I distinction the inset developr land wou. The major with furth forms and wou.	ment beyond the consistent edge hern edges of len Belt boundarment beyond the B112A and B112A and B112A and B112A and B114A and B114A area which fur ment resulting full diminish.	rong relatio ryside to the ne canal, where to the east Brownhills, ry. Existing ne canal in a 13A retains rther from releas	hich stern would sub- some	High		X	Mod	Lo		Low
Sensitivity	low/redu counterb landscap promine predomi	ced sensitivity, balanced by the be is relatively ont, and contain nance of small-	, however the fact that the open and vosen and vosen and vose and scale fields	nis isually		H	igh		Mc		

considered to be low-moderate to residential and employment development.  Detailed assessment against environmental, social and economic criteria  Assessment  Greenfield/ Previously  Developed Land  Topography  The parcel drops significantly in height between Sandhills Farm Home Park and Barracks Lane, however due to the distance this is not significantly steep to be a barrier to development.  Agricultural Land Quality  Agricultural Land Quality  Agricultural Land Cuality  Agricultural Land Cuality Agricultural Land Cuality Agricultural Land Cuality Agricultural Land Cuality Agricultural Land Cuality Agricultural Land Cuality Agricultural Land Cuality Agricultural Cuality Agricultural Land Agr		Therefo	re, the overall sensitivity is			
Detailed assessment against environmental, social and economic criteria  Assessment  Environmental  Greenfield/ Previously Developed Land  Topography  The parcel drops significantly in height between Sandhills Farm Home Park and Barracks Lane, however due to the distance this is not significantly steep to be a barrier to development.  Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  The ecological valuation of the Black Country Green Belt Score  A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Other Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSts or Ancient Woodland, Historic Landscape Characterisation (H.L.C) Type Value, Twinspan- Axiophyte Value (TAV) and Breading Farman Birds Value. The hig						
Detailed assessment   Assessment   Rating						
Greenfield/ Previously Developed Land  Topography  The parcel drops significantly in height between Sandhills Farm Home Park and Barracks Lane, however due to the distance this is not significantly steep to be a barrier to development.  Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity or site or significantly affecting boundaries  Biodiversity or Geodiversity or site or significantly affecting boundaries  The expression Zone  Grups of trees and hedges may be used by protected bat, bird and badger species and a survey would be required attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological valuation Value, Adjacency to SSSs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan- Axiophyle Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2 The site falls within Nature Recovery Network Zone Core Expansion Zone 1  There are no recorded heritage assets here.  The land level drops from Sandfield Farm Home Park to barracks Lane so any development here would be prominent and would have a local impact on the visual amenity of adjacent land users, including existing residents  Not in a High Risk flood zone. Scope for SUDS.  X In a standard context of ground existing development in the West which the parcel is seen against.  Not in a High Risk flood zone. Scope for SUDS.	Det	c crite	ria			
Creenfield   Greenfield site.		anca as				
Greenfield/ Previously Developed Land  Topography  The parcel drops significantly in height between Sandhills Farm Home Park and Barracks Lane, however due to the distance this is not significantly steep to be a barrier to development.  Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Groups of trees and hedges may be used by protected bat, significantly affecting boundaries  Groups of trees and hedges may be used by protected bat, diangle applicantly affecting boundaries  Groups of trees and hedges may be used by protected bat, diangle applicantly affecting boundaries  Groups of trees and hedges may be used by protected bat, diangle applicantly affecting boundaries  Groups of trees and hedges may be used by protected bat, diangle applicantly affecting boundaries  Groups of trees and hedges may be used by protected bat, diangle applicantly affecting boundaries  Groups of trees and hedges may be used by protected bat, following attribute a relative value to individual land parcels within the Green Belt. A Valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan- Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2 The site falls within Nature Recovery Network Zone Core Expansion Zone 1  There are no recorded heritage assets here.  The land level drops from Sandfield Farm Home Park to barracks Lane so any development here would be prominent and would have a local	Oritoria			Itatii	<u>'9</u>	
Previously Developed Land Topography The parcel drops significantly in height between Sandhills Farm Home Park and Barracks Lane, however due to the distance this is not significantly steep to be a barrier to development.  Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significant reduction, if any to the capacity of the site for development.  The example of the size of	Greenfield/					
The parcel drops significantly in height between Sandhills Farm Home Park and Barracks Lane, however due to the distance this is not significantly steep to be a barrier to development.  Agricultural Land Quality  Agricultural Land Quality  Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  Biodiversity or osite or significantly affecting boundaries  Biodiversity or osite or significantly affecting boundaries  Groups of trees and hedges may be used by protected bat, bird and badger species and a survey would be required along with mitigation proposals.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value core for each Landscape Unit: Land Use Calculated Value, Adjacency to SSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2  The site falls within Nature Recovery Network Zone Core Expansion Zone 1  There are no recorded heritage assets here.  The land level drops from Sandfield Farm Home Park to barracks Lane so any development here would be prominent and would have a local impact on the visual amenity of adjacents.  The land level drops from Sandfield Farm Home Park to barracks Lane so any development here would be prominent and would have a local impact on the visual amenity of road users and some mobile homes on the East boundary, however this impact is considered to be very limited.  Wider impact from the A5 to the East would also be limited due the topography and existing development in the West which the parcel is seen against.			Grootmore dicar	X		
Farm Home Park and Barracks Lane, however due to the distance this is not significantly steep to be a barrier to development.  Agricultural Land Quality		and				
distance this is not significantly steep to be a barrier to development.  Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on Site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significant reduction, if any to the capacity of the site for development.  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity or Geodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity or Geodiversity or Geodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity or Geodiv	Topography					
distance this is not significantly steep to be a barrier to development.  Agricultural Land Quality  No post 1988 agricultural land quality grade, pre 1988 was a grade 2 and so an up to date assessment is required.  There are no protected trees here, however there are established trees which may be worthy of retention and require a tree survey to establish if any merit retention. If any/all are required to be retained there would not be any significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  For each landscape and a survey would be required along with mitigation proposals.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2  The site falls within Nature Recovery Network Zone Core Expansion Zone 1  Heritage Assets on site or significantly amenity of adjacent land users, including existing residents  The land level drops from Sandfield Farm Home Park to barracks Lane so any development here would be prominent and would have a local impact on the visual amenity of road users and some mobile homes on the East boundary, however this impact is considered to be very limited.  Wider impact from the A5 to the East would also be limited due the topography and existing development in the West which the parcel is seen against.			·		Х	
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	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			
Ground stability	There are no records indicating ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	Neighbouring residential uses and continued agricultural uses would not raise any significant noise concerns. Road noise from the A5 would require mitigation. An employment use here would have a significant impact on occupiers of existing neighbouring houses and the nature of their build and proximity is such that restrictions on uses could make any development unviable and mitigation may not be achievable.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for Bedrock Sand and Gravel take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental (specify)	No other issues identified.			Х
	Economic			
Employment Development Opportunities	The site is located by the A5 and is within a semi-rural area with limited houses, mitigation for their amenities here is possible due to the size of the site. The site has been assessed for market attractiveness by Colliers for the EDNA 2 study which concludes "This site is potentially suitable for B2 / B8 industrial use. The site is adjacent to an existing industrial area and would be a natural expansion of operations connected to the wider road network."			х
Employment Land	Not employment land but no significant issues to prevent employment uses.			Х
Delivery / Phasing	Marginally viable urban edge site with deliverability issue plus the infrastructure cover ratio is negative and could reduce further as no costs have been provided to us in this regard. It is not known whether the landowners are willing to fund the S106/infrastructure through land value capture. Information was not returned in time for the Viability and Deliverability study and a minimum land value not stated. There is a risk to deliverability, however as new information has been received and further consideration is required the site will not be discounted on this basis.	X		
Viability	The viability and delivery study rates this site as being in a medium value zone, greenfield (with some hardstanding).		X	
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  No broadband speed data is available There are no significant gas capacity issues here.		х	

	Minerale selfend ale statelto come etc. come trainte villi le c			
	Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
	growth.			
Infrastructure	No evidence of infrastructure constraints.			
constraints on /				
under site (electric				
cables/sub-stations,				х
water/sewage pipes,				
gas pipes, pylons, culverts, rights of				
way)				
Highways access	There are no footpaths, access to public transport or nearby			
and transportation	shops. The parcel would not be a sustainable location			
'	having poor links to nearby centres. Comprehensive			
	scheme could help to address these issues.	X		
	Employment uses may be more acceptable having good			
	links to the A5.			
lasa a et a a eth a soidean	Consult Highways Agency and Staffordshire Highways.			
Impact on the wider road network	No significant issues. Consult Highways Agency.			Х
Other Economic	Consult riighways Agency.			
(specify)				
(ороспу)	Social			
Drive and Oak and	The whole site is more than 15 minutes walking distance of	v		
Primary School	a Primary School	X		
Secondary School	The site is predominantly within 20 minutes public transport			Х
•	distance of a Secondary School			^
GP/Health	The whole site is more than 15 minutes walking distance of	X		
Centre/Walk in	a Health Centre Area			
Strategic Centre/Employment	The whole site is within 20 minutes public transport distance of an Employment Area			х
Area	of all Employment Area			^
Centre/Foodstore	The whole site is more than 15 minutes walking distance of			
	a Fresh Food and Centre Area	X		
Any character	The only residential buildings other than detached farm house			
constraints on	define the character are the adjacent mobile homes and tradi	ional b	ungalo	w on
density (list)	the East boundary.		l	
Connections to local	No connections to a local cycle route network.	X		
cycle route networks Impact on visual	The land level drops from Sandfield Farm Home Park to		Х	Х
amenity of adjacent	barracks Lane so any development here would be		^	^
land users, including	prominent and would have a local impact on the visual			
existing residents	amenity of road users and some mobile homes on the East			
	boundary, however this impact is considered to be very			
	limited.			
	Wider impact from the A5 to the East would also be limited			
	due the topography and existing development in the West			
Dublic Open Cases	which the parcel is seen against.			~
Public Open Space Loss of Playing Field	Not public open space.  Would not result in the loss of a playing field or sports pitch.			X
/ Sports Pitches	would not result in the loss of a playing field of sports pitch.			<b>A</b>
Other Social	None			Х
(specify)				
·	Opportunities			
	arger site and potential to		Х	
	other sites to Lichfield Road			
and Ba	arracks Lane.			

Sustainability Appraisal							
Sustainability Appraisal Housing	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6,						
Conclusion	7, 9, 12, 14 and positive impact for SA Objectives 10, 13						
Sustainability Appraisal	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6,						
Employment Conclusion	7, 9, 12 and positive impact for SA Objectives 13						
	Conclusion						

Development would have some impact on the character of the area but there are limited if any significant impacts in the context of development to the South and West. The sustainability of the site and access to services may present issues of viability and deliverability and highway infrastructure improvements would be required, however these improvement can be achieved using land within the parcel and would not be extensive.

There are no significant impacts other than whether the site can be delivered within the plan period, on the basis that this question is currently inconclusive the issue is considered to be less than significant, but must be resolved.

The site is considered more suitable for employment uses than residential uses and is one of only a few sites identified by EDNA as being suitable for employment.

# **Pheasey Park Farm**

Site Addres	20	Land to the	o South Ea	act of L	an awa	od Drie	dao					
				South East of Longwood Bridge								
Ward Pheasey Pa Farm			чагк	Call fo	or Site	Ref		Green	Belt F	Parcel	79	
Site Area (I	na)	1.51										
Site Refere	nce	SA-0286-V	VAL									
			Backgr	ound/C	ontex	t						
Current uses (list)	Comm	unity centre,	canal boat	repairs a	and a m	nobile c	afé an	d a cen	netery.			
Surrounding land uses	open s	North is Aldr pace beyond beyond.										
			Co	nstrain	ts							
Gateway Co affecting pa			Name / D	etails						co	nount vered a's)	
SSSI			N/A							0		
Ancient Woo		eran Trees	N/A							0		
Local Nature			N/A							0		
Flood Risk Z			N/A							0		
Registered P			N/A							0		
Scheduled A			N/A							0		
Operational E		<u>nd</u>	N/A							0		
Common Lar			N/A							0		
Existing Police	,	Green Belt - E	NV1									
Designations	i											
(list)												
	G	roon Bolt a	nd Lande	sana Sa	ncitiv	ity Ac	COCCI	mont				
Criteria	Assessn	reen Belt a	iiu Laiiusi	sape Se			<u> </u>	пепі				
Green Belt			t		Ratin Very	ıg	Mod	1	Low		Very	
Harm		parcel makes on to preventi		wl of	High	High	High	Mod	Low Mod	Low	Low	
Tiaiiii		Midlands con		IVVI OI	Har	Har	Har	Har	Har	Har	Har	
		ng the separa		sall	m	m	m	m	m	m	m	
		and Streetly (										
	•	, and prevent	` '									
		alsall Arboretu										
	defined bo	oundaries, or	eastwards	into								
	the 'core'	of the gap be	tween Wals	sall	Х							
and Aldridge. This wou					- 1							
	weaken the integrity of											
		eparation of										
		containment o	ot Green Be	elt land								
l on de service	to the north.				111-1		lo d	NA = -l			Levi	
Landscape					High		lod igh	Mod	Lo <sup>1</sup>		Low	
Sensitivity moderate-high overall sensitivity residential development as the r							1911		IVIC	,u		
		are assessed										
		or greater/high				X	- *					
		override that										
L			. ,									

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	Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3 This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Urban Matrix Recovery Zone		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.		х
Impact on visual amenity of adjacent land users, including existing residents	There could be significant local harm to visual amenity experienced by users of the canal, the adjacent open space and users of Longwood Lane. The existing character is rural, notwithstanding Airport Drive and the employment uses as they are soon out of view because of established trees and planting which development of this parcel would result in the loss of. An employment uses could be less harmful if significant retention of boundary planting can be achieved, however the limits on the size and uses of any employment buildings would still be a significant constraint. Wider impacts could limited due to the topography around the parcel subject to retention of trees.	х	Х
Flood risk, drainage and ground water	The parcel is not in a flood risk zone 2 or 3. Scope for SUDS.		х
Ground Contamination	No record of ground contamination here.		х
Ground stability Air Quality impact of adjoining uses	There are no records of ground stability issues here.  Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.		X
Noise impact of adjoining uses	There are no significant noise issues which cannot be mitigated for or against in respect of housing or employment uses.		х
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.		х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.		x
Waste Infrastructure	No waste infrastructure constraints		Х
Other Environmental (specify)	No other issues identified.		х
	Economic		
Employment Development Opportunities	There is potential for limited expansion of existing uses, the site has good links to the strategic highway which is affirmed by the new development at Aldridge Airport Business Park. The site has been assessed for market attractiveness by Colliers for the EDNA 2 study and concludes "This site is potentially suitable for B1 light		x

	industrial use catering to the local market. The site is well			
	located with access to the road network and public transport			
	subject to overcoming the associated constraints."			
Employment Land	Not employment land but is adjacent employment uses and		Х	
	some potential for expansion.		^	
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	The Beacon Way long distance walking route runs alongside the northern and eastern boundary of this site and there may be public rights of way requirements in view of this.		x	
Highways access and transportation	The NE triangular section is highway land therefore any development of this area will require a legal Stopping Up Order. Access to the site should be taken if possible from the adopted service road. Direct access for the southern part of the site onto Longwood Lane could be possible subject to visibility requirements being met. Footway provision may be required. Commercial uses may be possible.		x	
Impact on the wider road network	No wider concerns.			х
Other Economic (specify)				
	Social			
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	Х		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	Х		
Any character constraints on density (list)	There is no housing here which could be considered to define character.	a hou	sing	
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Impact on visual amenity of adjacent	There could be significant local harm to visual amenity experienced by users of the canal, the adjacent open space	X		Х

land users, including existing residents	rural, notw uses as th trees and result in th harmful if achieved,	and users of Longwood Lane. The existing character is rural, notwithstanding Airport Drive and the employment uses as they are soon out of view because of established trees and planting which development of this parcel would result in the loss of. An employment uses could be less narmful if significant retention of boundary planting can be achieved, however the limits on the size and uses of any						
	Wider imp		d still be a significa I due to the topogra on of trees.					
Public Open Space		Not public open space but would be viewable from adjacent open space and would be harmful for reasons explained above						
Loss of Playing Field / Sports Pitches	Would not	result in the loss	of a playing field o	r sports pitch.			Х	
Other Social								
		Oppor	tunities					
No specific op	portunities i	dentified.		X				
		Sustainabil	ity Appraisal					
Sustainability Appraisa Conclusion	al Housing	Assessment requested						
Sustainability Appraisa Employment Conclusion		The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12 and positive impact for SA Objectives 13					6,	
	Conclusion							

Overall highest green belt and landscape harm. However the LUC parcel is large and site very small within it. The LUC study in Landscape sensitivity terms identifies the site as being an anomaly having a less than high harm rating, "The immediate area surrounding the cluster of large-scale commercial/industrial buildings bounded by the A454 and Airfield Drive has a moderate overall sensitivity to residential and employment development." For these reasons the parcel in isolation is considered would score less than moderate-high or high in landscape harm terms.

Much is previously developed and it is possible that sympathetic landscaping could minimise any impact of new development, but housing is not part of the character of this area and in isolation would be incongruous with little opportunity to resolve limited access to a primary school, local health centre or food centre.

In all of respects has no other constraints that cannot be mitigation for and is in a sustainable location near to existing employment uses. On balance the site is considered suitable for employment uses and is one of only a few sites identified by EDNA as being suitable for employment.

# Rushall-Shelfield

Site Address		Sandown Qua	uarry, Stubbers Green Road, Aldridge, Walsall, WS9 8BL					
Ward		Rushall- Shelfield	Call for Site Ref	10509				
Site Area (ha)		20.85						
Site Reference	е	SA-0308-WAL						
			Background/Context					
Current uses (list)	Quar	ry - no infilling						
Surrounding land uses			te recycling centre and former quarry to the West Open Space.	, to the East and	South are			
			Constraints					
Gateway Const affecting part o		(	Name / Details		Amount covered (ha's)			
SSSI			Swan Pool & The Swag		2.6			
Ancient Woodlar	nd / Ve		I/A		0			
Local Nature Re	serve	١	I/A		0			
Flood Risk Zone	: 3	<u> </u>	North West corner of site.		0.25			
Registered Park			J/A		0			
Scheduled Ancie			J/A		0			
Operational Burial Ground			N/A		0			
Common Land			N/A		0			
Existing Policy Designations (list)		n Space - OS605 <sup>,</sup> Green Belt ENV1						

	Green Belt and Landscape Sensitivity Assessment									
Criteria	Assessment	Ratir	ng							
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the separation of Aldridge and Brownhills, and Aldridge and Bloxwich, and a	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m		
	moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. The sub-parcel is contained to the north and northwest by the settlements of Brownhills and Shelfield, and to the south and east by the settlement edge of Aldridge. Any boundary change would weaken the fragile settlement gaps between Aldridge and Brownhills, as well as Aldridge, Rushall and Shelfield, and would affect the integrity of adjacent Green Belt either through increased containment or reduced connectivity.		X							
Landscape	The landscape is considered to have	High		Mod	Mod	Lo	w	Low		
Sensitivity	overall moderate sensitivity to residential			ligh		Mo	d			

there a modera balance natural habitate across Anoma Sensiti The two overall require developically pit they had charace apply to area.	re some criteria indicating a lowate sensitivity, this is counter ed by the higher sensitivity of character, with semi-natural and statutory sites extending large parts of the area.  lies to the Overall Landscape wity Rating:  o statutory SSSIs have a high sensitivity, and would be likely to a buffer to any new oment. The large scale working are of low overall sensitivity, as are of low overall sensitivity, as the none of the positive teristics or designations which to the remainder of the landscape		1	X - Anoma ly-see report		
	sessment against environmental, social and economi					
Criteria	Assessment   Environmental	Ratii	ng			
Greenfield/ Previously Developed Land	Previously developed			х		
Topography	As this is an open quarry, there is no current development platform as the levels are various.  Generally level ridgeline to all boundaries and plateau to North Western corner with depression to centre.  Ridgeline thinnest to South and North, falling steeply here but more gently from East and West, where it is thicker. Track spiralling anti-clockwise from North Western corner follows contours to centre.  Central depression falling to much lower than surrounding ridgeline, with significant cliffs and terracing to South East and North West.	х				
Agricultural Land Quality	Not agricultural land.			х		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no TPO trees on the site, established trees existing around the perimeter and in particular to the South and their retention would not be a barrier to developing the site.			х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological assessment. Part of the land to the South is a SSSI and cannot be developed. Although this area only protects a small area of the site an Ecological Assessment would is required to ensure that adjacent development does not result in negative ecological harm.  This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Core Habitat Zone		x			
Heritage Assets on site or significantly affecting boundaries	Heritage Assets on site or significantly  There are no recorded heritage assets here.					
Impact on visual amenity of adjacent land users, including existing residents	The existing trees largely screen the site from the surroundings, the retention of trees would help to limit visual amenity impacts but could reduce the developable area for housing due to shading. Employment uses would be more in		х	х		

	character with nearby employment uses and is on lower			
	ground than the canal which could benefit taller buildings.			
Flood risk, drainage and ground water	A small part of the North West area of the site is covered by a flood zone 3 area, this is not a significant proportion of the site. Mitigation would be required to mitigate surface water runoff with the developable area.		х	
Ground	None recorded.			.,
Contamination	Trong roomadu.			Х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			х
Noise impact of adjoining uses	Noise will be an issue due to proximity of both industry and residential properties. Distance to housing is more favourable for employment and mitigation may be possible also taking into account that the flood zone 3 and SSSI areas are located nearer to housing than employment areas. Housing could require more significant mitigation and might be a risk to existing employment uses.	X- Hou sin g	X- Em plo yme nt	
Mineral Extraction and Mineral Resource Areas	Current planning permission for the extraction of clay with a condition allowing extraction to 2042. The site is also within 250 metres of Atlas Quarry however this only affects the south east tip of the site and is not a significant barrier to development.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel and brick clay shall take place.		х	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Atlas and Sandown Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		х	
Waste Infrastructure	Within 250 metres of the site is Empire Treatment Works a large hazardous waste treatment and transfer facility, Aldridge Waste Transfer Station and D E O'Reilly non hazardous waste transfer. All of these uses are likely to require significant mitigation for nearby residential development.		X- Res ide ntia	X- Em plo yme nt
Other Environmental (specify)	No other issues identified.			х
	Economic			
Employment Development Opportunities	The site is surrounded by similar uses and set away from residential development, it has good highway infrastructure and connections to strategic highways. The site has also been assessed through EDNA 2 by Colliers and scored good for market attractiveness.			х
Employment Land	Not employment land, no significant issue would prevent a change to employment use.			Х
Delivery / Phasing	"The restoration of the quarry would be carried out in a phased manor, land for development would be 2 years away from a planning permission been granted, this would allow for material to be imported and the ground to be engineered for development."			x
Viability	There are no known significant risks to viability.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance		х	

	however there are no physical constrains regarding provision of additional treatment capacity. Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints here.			х
Highways access and transportation	Access to this site should be via the existing roundabout at Spring Road/Stubbers Green Road. Access onto Stubbers Green Road to the south of the roundabout may be possible but would require extensive localised widening to achieve the required visibility and possible GR turn lane. Pedestrian crossing facilities to allow pedestrian to crossing onto the SW side of Stubbers Green Road would be required as there is no continuous footway on the NW side of Stubbers Green Road.  Possible 4-arm roundabout/signal junction at the Barns Lane/Stubbers Green Road junction could be an option. Improved links to the canal towpath to the E should be considered.  Commercial uses would be the most appropriate but residential possible.		x	
Impact on the wider road network	No wider concerns raised.			х
Other Economic (specify)				
(ороспу)	Social			
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School.	X		
Secondary School	The whole site is within 25 minutes public transport distance of a Secondary School		Х	
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	Х		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The character of adjacent houses here are defined by terrace houses modern post war designs.		alows	and
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Impact on visual amenity of adjacent land users, including existing residents	The existing trees largely screen the site from the surroundings, the retention of trees would help to limit visual amenity impacts but could reduce the developable area for housing due to shading. Employment uses would be more in character with nearby employment uses and is on lower ground than the canal which could benefit taller buildings.		X	X

Public Open Space	There is a small amount of open space OS6051 to the South, however this is within the SSSI, which is already an area protected from development.					Х	
Loss of Playing Field	Would not	result in the loss of		r a sports			Х
/ Sports Pitches	pitch.						
Other Social							
		Opport	unities				
Restoration (	of a former	quarry.			Х		
	Sustainability Appraisal						
Sustainability Appraisa	l Housing	The site has som	ne negative impac	ts for SA Objectiv	es 2,	3, 5, 6	5, 7,
Conclusion 9, 12, 14 and positive impact for SA Objectives 10, 13							
Sustainability Appraisal The site has some negative impacts for SA Objectives 2, 3, 5, 6			5, 7,				
Employment Conclusion 9, 12 and positive impact for SA Objectives 13							
Conclusion							

Taking account of the proximity of existing employment uses, the character of the area and the lack of accessibility for services for residential development, a significant issue, the site is best suited for Employment uses having no significant issues which cannot be mitigated for.

The site is considered suitable for employment uses and is one of only a few sites identified by EDNA as being suitable for employment.

## **Short Heath**

Site Addres	SS	Land to the Stoth							WS2	7LU -	Land
Ward		Short Heath	Call for	Site I	Ref	f 10269					
Site Area (h	na)	11.27						•			
Site Refere	nce	SA-0057-W	AL.								
			Backgrou	nd/C	ontex	t					
Current uses (list)	Recr	eational open s	pace.								
Surrounding land uses		e North is Rouç ential and to th								the S	outh
			Cons	traint	ts						
Gateway Co affecting par			Name / Deta	ails						СО	nount vered a's)
SSSI			N/A							0	
Ancient Woo		eteran Trees	N/A							0	
Local Nature			N/A							0	
Flood Risk Zo			N/A							0	
Registered P			N/A							0	
Scheduled A			N/A							0	
Operational E		und	N/A						0		
Common Lar		space OS906	N/A							0	
Existing Police Designations (list)		Green Belt - El									
	(	Green Belt ar	nd Landscap	oe Se	ensitiv	ity .	Asses	sment			
Criteria	Assess				Ratir	ng					
Green Belt Harm	contribut Willenha and a m	-parcel makes tion to preventiall, Wednesfield oderate contrib	ng the merging , and Bloxwicl ution to check	ĥ,	Very High Har m	Hig Ha m	ır Ha	n   Mod Har	Low Mod Har m	Low Har m	Very Low Har m
	Midlands the cour Although towns th two side the west Lane is	otected sprawl so conurbation, a stryside from en within a narro e parcel has ure and urbanisire. Land to the neconstrained from	and safeguard acroachment. w gap betwee ban edges on a influences to the form of Bentleym developmer	en o /			ı	х			
Landscape	weaken west, wh harm.	se of this area of the contribution nich would not industrian discape area ha	n of land to the ncrease overa	all	High		Mod	Mod	Lo	w	Low
Sensitivity	sensitivitiemployn sensitive from its	ty to both resident development development landscape serpotential visibiliting area due to	ential and ent, with no ke nsitivities, asid ty from the	ey le			High		Mc		

Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Ratir	ng	
	Environmental			
Greenfield/ Previously Developed Land	Planning permission was granted in 2001 for site restoration as recreational open space (planning permission BC54834P) and this permission has been implemented. The site therefore does not meet the definition of previously developed/ brownfield land in the NPPF.	X		
Topography	The land is higher than adjoining land, it rises to the centre from all boundaries, much of the site in the centre is a similar level.		х	
Agricultural Land Quality	Not agricultural land.			X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Significant hedges and trees can be found across the site however none are protected. A survey would be required to determine if any should be retained. Their location and the space between is unlikely to reduce development capacity significantly.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Loss of trees would require an Ecological survey.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value.  Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The site is open space, at the time of the site visit there were a number of horses on the site with no other activity taking place. Views of the site are predominantly of the side banks. Due to the height of the land any development here would be prominent and viewable for some distance. The site is next to the M6 motorway and in an area where development is a characteristic of the area. For this reason any visual impact is not considered to be unacceptably harmful locally or in a wider context.		х	x
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х
Ground Contamination	Former landfill, mineshafts on site at least one is still accessible, highly contaminated and has ground gas issues. The worst contamination is on the East boundary. Light industrial uses possible but not housing.		х	
Ground stability	Because of the landfill and mining legacy an assessment is required on the load bearing capacity to establish the scale of development.	х		

Air Quality impact of adjoining uses	In a Nitrogen Dioxide Area of Exceedance Zone 2015. Significant air quality constraints due to the proximity to the		Х	
Noise impact of adjoining uses	motorway, mitigation required for housing and workplaces.  Noise and vibration from the M6 motorway is significant, mitigation possible but required for housing and or employment.		х	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental (specify)	No other issues identified.			х
	Economic			
Employment Development Opportunities	The site is located away from residential properties and mitigation is possible to protect amenities due to the size of the site. As part of the EDNA 2 study an assessment has been made which concludes "This site is potentially suitable. Due to its size the site is attractive to the market and could provide for a scheme that is well-linked to the adjacent motorway network."			x
Employment Land	Not employment land, no signficiant constraints to a change in land use.		Х	
Delivery / Phasing	Remediation issues are significant and delivery is likely to rely on financial aid. However mitigation is possible.		X	
Viability	The site is considered viable with support.		Х	
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			X
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is a high pressure gas pipe running North and South of the site along the boundary to the M6.  There are two greenways running around the East and Southern boundaries of the submission site which could be retained even if the site was developed.		x	
Highways access and transportation	No significant highway constraints.			Х
Impact on the wider road network	No significant highway constraints.			х
Other Economic	Social			
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	X		

	The whole	site is within 20 minutes public transport distance					
Secondary School	of a Secon	dary School			Х		
GP/Health Centre/Walk in		predominantly within 15 minutes walking fa Health Centre Area		Х			
Strategic		site is within 20 minutes public transport distance					
Centre/Employment		oyment Area			Х		
Area	or arr Emp	Syment Area			^		
Centre/Foodstore	The site is	predominantly within 15 minutes walking		<b>&gt;</b>			
		a Fresh Food and Centre Area		X			
Any character	None						
constraints on							
density (list)			X				
Connections to local	No connec	onnection to a local cycle route network.					
cycle route networks					2.0		
Impact on visual		open space, at the time of the site visit there		X	Х		
amenity of adjacent		mber of horses on the site with no other activity					
land users, including		e. Views of the site are predominantly of the side					
existing residents		e to the height of the land any development here					
		prominent and viewable for some distance. The					
		to the M6 motorway and in an area where					
		ent is a characteristic of the area. For this reason					
		impact is not considered to be unacceptably					
D. H.E. O O		cally or in a wider context.	· ·				
Public Open Space		od Country Park is adjacent the site to the North.	X				
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.	X				
/ Sports Pitches							
Other Social							
The second of C		Opportunities					
There are signs of ti				X			
little visual surve							
development her							
surveillance and dete							
Section	n 215 action						
Cuotoinobility Approint	al Hausina	Sustainability Appraisal					
Sustainability Appraisa	al Housing	Assessment requested					
Conclusion  Sustainability Appraisal  The site has some negative impacts for SA Objectives 2, 3, 6, 7					, O		
				3, 6, 7	, <del>9</del>		
Employment Conclusion   and 12 and positive impact for SA Objectives 5 and 13.  Conclusion							
The constraints of the	site in nart		Nav wo	uld pr	esent		
The constraints of the site in particular the past contamination and adjacent motorway would present significant issues to developing the site for housing, an employment uses raises fewer issues.							
Contamination surveys required and mitigation for ground gas.							
For these reasons the site is considered more suitable for employment uses than residential uses and is							
	also one of only a few sites identified by EDNA as being suitable for employment.						
also sile of only a low	Citoo idoniliii	54 5, EDITITIO Doing Gallabio for Oripioyillotti.					

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

All sites in the following order:

- 1. Ward
- 2. Site Assessment Reference

#### **Contents**

Ward	Site Address	Site Reference	Page
Aldridge Central and South	Land to the West of Chester Road, Hardwick, WS9 0PH	SA-0015-WAL	207
	College Farm, Bosty Lane, Aldridge, Walsall, WS9 0LF	SA-0018-WAL	211
	Land at Chester Road, Streetly, Walsall	SA-0037-WAL	216
	Land at Little Aston Road, Aldridge. 168 Little Aston Road. Land Adjacent 170 Little Aston Road, Walsall, WS9 0NU	SA-0038-WAL	221
	Chester Road, Aldridge, Walsall, WS9 0LS - Aldridge Wyevale Garden Centre	SA-0041-WAL	226
	Land adjacent to Barr Common Road, Aldridge	SA-0045-WAL	230
	Land south of Bosty Lane, Aldridge, Walsall	SA-0047-WAL	234
	Land east of Longwood Lane, Daisy Bank, Walsall, WS5 3AT	SA-0050-WAL	239
	Land off Back Lane, Walsall, WS9 0LS	SA-0055-WAL	243
	Bosty Lane, Aldridge, Walsall - Land to the South of Aldridge School	SA-0061-WAL	247
	Land at Druids Heath Golf Club, Stonnall Road, Walsall WS9 8JZ	SA-0063-WAL	252
	Hayhead Farm, Longwood Lane, Walsall	SA-0073-WAL	256
	Erdington Road, Aldridge, West Midlands - Lane on Erdington Road	SA-0075-WAL	260
	Hayhead Farm, Longwood Lane, Walsall	SA-0076-WAL	264
	Land on Erdington Road, Erdington Road, Aldridge	SA-0077-WAL	268

Ward	Site Address	Site Reference	Page
Aldridge Central and South	Site West of the Chester Road bordered by Gould Firm Lane, Hobs Hole Lane and the Chester Road	SA-0083-WAL	272
	Land at south of Little Aston Road Aldridge - Land at south of Little Aston Road Aldridge	SA-0084-WAL	276
	Hayhead Farm, Longwood Lane, Walsall	SA-0086-WAL	280
	South of Daniels Lane and east of Erdington Road, Aldridge	SA-0149-WAL	284
	Aldridge School, Tynings Lane, Walsall	SA-0188-WAL	289
	Fairview Nurseries, Land between Birch Lane, Chester Road and Back Lane, Aldridge	SA-0211-WAL	293
	Nuttalls Farm, Land Between Stonnall Road and Hobs Hole Lane	SA-0212-WAL	297
	South of Hobs Hole Lane	SA-0213-WAL	301
	Land to the North, East and South of Aldridge Court	SA-0214-WAL	305
	South of Druid's Heath Farm and West of Back Lane	SA-0215-WAL	309
	Land West of Gould Firm Lane	SA-0216-WAL	313
	Kendon Lea Farm, Daniels Lane	SA-0217-WAL	317
	Shrubbery Farm North	SA-0218-WAL	322
	Land Rear of Bourne Pool, Daniel's Lane	SA-0219-WAL	327
	Land East of Erdington Road, adjacent Knights Hill	SA-0220-WAL	332
	Land rear of houses on Knights Hill West of Erdington Road	SA-0222-WAL	336
	Land South and South West of Shrubbery Cottage	SA-0223-WAL	340
	Valley Nurseries Between Erdington Road and Barr Common Road	SA-0224-WAL	344
	Land South of Alder Tree Grove, Between Erdington Road and Barr Common Road	SA-0225-WAL	348
	Land Between Longwood Road & Erdington Road, South of Barr Common Road	SA-0226-WAL	352
	Corner of Little Hardwick Road & Erdington Road	SA-0227-WAL	356
	Birch Wood, Potters Wood, Land South of the Dingle	SA-0228-WAL	360

Ward	Site Address	Site Reference	Page
Aldridge Central and South	Land South of Streetly Cemetery and between Little Hardwick Road and Foley Road West	SA-0229-WAL	364
	Land North of Beacon Hill	SA-0230-WAL	368
	Land Between Back Lane & Chester Road	SA-0244-WAL	372
	Land South of Hobs Hole Lane corner of Chester Road	SA-0245-WAL	376
	Land adjacent Irish Harp, North of Little Aston Road	SA-0248-WAL	380
	Land to the rear of Wheatland Grove & Hayfield Grove	SA-0249-WAL	384
	Between Little Aston Road & Chester Road	SA-0251-WAL	388
	Land North of Bourne Farm	SA-0253-WAL	392
	Land rear of 41 - 47 Little Hardwick Road and Lester Grove.	SA-0255-WAL	396
	Land South of Little Aston Road and East of Green Lane	SA-0266-WAL	400
	Between Vigo Road & Boatman's Lane	SA-0277-WAL	404
	Land on the Corner of Walsall Road and Bosty Lane	SA-0283-WAL	409
	Berryfields Farm	SA-0284-WAL	413
	Hay Head Farm North	SA-0289-WAL	417
	Land East of Hayhead Farm House	SA-0290-WAL	421
	Land adjacent and to the East of 15 - 17 Longwood Lane	SA-0292-WAL	425
	Land Rear of 493 Sutton Road	SA-0293-WAL	429
	North of Sutton Road Between Front of Three Crowns	SA-0294-WAL	433
	Corner of Longwood Road and Beacon Hill	SA-0296-WAL	437
	34 - 38 Gould Firm Lane, Aldridge	SA-0310-WAL	441
	171 Erdington Road Aldridge	SA-0311-WAL	445
	Land Rear of Sutton Road and Longwood Lane - Birch Wood, Potters Wood, Land South of the Dingle	SA-0314-WAL	449
Aldridge North and Walsall Wood	Land off Walsall Road, Walsall Wood, Walsall, Highfields North.	SA-0008-WAL	453
	Off Walsall Wood Road - Land at King Hays Farm	SA-0029-WAL	458
	Green Lane, WS9 9BE - Walsall Wood	SA-0032-WAL	462
	Land at Castle Hill Road, Walsall, WS9 9DR	SA-0054-WAL	466

Ward	Site Address	Site Reference	Page
Aldridge North and Walsall Wood	Land at Greenwood Road and Lazy Hill Road, Aldridge, Walsall - Land at Greenwood	SA-0059-WAL	470
	Road and Lazy Hill Road Land R/O 10 - 30 Castle Road, Walsall Wood, WS9 9BY	SA-0062-WAL	474
	Land West of Walsall Road, Walsall - Highfields North	SA-0067-WAL	478
	Brownhills Business Park, Lindon Road, Walsall, WS8 7BB	SA-0069-WAL	483
	Streets Corner, Brownhills Road	SA-0161-WAL	486
	Greenwood Road - 1, 2, and 3 Greenwood Road	SA-0186-WAL	489
	Jockey Fields West of Hall Lane	SA-0195-WAL	493
	Jockey Fields East of Green Lane	SA-0197-WAL	498
	Grange Farm & Railswood Farm, land between Pelsall, Clayhanger and Maybrook Industrial Estate.	SA-0202-WAL	502
	Gorse Farm, Lazy Hill	SA-0204-WAL	507
	Land South of Lazy Hill Wood, King's Hayes Fields	SA-0205-WAL	512
	Land North of 154 Lazy Hill Road	SA-0206-WAL	516
	Land to the rear of 350 and 370 Chester Road	SA-0209-WAL	520
	East of Castlefort earthwork	SA-0210-WAL	524
	Land South of 32 - 52 Castle Road, King's Hayes Field	SA-0256-WAL	528
	Land South of 17a The Barn, Northgate, King's Hayes Field.	SA-0257-WAL	532
	Land corner of Northgate and Walsall Wood Road	SA-0258-WAL	536
	Land North of 3 Ashton Drive	SA-0272-WAL	540
	Jockey Fields Rear of Horse and Jockey	SA-0275-WAL	544
	Former Shire Oak Transport Cafe, 250 Chester Road	SA-0298-WAL	548
Bentley and Darlaston North	Land at site of former 273 Walsall Road, Darlaston	SA-0001-WAL	552
	Land at Kendricks Road, Heath Road and Station Street	SA-0315-WAL	555
Blakenall	Land at former Goscote Hospital Site, Goscote Lane, Walsall, WS3 1SJ	SA-0010-WAL	559
	Goscote Lane, WS3 4QG, Pelsall, Walsall - Land North of Showmen's Caravan Site	SA-0065-WAL	563

Ward	Site Address	Site Reference	Page
Blakenall	Former Dartmouth House, Ryecroft House	SA-0146-WAL	568
	Field House Farm	SA-0276-WAL	571
	Land between Wyrley and Essington Canal and Goscote Sewage Works	SA-0279-WAL	575
Bloxwich East	Livingstone Road Open Space	SA-0117-WAL	579
	Pear Tree Farm	SA-0193-WAL	583
	Land adjacent Goscote House Farm	SA-0274-WAL	588
Bloxwich West	Bloxwich Hospital Reeves Street, Walsall - Bloxwich Hospital	SA-0085-WAL	592
	Sneyd Hall Road Open Space	SA-0139-WAL	596
	Land South and East of the Sneyd branch canal, West of former Bloxwich Town Football Club.	SA-0273-WAL	600
Bloxwich West	Wood Farm, 89 Wood Farm Cottage, J Farmers Trading	SA-0281-WAL	604
Brownhills	Chester Road North, Brownhills, WS8 7JR, Walsall - The Rising Sun	SA-0051-WAL	608
	Albutts road, Brownhills, WS8 7NL - Land at Albutts Road	SA-0068-WAL	613
	Watling Street, Land off Hannay Hay Road	SA-0138-WAL	617
	Land North of Engine Lane	SA-0190-WAL	622
	Land adjacent Becks Bridge Wyrley and Essington Canal	SA-0191-WAL	627
	Land South of Engine Lane	SA-0192-WAL	631
	Land adjacent to Middleton Bridge	SA-0198-WAL	635
	Land adj 92, Land off Hanney Hay Road, Land to the rear of 116, Land to the East of 116.	SA-0201-WAL	639
	Land East of Northfields Way	SA-0203-WAL	644
	Stevies Stables, Pelsall Road, Brownhills, WS8 7DL	SA-0242-WAL	648
	Land South of Stevies Stables, Pelsall Road.	SA-0243-WAL	652
Paddock	Land north of Park Hall Road, Walsall	SA-0020-WAL	656
	Skip Lane Walsall	SA-0035-WAL	660
	Birmingham Road, Walsall - Land at Aston University Recreational Area	SA-0081-WAL	664
	West of Melbourne House	SA-0303-WAL	668
	The Skip	SA-0304-WAL	672
	Land to the East of 113 Park Hall Road	SA-0305-WAL	676

Ward	Vard Site Address		
Palfrey	West Bromwich Road,	SA-0110-WAL	680
	Fullbrook Open Space		
Pelsall	Land off Allen's Lane, Pelsall	SA-0071-WAL	684
	Grazing Land at Fordbrook Lane	SA-0169-WAL	688
	Leyland's Farm adj Wyrley and Essington Canal	SA-0194-WAL	692
	Leyland's Farm North of Wolverhampton Road	SA-0196-WAL	697
	Land Rear of 76 to 84, Fairburn Crescent	SA-0250-WAL	701
	Goscote Wedge	SA-0278-WAL	705
	Ryders Hayes Mere	SA-0316-WAL	709
Pheasey Park Farm	Skip Lane, WS5 3NB	SA-0036-WAL	713
	263A Sutton Road, Walsall, WS5 3AR – Land adjacent to Sutton Road	SA-0039-WAL	717
	Beacon Road – Land east of Beacon Road	SA-0087-WAL	721
	Former Queslett School	SA-0153-WAL	725
	North of Barr Lakes Lane	SA-0232-WAL	729
	Beacon Farm	SA-0235-WAL	734
	Land associated with Beacon Farm and Crook Cottage	SA-0237-WAL	738
	Pastures South of Barr Lakes Lane to Chapel Lane.	SA-0238-WAL	742
	Beacon Dairy Farm	SA-0239-WAL	746
	Foxhills Farm	SA-0240-WAL	750
	Old Hall Farm	SA-0241-WAL	754
	Land between Rushall Canal & Longwood Lane	SA-0287-WAL	758
	Brookside Farm, Longwood Lane	SA-0291-WAL	762
	Amenity Land Between Sutton Road adjacent The Three Crowns	SA-0297-WAL	766
	Land between Little Johnsons Lane, Sutton Road and Beacon Road.	SA-0299-WAL	770
	Land to the North East adjoining The Longhorn.	SA-0300-WAL	774
	Orchard Hills, Daisy Bank & other houses	SA-0301-WAL	778
	Beacon Farm Land to the West	SA-0302-WAL	782
Pleck	Darlaston, Willenhall, WS10 8NA – Darlaston Road	SA-0026-WAL	786
Rushall-Shelfield	56 Cartbridge Lane, Rushall, Walsall, WS4 1SB	SA-0049-WAL	789
	251, Lichfield Road, WS4 1EB. Manor Farm Community	SA-0082-WAL	793

Ward	Site Address	Site Reference	Page
	Association, King George		
	Crescent, Walsall, WS4 1EG		
Rushall-Shelfield	Land West of Winterley Lane, Winterley Lane Pasture	SA-0246-WAL	797
	Land East of Winterley Lane, Wintery Lane Disused Limestone Mine.	SA-0247-WAL	802
	Linley Farm South of 34 Bosty Lane.	SA-0252-WAL	807
	Stubbers Green Brook Valley	SA-0259-WAL	812
	Corner of Stubbers Green Road and Access to Waste Transfer Station.	SA-0260-WAL	816
	Land between Barns land and the Swag, Anchor Brook	SA-0262-WAL	820
	Land between Burton Avenue and Deepwood Close, Fordbrook	SA-0263-WAL	824
	Land South of Manor Farm Buildings	SA-0265-WAL	828
	Land South of Lady Pool	SA-0267-WAL	832
	Land corner of Daw End and Winterley Lane	SA-0271-WAL	836
	Land rear of houses on Barns Lane and Lichfield Road	SA-0280-WAL	840
	Land South of Atlas Quarry and Brickworks	SA-0282-WAL	844
	Land lying to the west of Pelsall Lane, Rushall, Walsall - Land Rear of 139 to 183 Pelsall Lane	SA-0306-WAL	848
	Highfields South Landfill Site	SA-0307-WAL	852
St. Matthews	Land at Stencils Farm, Aldridge Road (A454), Walsall, WS4 2JW	SA-0019-WAL	857
	Land at Stencil's Farm, Aldridge Road, Walsall, WS4 2JW	SA-0066-WAL	862
	Aldridge Road, Walsall - Land at Aldridge Road	SA-0189-WAL	867
	Land North West of Park Pits, Rushall Hall Farm	SA-0268-WAL	871
	Land North of Harpur Close, Rushall Hall Farm	SA-0269-WAL	876
	Land Rear of Rushall Hall, Stencils Farm	SA-0270-WAL	881
	Land Adj to, 22 Burton Farm Road, Walsall	SA-0285-WAL	885
	Land East of Longwood Cottage, Calderfields	SA-0288-WAL	889

Ward	Site Address	Site Reference	Page
Streetly	Opposite Lindens Primary School, Aldridge Road, Walsall - Land off Aldridge Road	SA-0043-WAL	893
	118 and land to rear of 118 Little Hardwick Road, Streetly, WS9 0AF	SA-0053-WAL	898
	Rear of Pacific Nursery, Chester Road	SA-0136-WAL	902
	Hingleys Covert, Hardwick Wood and Land West of Sutton Park Railway	SA-0221-WAL	906
	Land West of Aldridge Road	SA-0231-WAL	910
	Beacon Park Farm	SA-0234-WAL	914
	Blue House Farm	SA-0236-WAL	918
	East of Chester Road adjacent Bourne Farm	SA-0254-WAL	922
Willenhall North	Greaves Crescent Amenity Space	SA-0140-WAL	926
	Delamere Road Amenity Greenspace	SA-0145-WAL	929
	Greenfields Road, Green Lane - Land to the front of 71 to 85 Greenfields Road	SA-0180-WAL	932
Willenhall South	18 Clothier Street WV13 1BG, former George Carter Pressings factory on the corner of Clothier Street and Wednesfield Road	SA-0002-WAL	936
	54, The Crescent, Willenhall, WV13 2QR	SA-0005-WAL	939

## **Aldridge Central and South**

Site Addres	ss	Land to the M	est of Chester	Road I	Har	dwic	ck. W.	S9 0PH			
	,3	Aldridge Cent									
Ward		South	irai ariu	Call fo	r S	ite F	Ref	10107	' West		
Site Area (h	ıa)	15.17	5.17								
Site Refere	nce	SA-0015-WA	<u> </u>								
			Background	I/Conte	xt						
Current uses	The	site is predomir	nantly used for a	griculture	€.						
Surrounding		the South is the									
land uses		irge detached ho I Bourne Pool. Ti									
		b, to the South a			eis	and	Jusing	develop	illelit a	anu K	ugby
	T Old	b, to the country	Constra								
Gateway Co.	netrain	ts (whore	Name / Details							Δ	mount
affecting par			Name / Details	•							overed
ancoming pan											a's)
SSSI/ SAC/ S			N/A							Ò	
		/eteran Trees	N/A							0	
Local Nature		9	N/A							0	
Flood Risk Zo			N/A							0	
<u> </u>			N/A         0           N/A         0								
			N/A							0	
Common Land N/A									0		
Existing Polic		D policy ENV1 G									
Designations											
			nd Landscape				sess	ment			
Criteria		ssment		Rat	ing						
Green Belt		b-parcel makes		Very High	H	High	Mod High	Mod	Low Mod	Low	, Very Low
Harm		oution to preventi est Midlands con		Har	'	Har	Har	Har	Har	Har	Har
		ining the	urbation,	m		m	m	m	m	m	m
		tion of Aldridge	and Streetly								
		ing Sutton Coldf									
		iting encroachme									
		yside. Land to th									
		the well-treed B ned by inset deve									
		and by washed-c				v					
	urbanis	•				X					
		pment to the nor	th, could be								
		ed with less impa		t							
	_	ty, in particular, in	n terms of the								
	separa Aldrida	ition of ge and Streetly (a	adioining Sutton								
	Coldfie		adjoining Sutton								
Landscape		ndscape is consi	dered to have a	n Hig	jh	N	/lod	Mod	Lo	w	Low
Sensitivity	overall	moderate sensi	tivity to residenti	al		H	ligh		Mo	od	
		pment, based or									
		inced landform for						X			
		e of rural charact atterns, the comb									
	noid po	,	manon or open								

promine The lan overall employ a degre natural field pa would b develop small so and larg are set height. scale ex	closed areas and the presence of ent pylon routes. dscape is considered to have an moderate sensitivity to ment development. The area has e of rural character, with some features of value and a historic stern west of the A452 which e disrupted by large scale oment. There are some existing cale industrial/employment areas ge agricultural buildings, which back from the roads and low in There is the potential for small expansion these areas without			
value.	ng existing landscape features of			
	ent against environmental, social and economic criteri	ia	_	
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/ Previously Developed Land	The site is greenfield land.	Х		
Topography			х	
Agricultural Land Quality  Pre1988 - Grade 3, no new assessment available, however the site is less than 20ha and is considered to represent less than significant development of agricultural land.				х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are at least 5 TPO trees in the site. The retention of these trees would not result in a significant reduction in housing units.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	To the West adjoining the site is Corporation Wood and Towers Covert SLINC. The developer has provided an indicative scheme which provides an area of greenspace adjoining this site which could be mitigation. Any loss of trees would require an Ecology survey in the interests of protected species. The Farmland at Chester Road SLINC has been extended into the site but overall has little impact. The site falls within Nature Recovery Network Zone Core Expansion Zone 1		х	
Heritage Assets on site or significantly affecting boundaries	No heritage assets.			х
Impact on visual amenity of adjacent land users, including existing residents	There would be a significant local impact from a number of houses along Chester Road. The wider impact would be most prominent when travelling along Chester Road from North to South as the topography of the site ensures its prominence which currently defines the part urban part rural character of Streetly which is considered would be altered if this site was developed. It is recognised that there is a recent development of 7 houses at Water Works Farm, however this comparatively small site is considered does not define the character of the area.  An employment use here would also be prominent with the additional harm that it would be out of character with the	х		

surrounding development.

Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS. To the North 350m away is a flood zone 3 area. Although outside of the site due to the topography this site would contribute to the flooding issue, FRA and mitigation is required.		x	
Ground Contamination	There is no recorded ground contamination. However the nearby quarry has potential to be a waste site.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			х
Ground stability	No evidence of ground stability issues.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015. However Electric Charging Points would be required in accordance with Air Quality SPD. The nearby Quarry could be a source of air pollution, potential for blasting.			x
Noise impact of adjoining uses	Chester Road part of the Strategic Highway Network and a there is a nearby quarry which would have potential for unacceptable noise impacts for future residents. There could be potential for blasting at the quarry. Noise assessment required BS8233 and PROPG would be required. An employment use here may require mitigation due to the proximity to residential properties.  A noise assessment would also be required to take account of the railway line to the North and the nearby Quarry. Employment uses likely to have an impact on neighbouring houses which could restrict potential employment uses.		X	
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. In this instance the access is already off a strategic highway and is opposite the site having a less than significant impact on development. The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel, shall take place.		х	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Branton Hill Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		х	
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
Employment Development Opportunities	The site is surrounded by residential uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The submission states that the site has access to mains water, mains sewage, electricity and gas.  Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance.  However there are no physical constrains preventing expansion.  Broadband superfast speeds are available in this area.		x	

	T						
		no significant gas					
		lised electricity cap					
		through Western P					
	Gas forwa	rd asset managem	nent plans in adva	nce of future			
	growth.						
Infrastructure	There are	Pylons across the	Western part of the	ne site and a			
constraints on /		which the develo					
under site (electric		ence of infrastructu					
cables/sub-stations,	ound ornar						
water/sewage pipes,							Х
gas pipes, pylons,							
culverts, rights of							
way)							
Highways access		m a single location					
and transportation		equires controlled j	unction which wo	uld help to		Х	
		affic speeds.					
Impact on the wider	No signific	ant wider impacts.					Х
road network							^
Other Economic							
		Soc	ial				
Access time by wall	king or publi	c transport (except	t Primary schools:	walking only) t	o key r	esiden	tial
,		es in accordance			,		
5. 6.		site is more than					
Primary School	a Primary School			X			
			hin 25 minutes pu	iblic transport			
Secondary School		The site is predominantly within 25 minutes public transport distance of a Secondary School				Х	
GP/Health		The whole site is more than 15 minutes walking distance of					
Centre/Walk in	a Health Centre Area						
Strategic		site is within 30 m	inutes public tran	sport distance			
Centre/Employment		loyment Area	midtoo pabilo trair	oport diotarioo			
Area	or arr Emp	ioymont / troa					
Centre/Foodstore	The whole	site is more than	15 minutes walkin	n distance of			
Ochtro/1 occisione		ood and Centre Are		g distarioe or	X		
Any character		two storey family h		nining and adia	cent th	e site	
constraints on	Detached	two storcy fairing i	lousing exists auj	oning and adjac	ociit tii	c site.	
density (list) Connections to local	No conne	tion to Local Cuals	Douto Notwork				
	INO COLLIEC	ction to Local Cycle	TOULE NELWORK.		X		
cycle route networks	Not muchlic						v
Public Open Space		open space.	4 a Diamina Elett	au Cae-t-			Х
Loss of Playing Field		result in the loss of	n a Playing Field (	or Sports			Х
/ Sports Pitches	Pitch.						
Other Social			141				
		Opport	unities				
Opportunity to combin							
submission to form a I	arger more	comprehensive		X			
development.							
		Sustainabilit	y Appraisal				
Sustainability Appraisa	al Housing	The site has som	e negative impact	ts for SA Object	tives 1,	2, 3, 4	ł, 5,
Conclusion	3		l and a positive im				,
Sustainability Appraisa	al		e negative impac				5, 6.
Employment Conclusion			tive impact for SA		,	, -, -	, -,
		Concl	•	.,			
This land forms part of	of the transit			l so any develo	nment	here	MOUIL
have a significant visu					۰,۰۰۰		Juliu
Liato a digililibalit vidu	ar arriornty II	Thank our tile goulli	Tarai orialactor Of	Jugging.			

College Farm, Bosty Lane, Aldridge, Walsall, WSS				2015	1	of D -	4			
Site Addres	s	College Farm   Lane, Aldridge	· ·	alaridge	, wais	ali,WS	9 ULF.	- Land	at Bos	sty
Ward		Aldridge Cent South		Call fo	r Site	Ref	1011	8		
Site Area (h	a)	39.94								
Site Referen	nce	SA-0018-WAI	L							
			Background	d/Conte	xt					
Current uses (list)		ed use including firm) & equestria		storage	(No p	lanning	permis	sion or	certifica	ite to
Surrounding		the North is hous		undary	to the F	Railway	with ho	usina b	evond	
land uses	Sou	uthern boundary	to the Canal witl							ng
	and	l agricultural land	d. Constra	ainte						
Gateway Con	etrain	ts (whore	Name / Details					Amoun	t cove	red
affecting part			Name / Betan	3				(ha's)	it COVC	Cu
SSSI/ SAC/ S		tou oite)	N/A					(11 <i>a s)</i> 0		
Ancient Wood		/eteran Trees	N/A					0		
Local Nature F			N/A					0		
Flood Risk Zo		-	N/A					0		
Registered Pa		arden	N/A					0		
Scheduled An			N/A					0		
Operational B	urial Gr	round	N/A							
Common Land	d		N/A 0							
Existing Policy	/ SAI	D policy ENV1 G	reen belt							
Designations	Jac	k Holes SINC (2	ha)							
(list)										
			nd Landscape			ssess	ment			
Criteria		ssment		Rat						
Green Belt		b-parcel makes		Very		Mod	Mod	Low	Low	Very Low
Harm		oution to preventi est Midlands con		High Har		High Har	Har	Har	Har	Har
		ining the separa		m	m	m	m	m	m	m
		dridge/Rushall a								
		schment on the c								
		rcel is contained								
		ast and southwe								
	settlen	nent edges of Ru	ıshall, Aldridge							
		alsall, all forming		it						
		ds conurbation.								
		ing the northeast								
		s a strong distinc		€						
		rcel and the inse rtheast. There ar								
		ary features pres		X						
		ider of the sub-pa								
		nt inset settleme								
	and Walsall to the northwest and									
	southwest. The railway line, although									
	clear physical feature, is in this sub									
		lly located betwe								
		nat expansion up								
		or south would w								
		nent gap. Develo		St						
	of the Rushall Canal would also									

		ally increase containment of land n Rushall and Aldridge (B97A).						
Landscape Sensitivity  The landscape is considered to have moderate-high overall sensitivity to residential development as the majority of criteria are assessed as having either moderate or greater/high sensitivity, and no criteria override that judgement.  The landscape is considered to have moderate-high sensitivity to employment development. Large scale development would disrupt the small scale field pattern which contributes to the settlement setting of Walsall, Aldridge and Rushall. The area north of the B4154 Bosty Lane, lies adjacent to an exisiting industrial estate which has the potential to reduce sensitivity to further development, however, a strong woodland boundary, reduces connectivity between the areas and the area is designated for its natural and heritage qualities.			High	Mod High	Mod	Low		Low
Detailed as			oial and	ooonomi	io oritori	i a		
Criteria	Detailed assessment against environmental, social and economic criteri  Criteria Assessment					Ratii		
Ontona		Environme	ntal			- I (atii	<u>'9</u>	
Greenfield/ Previously Developed La Topography	and	There are 3000m2 floor area of fa away from the public highway. The for agriculture and is considered The Northern part of the site is flat	Х					
		the South where it meets the Car there is no significant incline.						Х
Agricultural L Quality		Predominantly Grade 3, however agriculture.						X
Tree Preserv Orders / Matu Trees of Valu site or signific affecting bou	ure ue on cantly	There are no protected trees at the trees define the boundaries of the site. A tree survey is required.	e site and	fields with	in the		x	
Biodiversity of Geodiversity or significantl affecting bou	on site ly	The Daw End Branch canal which boundary is a SLINC, boundary is canal which separates the SLINC. The South section of the site is sthis area is very limited and could this part of the site.  The site is above a known Limes. The railway is a SSSI and define any development would need to relationship.  This site was presented for consi LSP meeting, where there was a assessment/mapping of the hedg SPr reported she had undertaker margins and concluded the hedg mapped as lines rather than poly assessment provided previously, network that support traditional b have good species diversity meri	planting expending the plit by the parts ank and containing the plants are plan	agricultur, canal, accrier to devurce. Stern bound unt of this at the prevention of the field work was completed on the of the headlitch system	the al land. cess to eloping dary, ious etwork. d correctly dgerow ms and		x	

	Jack Holes SINC has been reduced in size and 2ha remains within the site area. Mitigation and or enhancement is possible without significant impacts on the developable			
	area. The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Core Expansion Zone 1			
Heritage Assets on site or significantly affecting boundaries	Post Medieval Limestone Quarry "Jack Hole" Lime Pit Her number 9019. Cropmarks north of Berryfields Farm suggest a possible prehistoric enclosure and the site is identified as a Archaeological Priority Area in the HLC which requires further investigation.		x	
Impact on visual amenity of adjacent land users, including existing residents	The main vantage points the site can be seen from is the canal, public right of way and Bosty Lane, the site can also be seen from Walsall Road however the boundary planting here is more significant. Either side of the canal is agricultural uses which defines the character of this stretch of canal which unusually considering its location has a strong rural quality especially when walking East to West, in the opposite direction the employment uses in Walsall Business Park are prominent, however the canal level and topography screen this for the most part. Any development near to the canal would result in a strong negative impact, it may be possible to develop the top section of the site to the North where the topography would help to minimise any impact.	X		
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х
Ground Contamination	There is no recorded ground contamination. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			x
Ground stability	All the area to the south of the railway line is clear of past limestone mining (the site highlighted in the Taylor Wimpey plan No: 1145 CP 01)The lands to the north of the railway line are located within the Zone of Consideration for limestone mining with planning restrictions for development.			x
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			Х
Noise impact of adjoining uses	Bosty Lane is a busy road and there is a railway line which adjoins the Northern boundary which could cause some noise disturbance to occupiers of houses should residential be suitable here. Employment uses would have little impact on the surrounding uses by way of noise. The nearest houses are across Bosty Lane, layout and design could mitigate for these issues.		X- Res ide ntia	X- Em ploy men t
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	The Railway line to the North is a SSSI which could have an impact on the proximity development can be erected to this		х	

	boundary. However risks to the SSSI can be mitigated			
	through design and layout.			
	Economic		ı	
Employment	The site is adjacent to residential and agricultural uses, the			
Development Opportunities	submission does not propose employment uses and there are no notable employment opportunities here which warrant	X		
Opportunities	further assessment.			
Employment Land	Not employment land, unwilling land owner, character	X		
Delivery / Phasing	constraints.  No known significant issues regarding delivery or phasing.			
, c				Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of	Goscote WwTW has capacity for 3220 houses. Site is			
utilities – electricity,	currently receiving upgrades in AMP6 (2015-2020) It has			
gas, water, sewage	limited headroom based on current quality performance			
treatment	however there are no physical constrains regarding provision			
	of additional treatment capacity.			
	Broadband superfast speeds are available in this area.			X
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future growth.			
Infrastructure	Public right of way Ald22 runs through the site but could be			
constraints on /	incorporated into any development and is not a significant			
under site (electric	constraint.			
cables/sub-	Constraint			
stations,			х	
water/sewage				
pipes, gas pipes,				
pylons, culverts,				
rights of way)				
Highways access	The site is large and has an existing access to the North near			
and transportation	to the railway along Bosty Lane and part way down Bosty			
	Lane to the South. There are no constraints for providing a			Х
	site access, Highways comment that the best points of			
lean and an the widow	access are along Bosty Lane.			
Impact on the wider	There needs to be a capacity assessment on the nearby		Х	
road network Other Economic	A461 junction and the Daw End Lane junction.			
(specify)	Costal			
Access time by we	Social  alking or public transport (except Primary schools: walking only) t	o kov r	ooidon	tial
Access time by wa	services in accordance with BCP Policy HOU2.	о кеу г	esiden	ııaı
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		
Secondary School	The site is predominantly within 25 minutes public transport		Х	
GP/Health	distance of a Secondary School			
Centre/Walk in	The whole site is more than 15 minutes walking distance of a	X		
Strategic	Health Centre Area The site is predominantly within 20 minutes public transport			
Centre/Employmen	distance of an Employment Area			х
t Area	distance of all Employment Area			^
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a			
	Fresh Food and Centre Area	X		
Any character	Traditional styled interwar housing nearby, however a large site		lictate t	he
constraints on	character. Good links by public transport to Aldridge and Walsa	all.		
density (list)				

Connections to	No connect	ion to Local Cycle	Route Network.				
local cycle route		•			X		
networks							
Public Open Space	Not Public (	Open Space.					Χ
Loss of Playing	Would not r	esult in the loss of	f a Playing Field or	r Sports Pitch.			
Field / Sports							X
Pitches							
Other Social			across the site w				
	have to be t	aken into account	for any layout pro	posals.			
	PROW ALC	)22					
		Opport	unities				
If adjacent sites come	e forward and	l are considered					
acceptable there cou	ld be opportu	nity to combine		X			
sites for a more comp	orehensive so	cheme.					
		Sustainabili	ty Appraisal				
Sustainability Apprais	sal Housing	The site has som	ne negative impac	ts for SA Object	tives 1	, 2, 3, 4	·, 5,
Conclusion		6, 7, 8, 9, 12, 13	3, 14 and positive i	mpact for SA O	bjectiv	es 10	
Sustainability Apprais		Accessment regu	uested				
Employment Conclus	sion	Assessment requ	ucolcu				
		Concl	lusion				

The site covers a large area and the character is considered to change across the site with the Southern section being more rural with residential to the North. Housing would have a significant impact on the character of Bosty Lane causing high harm to the landscape character and visual amenity. Due to the topography and relationship to existing houses the potential mitigation and restrictions on employment buildings would be unviable these issues combined with the impact on green belt and landscape are significant.

Site Addres	SS	Land at Chester Road, Streetly, Walsall - Land at Chester Road, Streetly, Walsall									
Ward		Aldridge Central and South		Call for	Call for Site Ref			10172			
Site Area (ha) 25.		25.51	25.51								
Site Reference SA-0037-WA			_								
Background/Context											
Current uses (list)	The site is predominantly used for agriculture.										
Surrounding land uses	Morks farm which has been redeveloped to provide 7 large detached houses.  Predominantly along the north boundary are more fields used for agriculture.									Water	
Constraints											
Gateway Constraints (where affecting part of submitted site)			Name / Details						СО	Amount covered (ha's)	
SSSI/ SAC/ SINC			N/A						0		
Ancient Woodland / Veteran Trees			N/A						0		
Local Nature Reserve			N/A 0								
Flood Risk Zone 3 Registered Park & Garden			N/A 0 N/A 0								
Scheduled Ancient Monument			N/A 0								
Operational Burial Ground			N/A 0								
Common Land			N/A 0								
Existing Policy Designations (list)  SAD Green Belt ENV1											
Green Belt and Landscape Se					ensitivity Assessment						
Criteria		Assessment			Rating						
Green Belt Harm	contrib the We	b-parcel makes ution to preventi est Midlands con ining the	ng the sprawl of	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m	
Landscape	separation of Aldridge a (adjoining Sutton Coldfi preventing encroachme countryside. Land to the east of the well-treed Be contained by inset deve south and by washed-ourbanising development to the nort released with less impaintegrity, in particular, in separation of Aldridge and Streetly (a Coldfield).				X	Mod	Mod	Lo	w	Low	
Sensitivity	The landscape is considered to have an overall moderate sensitivity to residential development, based on the absence of pronounced landform features, some degree of rural character with regular					High	X	Mo		LOW	
	field pa	atterns, the comb	ination of open								

promine The lan overall i employi a degre natural field pai would b develop small so and larg are set height.	closed areas and the presence of ent pylon routes. dscape is considered to have an moderate sensitivity to ment development. The area has e of rural character, with some features of value and a historic stern west of the A452 which e disrupted by large scale oment. There are some existing cale industrial/employment areas ge agricultural buildings, which back from the roads and low in There is the potential for small expansion these areas without and existing landscape features of			
Detailed as	sessment against environmental, social and economic	c crite	ria	
Criteria	Assessment	Ratir	ng	
	Environmental			
Greenfield/ Previously Developed Land	The site is greenfield land.	X		
Topography	There is a slope from South East at the highest point and North West at the lowest, however this is shallow and not considered to be a constraint to developing the site.			х
Agricultural Land Quality	Pre1988 - Grade 3, no new assessment available.		х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are at least 19 TPO trees in the site, there are 6 to the South East which would be a constraint to development if not removed. The retention of these trees would not result in a significant reduction in housing units.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	To the North West adjoining the site is Corporation Wood and Towers Covert SLINC. The developer has provided an indicative scheme which provides an area of greenspace adjoining this site which could be mitigation. Any loss of trees would require an Ecology survey in the interests of protected species.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		x	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets.			х

_	<del>,</del>			
Impact on visual amenity of adjacent land users, including existing residents	There would be a significant local impact from a number of houses along Little Hardwick Road and Chester Road. The wider impact would be most prominent when travelling along Chester Road from North to South as the topography of the site ensures its prominence which currently defines the part urban part rural character of Streetly which is considered would be altered if this site was developed.	х		
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS. To the North 600m away is a flood zone 3 area. Although outside of the site due to the topography this site would contribute to the flooding issue and mitigation is required.			x
Ground Contamination	The Southern edge of the site falls within an area identified on the SAD plan Potentially Contaminated Land and Landfill Constraints, as being land where contamination may need to be assessed during development. Survey work would be required as part of a planning application.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability	Not in Limestone or High Risk coal area.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			X
Noise impact of adjoining uses	Little Hardwick Road is a District Distributer and Chester Road part of the Strategic Highway Network which would have potential for unacceptable noise impacts for future residents. Mitigation can be secured through acoustic glazing. An employment use here would require restrictions due to the proximity to residential properties, the care home and hotel.  Employment uses likely to have an impact on neighbouring houses which could restrict potential employment uses.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. In this instance the access is already off a strategic highway and is opposite the site having a less than significant impact on development. The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.		х	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Branton Hill Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		х	
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	Nearby pitches with flood lighting could present light pollution issues which are difficult to mitigate and which has the potential to impact on the existing neighbouring uses.			
	Economic			
Employment Development Opportunities	The site is adjacent to residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х

Availability of utilities – electricity, gas, water, sewage treatment	limited head forecast and there are no Broadband There are no Minor locali managed th Gas forward growth.	WwTW has capacity for 4780 houses. It has droom for population increase due to housing d limited capacity available performance. However o physical constrains preventing expansion. ultrafast speeds are available in this area. To significant gas capacity issues here. Seed electricity capacity constraints will be brough Western Power Distribution and Cadent d asset management plans in advance of future		X	
Infrastructure constraints on / under site (electric cables/sub- stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	near to the recognised	Pylons across the Western part of the site and North part which the developer has identified and that an easement would be required to mitigate. other evidence of infrastructure constraints here.		х	
Highways access		n either Little Hardwick Road or Chester Road			X
and transportation Impact on the wider	would be ad	nt wider issues.			
road network	3				X
Other Economic					
(specify)		Social			
Access time by wa		c transport (except Primary schools: walking only) to the ses in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	Primary Scl		Х		
Secondary School	distance of	oredominantly within 25 minutes public transport a Secondary School		Х	
GP/Health Centre/Walk in	The whole s	site is more than 15 minutes walking distance of a	Χ		
Strategic Centre/Employmen t Area	The site is p	oredominantly within 30 minutes public transport an Employment Area			
Centre/Foodstore		site is more than 15 minutes walking distance of a and Centre Area	X		
Any character constraints on density (list)	Mix of detaction and adjaces	ched and semi-detached two storey family housing on the site.	exists a	adjoinir	ng
Connections to local cycle route networks	No connect	ion to Local Cycle Route Network.	Х		
Public Open Space	Not public o	ppen space.			Х
Loss of Playing Field / Sports Pitches		esult in the loss of a Playing Field or Sports Pitch.			х
Other Social					
Opportunity to comb submission to form a					
de	. 5.5 5.1101111	Sustainability Appraisal			
Sustainability Apprais Conclusion		The site has some negative impacts for SA Object 6, 7, 8, 9, 12, 14 and positive impact for SA Object			·, 5,
Sustainability Apprais Employment Conclus		Assessment requested			

#### Conclusion

The site is part of a larger area which is characterised by its openness and helps to define Streetly's semirural character. Although it is recognised that wider visual amenity impacts are limited due to the development to the South and East, this land forms part of the transition between the urban and the rural so any development here would erode that having a significant visual amenity impact. Employment uses would have more significant character impacts.

		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	A		00.11						
Site Addres	SS	170 Little Asto	Aston Road, Aon Road, Wals	_		le Asto	on Roa	id. Lar	nd Adja	acent	
Ward		Aldridge Cent South	tral and	Call for	Site R	ef	10173	}			
Site Area (l	na)	7.51									
Site Refere	nce	SA-0038-WA	L								
			Backgroun	d/Contex	t						
Current uses (list)	fron E09	e site is being us n 2010 is undete 9/0545 & 10/118	ermined. The Co 6/LE	uncil has a	a record	d of the	activity	/ startir	ng 13/0	7/09.	
Surrounding land uses	The land to the West is used for stabling horses. To the South is Little Aston Road with agricultural fields beyond. To the West is number 170 Little Aston Road and amenity/ parking area for the Fairlawns Hotel. To the North is a golf course.										
			Constr	aints							
Gateway Co affecting pa			Name / Detail	s						ount /ered 's)	
SSSI/ SAC/ S			N/A						0		
Ancient Woo		/eteran Trees	N/A N/A						0		
Flood Risk Z		<del> </del>	N/A N/A						0		
Registered P		arden	N/A						0		
Scheduled A			N/A					0	0		
Operational E	Burial Gr	ound	N/A						0		
Common Lar			N/A						0		
Existing Police Designations		O Green Belt EN	IV1								
(list)											
	l	Green Belt au	nd Landscape	Sensitiv	ity As	sessn	nent				
Criteria		sment		Ratir	ng						
Green Belt Harm	contrib the We	b-parcel makes ution to preventi est Midlands con	ng the sprawl of	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m	
	separa (adjoin preven country southw settlem forms p conurb expans weake Streetly notably when t and the settlem	ining the tion of Aldridge a ing Sutton Coldfiting encroachme vide. The vest of the sub-panent edge of Aldridge of	rield) and ent on the arcel adjoins the ridge, which Midlands eastwards would en Aldridge and on Coldfield), which ittle Aston Road tween the two	y X							
	Green	Belt land to the									
Landscape Sensitivity		ndscape is consi moderate-high s		n High		lod igh	Mod	Lo <sup>1</sup> Mo		Low	

	tial and annula meant			
	tial and employment			
	oment, based on its combination			
	punced slopes (in parts) and its			
	rural, undeveloped character.	<u> </u>		
	ent against environmental, social and economic criteri			
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/	There are approximately 800m2 of built development on the			
Previously	site to serve the livery and equestrian uses. The site is	X		
Developed Land	predominantly greenfield.			
Topography	The site is predominantly flat rising very slightly South to			х
	North.			
Agricultural Land	The land is not used for agriculture and there is no			Х
Quality	information available.			
Tree Preservation	An arboricultural survey has been submitted with this			
Orders / Mature	submission and identifies 5 trees category A trees and a			
Trees of Value on	high number of category B trees and hedges which			
site or significantly	predominantly form the Northern and Southern boundaries.			Х
affecting boundaries	The site is largely open and it is considered that a			
	development could be achieved without loss of significant			
Diadiyaraity or	trees and that there would be scope for additional planting.			
Biodiversity or Geodiversity on site	The submitted Vision Document provides details of a site walkover conducted in 2018 by an Ecologist.			
or significantly	Recommendations include the need for a bat survey, the			
affecting boundaries	potential for the buildings to be used for nesting birds and			
anecting boundaries	the need to check for badgers prior to development			
	commencing. None of these issues are considered			
	significant barriers to development. Ecology survey work			
	would be required and mitigation measures designed into			
	the scheme.			
	The ecological valuation of the Black Country Green Belt is			
	based on a set of assumptions that formed the basis for			
	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the		х	
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score			
	for each Landscape Unit: Land Use Calculated Value,			
	Habitat Features, Nature Conservation Designation Value,			
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 2			
	The site falls within Nature Recovery Network Zone Core			
11 2/	Expansion Zone 1			
Heritage Assets on	The Western boundary meets the edge of the Aldridge			
site or significantly	conservation area. Any development here would need to			
affecting boundaries	take account of its potential impact on the setting of the		Х	
	conservation area. Employment uses in particular would not			
Impact on vicual	be in character.			
Impact on visual	Although number 170 is in close proximity, the main			
amenity of adjacent	habitable room windows do not overlook the land and there			
land users, including	is significant boundary planting which if retained would			
existing residents	minimise any harm. A large electricity pylon runs across the site and the land is on lower ground than the adjacent	X		
	stabling site to the East and care home further east. The			
	rear boundary to the North is also defined by significant			
	boundary planting screening the site from the golf course.			
	podridary planting screening the site from the gon course.			

	The greatest impact would be to passing road users and would harm the transition between the urban and rural areas part of the character here and in relation to the adjacent			
	Conservation Area another significant issue would be the layout which would need to take account of established trees and existing pylons.			
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х
Ground Contamination	The Southern edge of the site falls within an area identified on the SAD plan Potentially Contaminated Land and Landfill Constraints, as being land where contamination may need to be assessed during development. Survey work would be required as part of a planning application.		х	
Ground stability	Not in limestone or High Risk coal area.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			X
Noise impact of adjoining uses	Little Aston Road is a District Distributer and would have potential for unacceptable noise impacts for future residents. Mitigation can be secured through acoustic glazing. An employment use here would require restrictions due to the proximity to residential properties, the care home and hotel.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.  The site is within 250m of permitted mineral infrastructure	X - Res ide ntia I	X - Em plo yme nt	
Infrastructure and Brickworks	site Branton Hill Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		х	
Waste Infrastructure	No waste infrastructure constraints  No other issues identified.			Х
Other Environmental			Х	
Employment	Economic  The site is surrounded by residential and leisure uses, the			
Development Opportunities	submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х

Availability of utilities  – electricity, gas,	The submitted Vision Document includes an incumbent utilities search which confirms access to gas, electricity,			
water, sewage treatment	water and broadband. Broadband ultrafast speeds are available in this area. Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	An electricity pylon runs across part of the development. Could raise noise/ amenity issues if developed for housing, however it is considered that through design/ layout and mitigation this could be managed.		х	
Highways access and transportation	The site has an existing wide access and visibility onto Little Aston Road is good to the North, the established planting on the Southern boundary has some impact on visibility. However the vision document proposes to move the access to the centre of the site which could further improve visibility and ensure there would be no impact on the existing nearby access to number 170 Little Aston Road. It is recognised that ensuring good visibility would require the loss of some Southern boundary trees and hedges, replacement planting would be possible in closing the existing access and any loss of planting would be minimal. The speed limit would need to be reviewed. Localised widening of the road is required.		x	
Impact on the wider road network	No significant concerns.		х	
Other Economic				
(specify)				
A (2 1 11	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	о кеу г	esiaen	tiai
Primary School	The site is predominantly within 15 minutes walking distance of a Primary School		Х	
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health	The whole site is more than 15 minutes walking distance of	X		
Centre/Walk in Strategic	a Health Centre Area  The whole site is within 30 minutes public transport distance			
Centre/Employment	of an Employment Area			
Area				
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area	Χ		
Any character constraints on density (list)	Character of nearby development which is a mix of traditional modern styled large detached houses.	styled	and 60	)s
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	Not public open space.			Х

Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch						Х
Other Social	ial The site is in a livery and equestrian use, however there are						
	no policies	designed to retain	n such uses.				
		Opport	unities				
If site opposite Little As acceptable there would costs on road improved. The existing use require provides little opportunated redevelopment of the statement	d be an opp ment works res open sp ity for lands site could pr aping. and owner a	ortunity to share . ace which caping, ovide potential				X	
1 0		Sustainabili	ty Appraisal				
Sustainability Appraisa	I Housing	The site has som	ne negative impac	ts for SA Object	ives 1,	2, 3, 4	, 6,
Conclusion		7, 8, 9, 12, and p	positive impact for	SA Objectives	5, 10, 1	13, 14	
Sustainability Appraisal Employment Conclusion  Assessment requested							
		Concl	usion				

The site scores the highest greenbelt and landscape harm combined with its close proximity to the Conservation Area and its impact on character and visual amenity represent significant issues. In addition the site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic which is a significant barrier to housing development. Employment uses would have greater character impacts.

Site Addres	S	Chester Roa	ad, Aldridge, W	/alsall, W	S9 0L	S - Alc	Iridge \	Nyeva	le Gar	den
Ward		Aldridge Ce South	ntral and	Call for	Site F	Ref	10182	2		
Site Area (h	a)	0.9								
Site Referei	псе	SA-0041-W	AL							
			Background	d/Contex	(t					
Current uses (list)	Gard	en centre								
Surrounding land uses	East	Housing to the North, horsiculture and agriculture to the West, Chester Road to the East defining the boundary to Lichfield Council with agriculture beyond, housing to the South.								
			Constr							
Gateway Cor affecting par	t of subr		Name / Detail	s						nount vered ı's)
SSSI/ SAC/ S		· · · · · · · · · · · · · · · · · · ·	N/A						0	
Ancient Wood Local Nature		eteran Trees	N/A N/A						0	
Flood Risk Zo			N/A						0	
Registered Pa		den	N/A						0	
Scheduled Ar			N/A						0	
Operational B	urial Gro	und	N/A						0	
Common Lan			N/A						0	
Existing Police Designations (list)	· ·									
	_		nd Landscape			sessi	ment			
Criteria	Assess			Ratir	ng	N 4 = -l				1 \/
Green Belt Harm	contribut the Wes	t Midlands con	ng the sprawl of	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
preventing encroachment on the countryside makes a moderate contribution to maintaining the separation of Alc and Streetly (adjoining Sutton Coldfield). The parcel abuts the settlement edge Aldridge, which forms part of the Midlands conurbation. The Green Belt edge Aldridge is at the crest of a slope land to the east sloping downhill degree of distinction. The A452 would cons strong alternative boundary, but expansion downslope would nonetheless constitute a weakening of the integrity of the Green Belt.		tribution to tion of Aldridge ield). The sub- nent edge of part of the West of a slope, so downhill has a vould constitute a dary, but would a	a	х						
Landscape Sensitivity	The land		dered to have a sensitivity to	n High		Mod High	Mod	Lo Mo		Low

	develop its coml parts) a undeve	tial and employment oment, based on pination of pronounced slopes (in and its strongly rural, loped character.				
	sessme	ent against environmental, social and economic	c criteri			
Criteria		Assessment		Ratii	ng	
0 " 11/		Environmental				
Greenfield/		The whole of the site was used to operate a garden of				
Previously	اء ما	A quarter of the site to the front was hard surfaced for				
Developed L	and	parking, a quarter covered in buildings for the sale of				X
		and the remaining outside areas used for sales and stop of plants and outdoor materials. For these reasons the				
		is considered to be previously developed land.	e sile			
Topography		The land is on higher ground than Chester Road and	Slones			
Topograpity		up from the South to the North. This topography is no			Х	
		significant to be a barrier to development.	•		,	
Agricultural L	and	Not agricultural land, predominantly hard surfaced.				
Quality		, то обществення на при				X
Tree Preserv	ation/	No TPO trees. There are established trees along the				
Orders / Mat	ure	boundary which should be retained in the interests of	visual			
Trees of Valu	ue on	amenity. A tree survey would be required with an app	lication		Х	
site or signifi		for residential but the layout and relationship would no	ot be a			
affecting bou		barrier.				
Biodiversity of		If any trees were identified to be removed a bat surve				
Geodiversity		would be required. There are a row of hedges along b				
or significant		lane which runs across the rear of the site within 50m				
affecting bou	indaries	Protected species survey is likely to be required.	Dalt in			
		The ecological valuation of the Black Country Green E based on a set of assumptions that formed the basis f				
		developing a set of criteria which allowed EcoRecord				
		attribute a relative value to individual land parcels with				
		Green Belt. A Valuation Matrix was used based on the				
		following attributes to calculate a final ecological value				.,
		for each Landscape Unit: Land Use Calculated Value				X
		Habitat Features, Nature Conservation Designation V				
		Adjacency to SSSIs or Ancient Woodland, Historic				
		Landscape Characterisation (HLC) Type Value, Twins	span-			
		Axiophyte Value (TAV) and Breeding Farmland Birds	Value.			
		The higher the score the higher the ecological value.				
		Predominant Ecological Valuation of the Black Countr	ry			
		Green Belt Score = 1				
		The site falls within the Nature Recovery Network Urb Matrix Recovery Zone 1	oan			
Heritage Ass	ets on	There are no recorded heritage assets.				
site or signific		There are no recorded heritage deserts.				х
affecting bou						
Impact on vis		The existing buildings are worn and are unlikely to im	prove			
amenity of a		without investment. The closure of the garden centre				
land users, ir		due to the viability of the business and redevelopmen				X
existing resid		site is an opportunity to put this previously developed	land			^
		back into use which would have a positive impact on v	visual			
Electric to		amenity.				
Flood risk, di		Not in a High Risk flood zone. Scope for SUDS.				V
and ground v	water					X
Ground		No evidence of contamination.				
Contamination	on	TWO CVIDENCE OF CONTAININATION.				X
Ground stabi		Not in limestone or High Risk coal area.				Х
2. 2 3. IG OldDi		1				

Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			Х
Noise impact of adjoining uses	The Chester Road is part of the strategic highway network and would have potential for unacceptable noise impacts for future residents. Mitigation can be secured through acoustic glazing. An employment use would require mitigation for existing adjoining residents, however the existing character and background noise is likely to be high.		х	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel, shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	The site is surrounded by agricultural and some residential uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	The submission advises that the site has access to mains water supply, mains sewage, electricity and broadband internet.  No broadband speed data is available Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on / under site	No evidence of infrastructure constraints.			х
Highways access and transportation	The Councils parking policy T14 in relation to other shops would require the current site to have in 134 car parking spaces, the site currently has 64 which is a shortfall of 70 spaces. The submission proposes 6 houses which as a maximum would require just 18 parking spaces. For these reasons a scheme for housing is considered would have less impact on the access and public safety that the existing situation.  Not served well by Public Transport. Potential to create links to public rights of way on Back Lane.  Employment could be supported by Highways.		х	

Impact on the wider road network	movement employme	ial scheme is likely to result in less vehicle is than the existing garden centre use, however int uses could have an impact. Highway required in relation to employment uses.		х		
Other Economic (specify)						
(Specify)		Social				
Access time by wall	king or publi	c transport (except Primary schools: walking only) t	o kev r	esiden	tial	
		es in accordance with BCP Policy HOU2.	,			
Primary School	a Primary		X			
Secondary School		site is more than 25 minutes public transport f a Secondary School	X			
GP/Health		hole site is more than 15 minutes walking distance of				
Centre/Walk in		Sentre Area	X			
Strategic Centre/Employment		site is within 20 minutes public transport distance loyment Area			х	
Area	<del>-</del>					
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	X			
Any character constraints on density (list)  a Fresh Food and Centre Area  Location is not near to a local centre or district centre, the pre character would dictate appropriate residential here.				ant		
Connections to local	No connec	ction to Local Cycle Route Network.	Х			
cycle route networks						
Public Open Space		open space.			Х	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.				Х	
Other Social						
Other Goolai		Opportunities				
The existing use has redeveloped it is likely building in this promin There is no evidence redevelopment of whe surfaced site could er Potential to create public existing public in the existing public in th	surfaced. It is to Streetly rived by bus ceased and if that the appendix for the surface water is predormance water is predormance water is predormance water in the surface was a trium of the low set of the that the surface that the surface anti-social least to surface that the surface is anti-social least to surface water in the surface was a trium of the surface was a	is located on a and Brownhills es. if the site is not pearance of the will deteriorate. at the site and minantly a hard er management. from Back Lane at to improve ecurity bar to the eillance could Redevelopment site does not fall behaviour and a drainage.		X		
0 1 1 1 1111		Sustainability Appraisal				
Sustainability Appraisa Conclusion		SA not required due to gateway constraints.				
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.				
for development has b	een issued a	Conclusion  o call for sites there has been new owners and a part this site. Emails were sent to the applicant but no ray constraint to developing the land.				

Site Addres	SS	Land adjacen	t to Barr Comn	non Road	d, Aldri	dge				
Ward		Aldridge Cent South	tral and	Call for	Site F	Ref	10208	3		
Site Area (I	ha)	2.16								
Site Refere	nce	SA-0045-WA	L							
			Background	d/Contex	κt					
Current uses (list)		dundant agricultueping of horses.	ıral grazing. App	lication hi	istory s	uggest	s the si	te is us	ed for t	he
Surrounding		the North are ho	uses, to the Eas	t housing	and ag	ricultu	re, to th	e South	n and V	Vest
land uses	agr	riculture.								
Constraints										
Gateway Co affecting pa		ts (where bmitted site)	Name / Detail	s						ount rered
SSSI/ SAC/ S	SINC		N/A						0	<u>., </u>
		Veteran Trees	N/A						0	
Local Nature		e	N/A						0	
Flood Risk Z			N/A						0	
Registered P Scheduled A			N/A N/A						0	
Operational I			N/A						0	
Common Lar		Touria	N/A						0	
Existing Police		D Green Belt - E								
Designations (list)		sty Lane Hedges rmland South of I		IC						
		Green Belt a	nd Landscape	Sensitiv	vity As	sessi	ment			
Criteria		ssment		Ratii	ng					
Green Belt Harm		ub-parcel makes oution to preventi		Very High	High	Mod High	Mod	Low Mod	Low	Very Low
Tiaiiii		est Midlands con		Har	Har m	Har	Har m	Har	Har m	Har
		aining the separa	,	m	- '''	m		m	1111	m
		ge, and Streetly (								
		eld) and preventi		nt						
		countryside. The arcel is contained								
		ttlement edge of								
		part of the West	•							
		oation. Bosty Lan								
		of the sub-parcel								
		tion between the								
		. The expansion		-						
		vards would resu		X						
	bound	ary and narrowin	g of the gap							
		en Walsall, Aldrid								
		ning Sutton Coldf								
		ially increase cor ent Green Belt lar								
		ing sub-parcels E		\						
	are ful	ly developed, the	ere would be no							
	justific	ation in retaining	their Green Bel	t						
		if adjacent open								
		ed, although this se Green Belt ha								
	increa	se Green Den Na	u 111.							

Landscape Sensitivity		ea has a relatively unspoilt rural er and strong sense of	High	Mod High	Mod	Low Mod		Low
	tranquil	lity, with a network of valued						
		ous woodland (including ancient nd) and mature, intact						
		ows. It is also accessible via the						
		Way. Therefore, the landscape		X				
		dered to have a moderate-high		^				
		ity to residential development as						
	•	ority of criteria are moderate or eater and no criteria override that						
	judgem							
Deta	ailed as	sessment against environme	ntal, soc	ial and e	conomi	c crite	ria	
Criteria		Assessment				Ratin	าg	
		Environme						
Greenfield/		Existing buildings on site have a			า	2.4		
Previously	and	300m2. This site is predominantl	y green fie	eld		X		
Developed La Topography	ailu	This site is predominantly flat.						Х
Agricultural L	and	The land is not in agricultural use	ed and is o	classed as	urban.			
Quality								Х
Tree Preserv		There is a TPO tree in the middle						
Orders / Matu	-	shared boundaries to adjacent si					. v	
Trees of Valu		would be required, however there					Х	
site or signific		trees could not be incorporated into a development scheme						
Biodiversity of		Groups of trees and hedges may	be used I	by protect	ed bat,			
Geodiversity		bird and badger species and a su	ırvey wou	ld be requ	ired			
or significantl		along with mitigation proposals. I						
affecting bou	ndaries	evidence to suggest this being a						
		Hedges form part of the Bosty La could be retained without signific				X		
		whole site is a SLINC and mitigate						
		would be significant barriers to de	evelopme	nt.				
		The site falls within a Nature Red	overy Net	twork Core	9			
Llorito do Aso	-t	Habitat Zone						
Heritage Ass site or signific		No recorded heritage assets.						х
affecting bou								^
Impact on vis	sual	There are public rights of way are	ound the s	submissior	n site.			
amenity of ac		The character of the views from						
land users, in existing resid		greenfield space which is being of worked which defines its appeara			en			
existing resid	ens	development to the North is of a			out it			
		does not project into the area cha					v	
		If developed in isolation the prop					Х	
		prominent feature out of characte		_				
		projection into the existing green						
		cause a strong negative impact of enjoyed by occupiers of the exist						
		and users of the public rights of v		. 40 v Glopii				
Flood risk, dr		Not in a flood risk area. Scope fo						
and ground w	vater							Х
Cround		The Courteers adds of the city fol	lo within -	n oroc !-!-	ntifical			
Ground Contamination	n	The Southern edge of the site fall on the SAD plan Potentially Conf						
Contamination	n I	Constraints, as being land where					Х	
		to be assessed during developm						
		required as part of a planning ap	plication.					

Air Quality impact of adjoining uses Noise impact of adjoining uses Should be represented by the protect of adjoining uses Should be represented by the protect of adjoining uses Should be represented by the protect of adjoining uses Should be represented by the protect of the					
adjoining uses    Availability of tilities   Ava	Ground stability	Not in limestone or High Risk coal area.			Х
Barr Common Road is a District Distributer and would have adjoining uses   Barr Common Road is a District Distributer and would have protein adjoining uses   Barr Common Road is a District Distributer and would have protein adjoining uses   Barr Common Road is a District Distributer and would have protein the proximity to residential properties to the North and East.   The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.   No mineral infrastructure constraints.   The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.   No mineral infrastructure constraints.   The site is surrounded by residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities warrant further assessment.   Second 1		Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			X
adjoining uses potential for unacceptable noise impacts for future residents. Mitigation can be secured through acoustic glazing, An employment use here would require restrictions due to the proximity to residential properties to the North and East.  Mineral Extraction and Mineral Resource Areas shall also and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.  Mineral Infrastructure and Brickworks  Waste Infrastructure  No mineral infrastructure constraints.  No mineral infrastructure constraints  No ther Environmental  No other issues identified.  Economic  Employment Development Opportunities  The site is surrounded by residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.  Employment Land  Not employment land and out of character.  Delivery / Phasing  No known significant issues regarding delivery or phasing  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Submission details advise unknown utilities.  Submission details advise unknown utilities.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There are no known infrastructure constraints here.  A coess would be opposite an existing busy junction to birmingham Road. Speed restrictions have been recently introduced, visibility is poor looking East when leaving the site.  A modified junction is required, possibly a roundabout. Ideally access should be elsewhere.  Impact on the wider		Barr Common Road is a District Distributer and would have	Χ-	Υ.	
Miligation can be secured through acoustic glazing. An employment use here would require restrictions due to the proximity to residential properties to the North and East.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.  Mineral Infrastructure and Brickworks  Waste Infrastructure  Other Environmental  No mineral infrastructure constraints.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.  No mineral infrastructure constraints.  No mineral infrastructure constraints.  The site is surrounded by residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.  Employment Land  Not employment land and out of character.  Delivery / Phasing  No known significant issues regarding delivery or phasing  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  electricity, gas, water, sewage treatment  currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  There are no known infrastructure constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There are no known infrastructure constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There are no known infrastructure constraints will be mana		potential for unacceptable noise impacts for future residents.			
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	Impact on the wider				V
TUAU HELWUIN	road network	, ,			X

Other Economic	T .				
(specify)					
(Specify)		Social			
Access time by walk		c transport (except Primary schools: walking only) to the ses in accordance with BCP Policy HOU2.	o key ı	esider	ntial
Primary School	The site is	predominantly within 10 minutes walking f a Primary School			Х
Secondary School	The whole	site is within 20 minutes public transport distance			Х
GP/Health Centre/Walk in	a Health C	site is more than 15 minutes walking distance of centre Area	X		
Strategic Centre/Employment Area	of an Emp	site is within 20 minutes public transport distance loyment Area			х
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	X		
Any character Ribbon development form character of this part of Barr Comm densities including flats developments are present on the opportunity (list)					
Connections to local cycle route networks		ction to Local Cycle Route Network.	X		
Public Open Space	Not public	open space.			Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			x
Other Social	the South the area and development character of of any developath which	coundary has a public right of way and further to is a path running East to West. The openness of and views of the site would mean that any ent here would have a detrimental impact on the of these paths. There would be a positive impact elopment potentially increasing the use of these is may provide sustainable travel choices to future upants of the site.			
		Opport <u>unities</u>			
If adjoining sites come comprehensive approather relationship issues and provide a safer ac	ach may res with the sur	olve some of rrounding land			
		Sustainability Appraisal			
Sustainability Appraisa Conclusion		The site has some negative impacts for SA Objective and positive impact for SA Objectives 10, 13, 14			
Sustainability Appraisa Employment Conclusion		The site has some negative impacts for SA Objec 9, 12 and positive impact for SA Objectives 13	tives 2	, 3, 5, 6	6, 7,
Conclusion					
to public access routes	s is likely to	nent by virtue of its relationship to the surrounding have significant harm. The Northern boundary to E wever this is a busy road and there is a difficult jur	Barr Co	mmon	Road

The visual impact of the development by virtue of its relationship to the surrounding uses and proximity to public access routes is likely to have significant harm. The Northern boundary to Barr Common Road is the obvious point of access, however this is a busy road and there is a difficult junction opposite, the junction works required may not be viable, a better solution would be for a wider site with access elsewhere. The whole site is a SLINC and mitigation and or compensation would be significant barriers to development. These are significant issues.

Site Addres	S	Land south of	Bosty Lane, A	Aldridge,	Walsa	ıll				
Ward		Aldridge Cent South	ral and	Call fo	r Site	Ref	10212	2		
Site Area (h	a)	47.07		ı						
Site Referer	nce	SA-0047-WAI	_							
			Backgroun	d/Conte	xt					
Current uses (list)	Agr	iculture.								
Surrounding land uses		en space to the \ th and East.	Vest, agriculture	to the S	outh, re	esidenti	al devel	opmen	t to the	
	Constraints									
Gateway Cor affecting par			Name / Detail	s						ount rered 's)
SSSI/ SAC/ S	INC		N/A						0	<u>-,                                      </u>
Ancient Wood			N/A						0	
Local Nature		e	N/A						0	
Flood Risk Zo		1	N/A						0	
Registered Pa			N/A						0	
Scheduled An Operational B			N/A N/A						0	
Common Lan		ouria	N/A						0	
Existing Policy		D Green Belt - E								
Designations (list)		sty Lane Hedges mland South of E	Bosty Lane SLIN							
	_		nd Landscape			ssessi	ment			
Criteria		ssment		Rat						\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Green Belt Harm		b-parcel makes ution to preventi		Very High	mign	Mod High	Mod	Low Mod	Low	Very Low
Hallii		est Midlands con		Har	паг	Har	Har	Har	Har	Har
		ining the separa		m	m	m	m	m	m	m
		je, and Streetly (		1						
		eld) and preventi		nt						
		countryside. The								
		rcel is contained tlement edge of								
		part of the West								
		ation. Bosty Lan								
		of the sub-parcel		g						
		tion between the								
		nd in the norther		)-						
		The expansion wards would resu		X						
		ary and narrowin								
		en Walsall, Aldric		/						
	(adjoin	ing Sutton Coldf	ield), and would							
		ially increase cor								
		nt Green Belt lar ng sub-parcels E								
		ly developed, the		,						
		ation in retaining		t						
		if adjacent open								
		ed, although this								
	increas	se Green Belt ha	rm.							

Landscape Sensitivity		he area has a relatively unspoilt	High	Mod High	Mod	Low Mod		Low
Sensitivity	rural ch tranquill decidud woodlar hedgerd Beacon is consi sensitiv the maj high/gre judgem West - have me resident of criter modera no criter The lan have me employi built for historic of the a between modern large-so agricultu	aracter and strong sense of lity, with a network of valued ous woodland (including ancient and) and mature, intact lows. It is also accessible via the Way. Therefore, the landscape dered to have a moderate-high lity to residential development as cority of criteria are moderate or leater and no criteria override that		High X		Mod		
Deta		sessment against environme	ntal, soc	ial and e	conomi	c crite	ria	
Criteria		Assessment	·			Ratir		
		Environme						
Greenfield/ Previously Developed La	and	Predominantly greenfield with so buildings.	me ancilla	ary agricult	ural		X	
Topography		The site has a Significant but shat the Eastern part, overall the land significant further South and Sou set back from the road 250m.	slopes do	own more	_			х
Agricultural La		Grade 3 pre 1988, a new up to da			•	Х		
Tree Preserva Orders / Matu Trees of Valu- site or signific affecting bour	ire e on antly ndaries	Tree preservation order 1/1997 - protected and many still remain. along boundaries to fields and the would not significantly reduce the	Most of the site so the develope	ese trees heir retent able area.	are ion		x	
Biodiversity of Geodiversity of or significantly affecting bour	on site y	Loss of trees would require an Edin the consultation zone for the Sithe South East and adjacent to the and the Dingle. The South West Hay Head Wood SINC.  The ecological valuation of the Bibased on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix with following attributes to calculate a for each Landscape Unit: Land U Habitat Features, Nature Conservance.	SSI Hay Ine SINC Copart of the lack Count at formed allowed Edual land pas used befinal ecolose Calculation.	Head Quar Cuckoo's N e site is ad atry Green I the basis EcoRecord parcels with ased on the ogical value	Belt is for lt to thin the ne score e,	X		

	Adjacency to SSSIs or Ancient Mondland Historia			
	Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 4 Hedges form part of the Bosty Lane Hedges SLINC and could be retained without significant impacts. However the whole site is a SLINC and mitigation and or compensation			
	would be significant barriers to development. The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Urban Matrix Recovery Zone 1			
Heritage Assets on site or significantly affecting boundaries	Historic maps illustrate a former moat feature. The site is designated a Areas of High Historic Landscape Value in the HLC because it contains the remains of Aldridge Lodge (Now Lodge Farm) and the Grade II listed buildings Bosty Lane Farmhouse and its associated barn. Both shown on the 1817 OSD map of the area. Earthwork ridge and furrow and parkland features present. It is likely that these features	х		
	can be protected without a significant impact on the developable area, however development would have an overall signficant impact on the character of the historic landscape.			
Impact on visual amenity of adjacent land users, including existing residents	There are public rights of way and open space around the submission site. The loss of this site to development would have a significant negative local impact on the visual amenity enjoyed by occupiers of the existing ribbon development and users of the public rights of way and open space. The topography from the Southern part may also have a wider visual impact from Sutton Road reducing the existing semi-rural character of the area.	X		
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS. Consult flooding			х
Ground Contamination	The Southern edge of the site falls within an area identified on the SAD plan Potentially Contaminated Land and Landfill Constraints, as being land where contamination may need to be assessed during development. Survey work would be required as part of a planning application.		x	
Ground stability	Part of the site is in a limestone area, there are no limestone constraints recorded on the SAD appendices map, however part of the site is in a high risk coal mining area, there are records of mineshafts and a coal mining risk assessment would be required prior to planning permission.		х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			X
Noise impact of adjoining uses	Barr Common Road is a District Distributer and would have potential for unacceptable noise impacts for future residents. Mitigation can be secured through acoustic glazing. An employment use here would require restrictions due to the proximity to residential properties to the North and East and in relation to any proposed housing development.	X - Em plo yme nt	X - Res ide ntia	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			X
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			x

Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	The site is surrounded by residential and agricultural uses,			
Development	the submission does not propose employment uses and	X		
Opportunities	there are no notable employment opportunities here which	^		
	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	New housing to the South would fund building of the new school.	X		
Viability	The proposed housing makes the scheme viable.	Х		х
Availability of utilities  – electricity, gas, water, sewage treatment	The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Broadband ultrafast speeds are available in this area. Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There are unrecorded public rights of way support and		х	
constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	details for which could be reason to object to development here.		х	
Highways access	Access can be achieved from Bosty Lane, no significant			Х
and transportation	issues.			^
Impact on the wider	Highway impact assessment required, junction at White		Х	
road network Other Economic	House would need to be tested.			
(specify)				
	Social			
Access time by wal	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	X		
Secondary School	The site is predominantly within 20 minutes public transport distance of a Secondary School			х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Ribbon development and traditional styled semi-detached an forms the character of this part of Barr Common Road, higher including flats developments are also present on the opposite	densit	ies	

Connections to local No connection to Local Cycle Route Network.	Х		
cycle route networks			
Public Open Space The adjacent public open space has a rural character due to			
the openness and use of the application site. If developed		x	
there would be a detrimental visual impact as described		<b> </b> ^	
above.			
Loss of Playing Field   Would not result in the loss of a playing field or sports pitch.			x
/ Sports Pitches			
Other Social			
Opportunities			
Potential to join with other adjacent site			
submissions for a more comprehensive site.		Х	
Would provide visual surveillance to neighbouring		^	
open space.			
Sustainability Appraisal			
Sustainability Appraisal Housing The site has some negative impacts for SA Objecti	ives 1,	, 2, 3, 4	·, 5,
Conclusion 6, 7, 8, 9, 12, 14 and positive impact for SA Object	ives 1	0, 13	
Sustainability Appraisal The site has some negative impacts for SA Objecti	ives 1,	, 2, 3, 5	5, 6,
Employment Conclusion 7, 9, 12 and positive impact for SA Objectives 13			
Conclusion			
Highest Greenbelt and Landscape harm combined with significant impact on the histo	ric lar	ndscap	e and
visual character of the area which has a wide impact due to the topography which if de-			
mitigated for. The whole site is a SLINC and mitigation and or compensation would			
barriers to development.		J	·

	Idress Land east of Longwood Lane, Daisy Bank, Walsall, WS5 3AT										
Ward		Aldridge Cent South	tral and	Call for	Site F	Ref	10215	;			
Site Area (I	ha)	2.77									
Site Refere	nce	SA-0050-WA	L								
			Background	I/Contex	t						
Current uses (list)	Agr	iculture	-								
Surrounding land uses		the North and Easidential.	ast agriculture, W	est resid	ential a	nd hor	siculture	e and to	the S	outh	
			Constra	ints							
Gateway Co affecting pa			Name / Details	3						ount rered	
SSSI/ SAC/ S	SINC		N/A						0	-,	
		eteran Trees	N/A						0		
Local Nature		9	N/A						0		
Flood Risk Zo Registered P		ardon	N/A N/A						0		
Scheduled A								0			
Operational B						0					
Common Lar						0					
Existing Police Designations (list)	-	D ENV1 Green E	Selt								
		Green Belt a	nd Landscape	Sensitiv	ity As	sess	ment				
Criteria		sment		Ratir	ng						
Green Belt	The su	b-parcel makes	a strong	Very		Mod		-parcel makes a strong Very Mod Low			
							Mod		Low	Very	
Harm			ng the sprawl of	High Har	High Har	High Har	Har	Mod Har	Har	Low Har	
Harm	the We	st Midlands con	ng the sprawl of urbation,	High	•	High		Mod	-	Low	
Harm	the We	est Midlands con ining the separa	ng the sprawl of urbation,	High Har	Har	High Har	Har	Mod Har	Har	Low Har	
Harm	the We mainta Aldridg Coldfie	est Midlands con ining the separa le and Streetly ( eld) and preventi	ng the sprawl of urbation, tion of Walsall,	High Har m	Har	High Har	Har	Mod Har	Har	Low Har	
Harm	the We mainta Aldridg Coldfie on the	est Midlands con ining the separa e and Streetly (a eld) and preventi countryside.	ing the sprawl of urbation, tion of Walsall, adjoining Sutton ng encroachmen	High Har m	Har	High Har	Har	Mod Har	Har	Low Har	
Harm	the We mainta Aldridg Coldfie on the Howev	est Midlands con ining the separa re and Streetly (a eld) and preventi countryside. er release of lar	ing the sprawl of urbation, tion of Walsall, adjoining Sutton ng encroachmen ad on the urban	High Har m	Har m	High Har	Har	Mod Har	Har	Low Har	
Harm	the We mainta Aldridg Coldfie on the Howev fringes	est Midlands con ining the separa re and Streetly (and preventicountryside. er release of lar of the sub-parc	ing the sprawl of urbation, tion of Walsall, adjoining Sutton ng encroachmen and on the urban el that have less	High Har m	Har	High Har	Har	Mod Har	Har	Low Har	
Harm	the We mainta Aldridg Coldfie on the Howev fringes signific	est Midlands con ining the separa le and Streetly (a ld) and preventi countryside. er release of lar of the sub-parc ant boundaries	ing the sprawl of urbation, tion of Walsall, adjoining Sutton ng encroachmen and on the urban el that have less	High Har m	Har m	High Har	Har	Mod Har	Har	Low Har	
Harm	the We mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh	est Midlands con ining the separa e and Streetly (and preventi countryside. er release of lar of the sub-parc ant boundaries ent and country tly less harm tha	ing the sprawl of urbation, tion of Walsall, adjoining Suttoning encroachment of on the urbaniel that have less between side would resultan release of the	High Har m	Har m	High Har	Har	Mod Har	Har	Low Har	
	the We mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core au	est Midlands con ining the separa e and Streetly (and preventicountryside. For release of lar of the sub-parc ant boundaries nent and country tly less harm the ea between tow	ing the sprawl of urbation, tion of Walsall, adjoining Suttoning encroachment of the urbaniel that have less between riside would resultan release of the urbaniel.	High Har m	Har m	High Har m	Har m	Mod Har m	Har m	Low Har m	
Landscape	the We mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core at The lar	est Midlands con ining the separa e and Streetly (and preventicountryside. er release of lar of the sub-parcent boundaries nent and country tly less harm the ea between towndscape is cons	ing the sprawl of urbation, tion of Walsall, adjoining Suttoning encroachment of the urbaniel that have less between side would result an release of the ins.	High Har m	Har m	High Har m	Har	Mod Har m	Har m	Low Har	
	the We mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core at The lar moder:	est Midlands con ining the separa e and Streetly (and preventicountryside. er release of lar of the sub-parcant boundaries nent and country tly less harm the ea between town dscape is consate-high overall	ing the sprawl of urbation, tion of Walsall, adjoining Suttoning encroachment of the urbaniel that have less between side would result an release of the ins.	High Har m	Har m	High Har m	Har m	Mod Har m	Har m	Low Har m	
Landscape	the We mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core at The lar modera resider	est Midlands con ining the separa le and Streetly (a led) and preventicountryside. er release of lar of the sub-parce ant boundaries nent and country tly less harm the lea between town dscape is constate-high overall intial development.	ing the sprawl of urbation, tion of Walsall, adjoining Suttoning encroachment of the urbaniel that have less between side would result an release of the ins.	High Har m	Har m	High Har m	Har m	Mod Har m	Har m	Low Har m	
Landscape	the We maintal Aldridge Coldfie on the However fringes significated from the law moderate of criter moderate moderate from the law m	est Midlands con ining the separa le and Streetly (a led) and preventicountryside. It is release of lar of the sub-parciant boundaries nent and country the less harm the lea between town dscape is constate-high overall are assessed ate or greater/high.	ing the sprawl of urbation, tion of Walsall, adjoining Suttoning encroachment of the urbaniel that have less between side would result an release of the ins. Idered to have sensitivity to as the majority of as having either gh sensitivity, an	High Har m	Har m	High Har m	Har m	Mod Har m	Har m	Low Har m	
Landscape	the We maintal Aldridge Coldfie on the However fringes significate settlem in slight core au The last modera resider of criter modera no criter no criter modera no criter moder	est Midlands con ining the separa le and Streetly (a led) and preventi countryside. It is release of lar of the sub-parc ant boundaries nent and country thy less harm the lea between town ate-high overall are assessed ate or greater/higheria override that	ing the sprawl of urbation, tion of Walsall, adjoining Suttoning encroachment of the urbaniel that have less between release of the ins. Idered to have sensitivity to as the majority discontinuous and an independent of the insensitivity, and independent.	High Har m	Har m	High Har m	Har m	Mod Har m	Har m	Low Har m	
Landscape	the We maintal Aldridge Coldfie on the However fringes significated as the modera of crite modera no crite The land the modera of the land t	est Midlands con ining the separa le and Streetly (a led) and preventi countryside. It is release of lar of the sub-parc ant boundaries ment and country it less harm that has between towate high overall are assessed are or greater/hieria override that has a constant of the sub-parc are descape is constant and country it less harm that has a constant and country it less harm that has a constant and country it less harm that has a constant and sever less than the sever less that has a constant and sever less than the sever	ing the sprawl of urbation, tion of Walsall, adjoining Suttoning encroachment of the urbaniel that have less between release of the instant of the urbaniel that have less between release of the instant of the urbaniel to have sensitivity to interest to have sensitivity to interest to have sensitivity to interest to have sensitivity, and it judgement.	High Har m	Har m	High Har m	Har m	Mod Har m	Har m	Low Har m	
Landscape	the We mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core at The lat modera of crite modera no crite The lat have m	est Midlands con ining the separa te and Streetly (and preventicountryside. The sub-parce and boundaries the sub-parce and boundaries the sub-parce and country the sub-tween towards are assessed at ear and scape is constate or greater/high and scape is constands and scape is	ing the sprawl of urbation, tion of Walsall, adjoining Suttoning encroachment of the urbaniel that have less between release of the instant of the urbaniel that have less between release of the instant of the urbaniel to have sensitivity to interest to have sensitivity to interest to have sensitivity to interest to have sensitivity, and it judgement.	High Har m	Har m	High Har m	Har m	Mod Har m	Har m	Low Har m	
Landscape	the We mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core at The lat modera resider of crite modera no crite The lat have memploy built fo	est Midlands con ining the separa te and Streetly (and preventicountryside. The release of lar of the sub-parce and boundaries the sea between towardscape is constate or greater/high sea constate or greater or greater/high sea constate or greater or great	ing the sprawl of urbation, tion of Walsall, adjoining Suttoning encroachment of the urbaniel that have less between side would result an release of the ins. If the majority do not as the majority to not as large-scale the small-scale	High Har m	Har m	High Har m	Har m	Mod Har m	Har m	Low Har m	
Landscape	the We mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core all The lar modera resider of crite modera no crite The lar have memploy built fo historic	est Midlands con ining the separa ie and Streetly (and preventicountryside. It is a sub-parce of the sub-par	ing the sprawl of urbation, tion of Walsall, adjoining Suttoning encroachment of the urbaniel that have less between side would result an release of the ins. Iddered to have sensitivity to as the majority dias having either gh sensitivity, and it judgement, idered to also ensitivity to ent as large-scale the small-scale direduce the role	High Har m	Har m	High Har m	Har m	Mod Har m	Har m	Low Har m	
Landscape	the We mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core all The lar modera resider of crite modera no crite The lar have memploy built fo historic of the all	est Midlands con ining the separa ie and Streetly (and preventicountryside. It is a sub-parce of the sub-par	ing the sprawl of urbation, tion of Walsall, adjoining Suttoning encroachment of the urbaniel that have less between side would result an release of the ins. Iddered to have sensitivity to as the majority dias having either gh sensitivity, and it judgement, idered to also ensitivity to ent as large-scale the small-scale direduce the role	High Har m	Har m	High Har m	Har m	Mod Har m	Har m	Low Har m	

	cale commercial buildings and ural storage sheds are scattered			
through	out the area, reducing sensitivity.			
	sessment against environmental, social and economi	1		
Criteria	Assessment	Ratir	ng	
0 " 11"	Environmental			
Greenfield/ Previously	The site is greenfield.	χ		
Developed Land		^		
Topography	The site rises to the South, the land level difference is not significant but would be a constraint.		Х	
Agricultural Land Quality	Pre1988 Grade 3 - Good to moderate. There is not an up to date assessment available.		Х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees or hedges, however there are established trees and hedges which may be worthy of retention. A tree survey is required to determine the quality of trees and whether they must be retained. Much of the site is open and the retention of trees and hedges would not significantly reduce the potential for redevelopment of the site.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is in close proximity to Hay Head SSSI to the East and any changes to established hedges or trees would require an Ecology assessment.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  The site falls within a Nature Recovery Network Core Habitat Zone	x		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	There would be a local impact on the views enjoyed by occupiers of houses facing onto Sutton Road and road users travelling North to South along Longwood Lane as a result of a housing development. However the impact from the highway would be limited due to the context of existing built development, the impact on occupiers of homes would be limited in number so would not represent a significant impact. The context and topography limited any wider visual impact to negligible.  Buildings in association with an employment use would be out of character with the nearby existing development and would likely have a greater impact on the local visual amenity.		x	
Flood risk, drainage and ground water	Along the North of the site runs Ford Brook watercourse which is maintained by grange Farm.		х	

Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		X	
Ground stability	The North East part of the site may be within an area of untreated Limestone, anything within this identified area is not safe to build on and would have a minor reduction to the developable area.		х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			х
Noise impact of adjoining uses	The site adjoins residential uses to the South, housing here would be acceptable in noise impact terms, an employment use could be restricted due to the surrounding uses.	X - Em plo yme nt		X - Res iden tial
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			X
Creation and	Economic			
Employment Development Opportunities	The site is surrounded by residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities – electricity, gas, water, sewage treatment	The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No evidence of any infrastructure constraints.			x
Highways access and transportation	The impact of 81 homes here would require a transport assessment to understand what mitigation would be required and whether that could have any significant impact	X		

		N/ 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
		. Works may be required to Longwood Lane			
		ently has no footpath and to mitigate the			
	Sutton Roa				
	The existing	ng highway infrastructure here would not be			
		o support an employment use.			
Impact on the wider		is unlikely to cause any significant wider impact			х
road network	which are	unacceptable.			
Other Economic					
(specify)					
		Social			
Access time by wall		c transport (except Primary schools: walking only) to les in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School		site is more than 15 minutes walking distance of	Х		
Secondary School	The whole	site is within 20 minutes public transport distance idary School			Х
GP/Health Centre/Walk in	The whole	site is more than 15 minutes walking distance of centre Area	Х		
Strategic	The whole	site is within 20 minutes public transport distance			
Centre/Employment Area	of an Emp	loyment Area			X
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	Х		
Any character		cter of housing here is defined by traditional styled i	nter-wa	ar deta	ched
constraints on	houses.	,			
density (list)					
Connections to local	No connec	ction to Local Cycle Route Network.			
cycle route networks		•	X		
Public Open Space	Not public	open space.			Х
Loss of Playing Field		result in the loss of a playing field or sports pitch.			х
/ Sports Pitches					^
Other Social					
		Opportunities			
Could be made into a	larger site if	combined with			
land to the North subje		urate			
submission. Potential					
Sutton Road to improv					
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object	ives 2.	3, 5, 6	5, 7,
Conclusion	- 3	9, 12, 14 and positive impact for SA Objectives 10		, = , =	. ,
Sustainability Appraisa	al				
Employment Conclusion		Assessment requested			
		Conclusion			
The combination of sig	ınifcaint issu	es,its green belt harm is recorded in the green belt s	study as	s high I	narm,
the local highway upgr	rade require	ments, the history of untreated limestone, importan	ce for t	he rete	ention
		ct on ecology are significant issues and barriers to a			
	-				

Site Addre	SS	Land off Back	Lane, Walsall,\	WS9 OLS						
Ward		Aldridge Centr	al and South	Call for	Site F	Ref	10239			
Gross Site	Area	(ha)		18.05						
Site Refere	nce			SA-005	5-WAL	-				
			Background	d/Contex	:t					
Current uses (list)	Αį	griculture.								
Surrounding land uses	Αç	griculture, horsicu	lture, residential							
			Constr	aints						
Gateway Constraints (where affecting part of submitted site)  Name / Detail		s						ount rered 's)		
SSSI/ SAC/ S			N/A						Ò	,
		Veteran Trees	N/A						0	
Local Nature Flood Risk Zo		ve	N/A N/A						0	
Registered Pa		Garden	N/A N/A						0	
Scheduled Ar			N/A						0	
Operational E			N/A						0	
Common Lan			N/A						0	
Existing Polic Designations (list)	y S	AD Green Belt - E								
			nd Landscape			sessi	nent			
Criteria		essment	1	Ratir	ng	Mad		1		Mami
Green Belt Harm		ub-parcel makes bution to prevent		Very High	High	Mod High	Mod	Low Mod	Low	Very Low
Παιτιι		est Midlands con		Har	Har m	Har	Har m	Har	Har m	Har
		nting encroachm		m	""	m	- '''	m	111	m
		ryside, and make								
		bution to maintain	•							
		ration of Aldridge								
		ning Sutton Coldi I abuts the settler								
	parce		nont cage of							
	Aldric	lae. which forms i								
		lge, which forms <sub>l</sub> nds conurbation.	part of the West The Green Belt							
	Midla		The Green Belt		х					
	Midla edge slope	nds conurbation. at Aldridge is at t , so land to the ea	The Green Belt he crest of a ast sloping		х					
	Midla edge slope down	nds conurbation. at Aldridge is at t , so land to the ea hill has a degree	The Green Belt he crest of a ast sloping of distinction. Th	e	х					
	Midla edge slope down A452	nds conurbation. at Aldridge is at t , so land to the eahill has a degree would constitute	The Green Belt he crest of a ast sloping of distinction. The a strong	e	х					
	Midla edge slope down A452 altern	nds conurbation. at Aldridge is at t , so land to the ea hill has a degree	The Green Belt he crest of a ast sloping of distinction. The a strong out expansion		х					
	Midla edge slope down A452 altern down	nds conurbation. at Aldridge is at t, so land to the eahill has a degree would constitute ative boundary, b	The Green Belt he crest of a ast sloping of distinction. The a strong out expansion otheless constitution.	te	X					
	Midla edge slope down A452 altern down a wea Gree	nds conurbation. at Aldridge is at t, so land to the eahill has a degree would constitute ative boundary, be slope would noneakening of the intention Belt.	The Green Belt he crest of a ast sloping of distinction. The a strong out expansion etheless constitutegrity of the wide	te er						
Landscape	Midla edge slope down A452 altern down a wea Gree	nds conurbation. at Aldridge is at t, so land to the eahill has a degree would constitute ative boundary, be slope would none akening of the intended and scape is cons	The Green Belt he crest of a last sloping of distinction. The a strong but expansion etheless constituted arity of the wide lidered to have a	te er		/lod	Mod	Lo		Low
Landscape Sensitivity	Midla edge slope down A452 altern down a wea Gree	nds conurbation. at Aldridge is at t, so land to the eahill has a degree would constitute ative boundary, because would noneakening of the internal Belt.  andscape is consult moderate-high	The Green Belt he crest of a ast sloping of distinction. The a strong but expansion etheless constitutegrity of the wide idered to have a sensitivity to	te er		Mod High	Mod	Lo Mc		Low
	Midla edge slope down A452 altern down a wea Gree The la overa reside	nds conurbation. at Aldridge is at t, so land to the eahill has a degree would constitute ative boundary, believed to be akening of the internal moderate-high ential and employ	The Green Belt he crest of a ast sloping of distinction. Th a strong but expansion etheless constitut egrity of the wide idered to have a sensitivity to ment	te er n High		ligh	Mod			Low
	Midla edge slope down A452 altern down a wea Gree The la overa reside devel	nds conurbation. at Aldridge is at t, so land to the eahill has a degree would constitute ative boundary, believed the interpretation of the interpretatio	The Green Belt he crest of a sast sloping of distinction. The a strong out expansion etheless constituted as the sensitivity to ment its combination.	te er n High			Mod			Low
	Midla edge slope down A452 altern down a wea Gree The la overa reside devel of pro	nds conurbation. at Aldridge is at t, so land to the eahill has a degree would constitute ative boundary, believed to be akening of the internal moderate-high ential and employ	The Green Belt he crest of a sast sloping of distinction. The a strong out expansion etheless constituted it is combination its combination (in parts) and its	te er n High		ligh	Mod			Low
Sensitivity	Midla edge slope down A452 altern down a wea Gree The la overa reside devel of pro- strong	nds conurbation. at Aldridge is at t, so land to the eahill has a degree would constitute ative boundary, believed to be akening of the interpretation and employ opment, based or prounced slopes of the side of the interpretation and employ opment, based or prounced slopes of the interpretation and employ opment, based or prounced slopes of the interpretation.	The Green Belt he crest of a sast sloping of distinction. The a strong out expansion etheless constituted it is combination its combination (in parts) and its oped character.	n High	N 1	digh X		Mo	od	Low

	Environmental			
Greenfield/	The site is greenfield.			
Previously		X		
Developed Land	The site is an a bill which clance Fact to West and is			
Topography	The site is on a hill which slopes East to West and is significant to require terracing to provide development plots.		х	
	Not significant to prevent development, mitigation required.		^	
Agricultural Land	Grade 2 and 3a			
Quality	Grado I and ou	X		
Tree Preservation	Significant hedges and trees can be found across the site			
Orders / Mature	however none are protected. A survey would be required to			
Trees of Value on	determine if any should be retained. Their location and the		Х	
site or significantly	space between is unlikely to reduce development capacity			
affecting boundaries	significantly.			
Biodiversity or	Any loss of trees would require an Ecological assessment to			
Geodiversity on site	safeguard protected species.			
or significantly	The ecological valuation of the Black Country Green Belt is			
affecting boundaries	based on a set of assumptions that formed the basis for			
	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score			
	for each Landscape Unit: Land Use Calculated Value,			
	Habitat Features, Nature Conservation Designation Value,		Х	
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 3			
	The site falls within Nature Recovery Network Zone Core			
	Expansion Zone 1			
Heritage Assets on	There are no recorded heritage assets here.			
site or significantly				X
affecting boundaries	The second little and a significant benefit as a first three significant benefit as a significan			
Impact on visual	There would be a significant local impact, the character is			
amenity of adjacent	defined by an open rural character with little development,			
land users, including existing residents	the land and surrounding land is used by walkers and horse riders and the impact on the character would be significant.			
existing residents	There is likely to be a wider impact from users of Chester	X		
	Road because the land slopes up East from Chester Road,			
	any buildings here would be visible and would alter the			
	semi-rural character of the area.			
Flood risk, drainage	Not in a flood zone. SUDS likely required if site developed,			
and ground water	account needs to be taking of the additional hardsurfacing			Х
	and topography.			
Ground	There is no evidence of ground contamination here.			
Contamination	Sites with previous agricultural uses require contamination			х
	surveys due to fertilizer use, sewage sludge and presence			^
	of heavy metals.			
Ground stability	There are no recorded ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			Х
adjoining uses	There are no nearby naise assures which could affect a			
Noise impact of	There are no nearby noise sources which could affect a use		X -	Х-
adjoining uses	at this site requiring mitigation. Also uses at the submission site are unlikely to have any significant impact on adjoining		Em	Res
	land users amenity, however access to the site could cause		plo yme	iden
	noise and disturbance to nearby houses. Particular an		nt	tial
	i noice and distansance to hearby heades. I difficulat all			

Employment use could have restrictions which could limit viability.  The site is in a MSA and requires mitigation. Where practical and Mineral and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.  Mineral Infrastructure and Brickworks Waste Infrastructure Constraints.  No mineral infrastructure constraints.  No other Environmental  No other issues identified.  Employment Development Opportunities  The site is surrounded by agricultural uses and has very poor vehicular access which could be overcome with a more comprehensive scheme however there are poor public transport connection and significant visual amenity impacts which taking account of the t  Not employment Land Not employment land and out of character.  Delivery / Phasing  Viability There are no known significant issues regarding delivery or phasing Viability of utilities – electricity, gas, water, sewage treatment  Social  Availability of utilities – electricity, gas, water, sewage treatment  Social  Infrastructure Constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, plons, culverts, rights of way)  Highways access and transportation units. The site is not sustainable and has no access to public transport or facilities.  Primary School  The whole site is more than 15 minutes walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is more than 15 minutes public transport of a Primary School  The whole site is more than 15 minutes public transport of a Primary School  The whole site is more than 15 minutes walking distance of a Primary School					
and Mineral Resource Areas  Mineral Infrastructure and Brickworks  Waste Infrastructure  Other Environmental  No waste infrastructure constraints.  The site is surrounded by agricultural uses and has very poor vehicular access which could be overcome with a more comprehensive scheme however there are poor public transport connection and significant visual amenity impacts which taking account of the t  Employment Land  Delivery / Phasing  No known significant issues regarding delivery or phasing  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities — electricity, gas, water, sewage treatment  Bread and a serving upgrades in AMP6 (2015-2020) it has limited headroom based on current quality performance however there are no significant risks to viability and likely to be developed within the plan period.  Availability of utilities — electricity, gas, water, sewage treatment  Free are no known significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  The site has a sub-station and there are pylons crossing the state constraints or / under site (electric these could impact on where development is located and could have an impact on density, however this is considered less than significant.  The site has a sub-station and there are pylons crossing the site. These could impact on where development is located and could have an impact on density, however this is considered less than significant.  The site is not sustainable and has no access to public transport or facilities.  Impact on the wider road network  The access onto Chester Road would be unsuitable for safe access.  The access onto Chester Road would be unsuitable for safe access.  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is more than 25 minutes public transport		viability.			
Infrastructure and Brickworks  Waste Infrastructure  Other Environmental  No other issues identified.  **X	and Mineral	and environmentally feasible prior extraction for bedrock		x	
Other Environmental  No other issues identified.  Employment Opportunities  The site is surrounded by agricultural uses and has very poor vehicular access which could be overcome with a more comprehensive scheme however there are poor public transport connection and significant visual amenity impacts which taking account of the t  Employment Land  No temployment land and out of character.  Delivery / Phasing  No known significant issues regarding delivery or phasing  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities — electricity, gas, water, sewage treatment  However there are no synificant risks to viability performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / The site has a sub-station and there are pylons crossing the site. These could impact on where development is located and could have an impact on density, however this is considered less than significant.  **X**  **X**  **Infrastructure constraints on / The site has a sub-station and there are pylons crossing the site. These could impact on where development is located and could have an impact on density, however this is considered less than significant.  **X**  **Infrastructure constraints on / The site is not sustainable and has no access to public transport or facilities.  Back land is unsuitable to serve employment or residential units. The site is not sustainable and has no access to public transport or facilities.  Impact on the wider  The access onto Chester Road would be unsuitable for safe and network of the safe and networ	Infrastructure and	No mineral infrastructure constraints.			х
Employment Development Opportunities  The site is surrounded by agricultural uses and has very poor vehicular access which could be overcome with a more comprehensive scheme however there are poor public transport connection and significant visual amenity impacts which taking account of the t  Employment Land  Not employment land and out of character.  Not employment land and out of character.  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities - electricity, gas, water, sewage treatment  There are no known significant risks to viability and likely to be developed within the plan period.  Goscote WWTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity. Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  The site has a sub-station and there are pylons crossing the site. These could impact on where development is located and could have an impact on density, however this is considered less than significant.  X  Western Sevent Primary sendos was and transportation  Impact on the wider road network  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The whole site is more than 25 minutes public transport The whole site is more than 25 minutes public transport The whole site is more than 25 minutes public transport The whole site is more than 25 minutes public transport The whole site is more than 25 minutes public transport	Waste Infrastructure	No waste infrastructure constraints			Х
Employment Development Development Development Development Development Opportunities  The site is surrounded by agricultural uses and has very poor vehicular access which could be overcome with a more comprehensive scheme however there are poor public transport connection and significant visual amenity impacts which taking account of the 1  Employment Land  Not employment land and out of character.  X  Delivery / Phasing  No known significant risks to viability and likely to be developed within the plan period.  Availability of utilities Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional freatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  The site has a sub-station and there are pylons crossing the site. These could impact on where development is located and could have an impact on density, however this is considered less than significant.  X  The site has a sub-station and there are pylons crossing the site. These could impact on where development is located and could have an impact on density, however this is considered less than significant.  X  The site has a sub-station and there are pylons crossing the site. These could impact on where development is located and could have an impact on density, however this is considered less than signific	Other Environmental			Х	Х
Development Opportunities					
Delivery / Phasing	Development Opportunities	poor vehicular access which could be overcome with a more comprehensive scheme however there are poor public transport connection and significant visual amenity impacts which taking account of the t		х	
Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities – electricity, gas, water, sewage treatment  Socote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / under site (electric ables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access and transportation  Impact on the wider road network  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The whole site is more than 15 minutes public transport  The site is nore than 25 minutes public transport	Employment Land	Not employment land and out of character.	X		
Availability of utilities — electricity, gas, electricity, gas, water, sewage treatment	Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Availability of utilities – electricity, gas, water, sewage treatment  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access and transportation  Impact on the wider road network  Other Economic (specify)  Primary School  Primary School  Secondary School  Availability of utilities – electricity, gas, water, sewage ilmited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  The site has a sub-station and there are pylons crossing the site. These could impact on where development is located and could have an impact on density, however this is considered less than significant.  X  Availability of utilities and there are pylons crossing the site. These could impact on where development is located and could have an impact on density, however this is considered less than significant.  X  X  Availability of utilities and there are pylons crossing the site is not sustainable and has no access to public transport of facilities.  X  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is more than 25 minutes public transport	Viability				Х
site. These could impact on where development is located and could have an impact on density, however this is considered less than significant.  X  Back land is unsuitable to serve employment or residential units. The site is not sustainable and has no access to public transport or facilities.  Impact on the wider road network Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  The whole site is more than 15 minutes walking distance of a Primary School The whole site is more than 25 minutes public transport  The whole site is more than 25 minutes public transport  The whole site is more than 25 minutes public transport	electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
and transportation units. The site is not sustainable and has no access to public transport or facilities.  Impact on the wider road network  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is more than 25 minutes public transport	constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	site. These could impact on where development is located and could have an impact on density, however this is considered less than significant.		x	
road network access.  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is more than 25 minutes public transport		units. The site is not sustainable and has no access to	X		
Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is more than 25 minutes public transport			Х		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is more than 25 minutes public transport	Other Economic				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is more than 25 minutes public transport		Social			
Primary School  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is more than 25 minutes public transport	Access time by wall	king or public transport (except Primary schools: walking only) t	o key r	esiden	tial
Secondary School  The whole site is more than 25 minutes public transport	Primary School	The whole site is more than 15 minutes walking distance of	X		
	Secondary School		X		

Ecology constraints also exist.

GP/Health Centre/Walk in		site is more than entre Area	15 minutes walkin	g distance of	Х		
Strategic			ninutes public tran	sport distance			
Centre/Employment		loyment Area		op on anotamos			х
Area		.,					
Centre/Foodstore			15 minutes walkin	g distance of	Х		
		ood and Centre Ar			^		
Any character	Nearby res	sidential is predon	ninantly large deta	ched houses.			
constraints on							
density (list)							
Connections to local	No connec	o connection to Local Cycle Route Network.					
cycle route networks					^		
Public Open Space		open space					Х
Loss of Playing Field	Would not	result in the loss	of a playing field o	r sports pitch.			х
/ Sports Pitches							^
Other Social			icity power lines w	hich cross the			
	site and w	ould limit the deve					
		Oppor	tunities				
Opportunity to widen E							
to existing developmen	nt along this	single land		X			
road.							
			ity Appraisal				
Sustainability Appraisa	al Housing	The significant re	easons for rejectin	g this site, as lis	sted in	the	
Conclusion			monstrate that this	site would not be	oe a re	easonal	ole
		alternative.					
Sustainability Appraisa			easons for rejectin				
Employment Conclusion	on	•	monstrate that this	site would not be	oe a re	easonal	ole
		alternative.					
			lusion				
The site is likely to hav							
by the topography for							
transportation. Back I	₋ane is uns	uitable for increa	ased traffic, single	lane and uns	urface	d. Tree	and

Site Addres	s	Bosty Lane, Al	dridge, Walsall	- Land to	the S	outh c	of Aldrid	dge Sc	hool	
Ward		Aldridge Centra	al and South	Call for	Site F	Ref	10281	South	1	
Gross Site	Area	(ha)		52.4						
Site Referei	nce			SA-006	1-WAL	-				
			Background	d/Contex	t					
Current uses (list)	Α	griculture and ope	n space							
Surrounding land uses		pen space, emplo esidential uses and	,	ultural use	s to th	e Soutl	n to the	North a	and Ea	st
			Constra	aints						
Gateway Cor affecting par		ints (where submitted site)	Name / Details	S						ount ered
SSSI/ SAC/ S	INC		N/A						0	-,
Ancient Wood	lland	/ Veteran Trees	N/A						0	
Local Nature		rve	N/A						0	
Flood Risk Zo			N/A						0	
Registered Pa			N/A						0	
Scheduled Ar			N/A						0	
Operational B		Ground	N/A						0	
Common Lan			N/A						0	
Existing Policy Designations (list)		pen Space - OS10 AD Green Belt - E		JS1011						
		Green Belt a	nd Landscape	Sensitiv	ity As	sessr	nent			
Criteria	Ass	essment		Ratir	ng					
Green Belt		sub-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Harm		ribution to preventi			Har	High	Har	Mod	Har	Low
		West Midlands con	,	Har m	m	Har m	m	Har m	m	Har m
		taining the separa								
		dge, and Streetly ( field) and preventi								
		ne countryside. Th		IL						
		ained to the north		t						
		of Aldridge, which								
		t Midlands conurb								
		nding the north of t	•							
		tes a strong distind	ction between the							
	inset	settlement and la	ction between the norther	'n						
	inset part	settlement and la of the sub-parcel.	ction between the nd in the norther The expansion o	'n						
	inset part Aldri	settlement and la of the sub-parcel. dge southwards w	ction between the nd in the norther The expansion could result in a	rn of X						
	inset part Aldri weal	t settlement and la of the sub-parcel. dge southwards w ker boundary and	ction between the nd in the norther The expansion could result in a narrowing of the	rn of X						
	inset part Aldri weal gap	t settlement and la of the sub-parcel. dge southwards w ker boundary and between Walsall, A	ction between the nd in the norther The expansion of ould result in a narrowing of the Aldridge, and	of X						
	part Aldri weal gap Stree	t settlement and la of the sub-parcel. dge southwards w ker boundary and between Walsall, A etly (adjoining Sutt	ction between the nd in the norther The expansion of ould result in a narrowing of the Aldridge, and on Coldfield), an	of X						
	inset part Aldri weal gap Stree woul	t settlement and la of the sub-parcel. dge southwards w ker boundary and between Walsall, A etly (adjoining Sutt d potentially increa	ction between the nd in the norther The expansion could result in a narrowing of the Aldridge, and on Coldfield), and ase containment	of X						
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tranquillity, with a network of valued deciduous woodland (including ancient woodland) and mature, intact hedgerows. It is also accessible via the Beacon Way. Therefore, the landscape is considered to have a moderate-high sensitivity to residential development as the majority of criteria are moderate or high/greater and no criteria override that judgement.  West - The landscape is considered to have moderate-high overall sensitivity to residential development as the majority of criteria are assessed as having either moderate or greater/high sensitivity, and no criteria override that judgement.  The landscape is considered to also have moderate-high sensitivity to employment development as large-scale built form would impact the small-scale historic field pattern and reduce the role of the area in providing a rural gap between Walsall and Aldridge. However, modern 20th century development, e.g.		X			
between Walsall and Aldridge. However,					
large-scale commercial buildings and					
agricultural storage sheds are scattered					
throughout the area, reducing sensitivity.					
Detailed assessment against environme	ntal, soc	ial and e	conomic	c criteria	

Detailed as	Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Ratir	ng				
	Environmental						
Greenfield/ Previously Developed Land	Predominantly greenfield with some ancillary agricultural buildings.		X				
Topography	The site has a Significant but shallow drop in height along the Eastern part, overall the land slopes down more significant further South and South East, the highest point is set back from the road 250m.		х				
Agricultural Land Quality	Grade 3 pre 1988, a new up to date assessment is required.						
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Tree preservation order 1/1997 - 198 trees were originally protected and many still remain. Most of these trees are along boundaries to fields and the site so their retention would not significantly reduce the developable area.		x				
Biodiversity or Geodiversity on site or significantly affecting boundaries	Loss of trees would require an Ecological survey. The site is in the consultation zone for the SSSI Hay Head Quarry to the South East and adjacent to the SINC Cuckoo's Nook and the Dingle. The South West part of the site is adjacent Hay Head Wood SINC. An ecological assessment needs to be undertaken to assess any potential impact of development here.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value,	X					

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	Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan- Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4 A walkover ecology assessment was submitted as part of the call for site 2 update which made the following key recommendations: Protection of the wooded corridor along the southern periphery of the survey area (known as Cuckoo's Nook and The Dingle) through the retention of a 10 m wide buffer zone adjacent to this strip that could be managed as a 'ecotone' containing an appropriate planting and management regime. Protection and enhancement of the hedgerow and associated ditch network. Protection and enhancement of the linear woodland along the northern boundary of the survey area. Install an appropriate management regime for the habitat mosaic to the south of the farm complex. Additional survey work is also required in respect of Badgers, Bats, Birds, Botanical, Great Crested Newts, Hedgerows and reptiles. The site falls within 3 Nature Recovery Network Zones, Core Habitat Zone, Core Expansion Zone 1 and Urban Matrix Recovery Zone 1			
Heritage Assets on	The following listed buildings are within the site but have			
site or significantly affecting boundaries	recently been subject to a fire and require further assessment. Their retention would not be a significant barrier to development subject to design and layout respecting the setting of the listed buildings.  SP 09 NW - BOSTY LANE, Aldridge, Bosty Lane Farmhouse and farm building adjoining to east, Grade II SP 09 NW - BOSTY LANE Aldridge, Barn south-west of Bosty Lane Farmhouse Grade II  The site is designated an Area of High Historic Landscape Value due to the above features and Earthwork ridge and furrow and parkland features present.  Development here would have a significant impact on the historic landscape character.  There are public rights of way and open space around the	х		
amenity of adjacent land users, including existing residents	submission site and within the site. The loss of this site to development would have a significant negative local impact on the visual amenity enjoyed by occupiers of the existing ribbon development and users of the public rights of way and open space. The topography from the Southern part may also have a wider visual impact from Sutton Road reducing the existing semi-rural character of the area. The impact along Aldridge Road would not be significant due to the presence of an existing employment estate.	x		
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
Ground Contamination	The Southern edge and Eastern part of the site falls within an area identified on the SAD plan Potentially Contaminated Land and Landfill Constraints, as being land where contamination may need to be assessed during development. Survey work would be required as part of a planning application.		х	

Part of the site is in a limestone area, there are no limestone constraints recorded on the SAD appendices map, however part of the site is in a high risk coal mining area and a coal mining risk assessment would be required prior to planning permission.		x	
Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			х
Barr Common Road and Aldridge Road is a District Distributer, there is also a nearby employment are which would have potential for unacceptable noise impacts for future residents. Mitigation can be secured through acoustic glazing. An expanded employment use here would require restrictions due to the proximity to residential properties to the North and East.		х	
do not have the same degree of protection and are not a			х
No mineral infrastructure constraints.			х
No waste infrastructure constraints			Х
No other issues identified.			Х
Economic			
The site is surrounded by residential Leisure and			
agricultural uses, the submission does not propose	×		
opportunities here which warrant further assessment.	^		
uses.		Х	
Proposed housing here would need to be built prior to relocating a school.		X	
School not viable unless all of the housing is accepted.	X		Х
The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Broadband ultrafast speeds are available in this area. Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		x	
			Х
Access can be achieved from an extension to Airfield Drive and Bosty Lane. A mixed employment and residential scheme could be supported. If Aldridge School was relocated to this site it could be less accessible as there would be no adjoining residential streets. New highway crossing may be required. Footpath improvements required on Walsall Road.		x	
Highway impact assessment required, in particular testing junctions at Mellish Road and Bosty Lane		Х	
	constraints recorded on the SAD appendices map, however part of the site is in a high risk coal mining area and a coal mining risk assessment would be required prior to planning permission.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015  Barr Common Road and Aldridge Road is a District Distributer, there is also a nearby employment are which would have potential for unacceptable noise impacts for future residents. Mitigation can be secured through acoustic glazing. An expanded employment use here would require restrictions due to the proximity to residential properties to the North and East.  Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.  No mineral infrastructure constraints.  No other issues identified.  Economic  The site is surrounded by residential Leisure and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.  Not employment land no significant barriers to employment uses.  Proposed housing here would need to be built prior to relocating a school.  School not viable unless all of the housing is accepted.  The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Broadband ultrafast speeds are available in this area.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  No evidence of any further infrastructure constraints.	constraints recorded on the SAD appendices map, however part of the site is in a high risk coal mining area and a coal mining risk assessment would be required prior to planning permission.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015  Barr Common Road and Aldridge Road is a District Distributer, there is also a nearby employment are which would have potential for unacceptable noise impacts for future residents. Mitigation can be secured through acoustic glazing. An expanded employment use here would require restrictions due to the proximity to residential properties to the North and East.  Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.  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Other Economic							
		So	cial		•		
Access time by wall	servic	es in accordance	with BCP Policy F	IOU2.	o key r	esider	ıtial
Primary School	distance of	a Primary School			X		
Secondary School	distance of	s predominantly within 20 minutes public transport of a Secondary School					Х
GP/Health Centre/Walk in	a Health C	entre Area	15 minutes walkin		X		
Strategic Centre/Employment Area		site is within 20 n oyment Area	ninutes public tran	sport distance			х
Centre/Foodstore	a Fresh Fo	od and Centre Ar			Х		
Any character constraints on density (list)	forms the	character of this p	aditional styled ser art of Barr Commo s are also present	on Road, higher	densit	ties	Ū
Connections to local cycle route networks			le Route Network.	•	X		
Public Open Space		ere would remain	the loss of some particles a large area public		х		
Loss of Playing Field / Sports Pitches	Would not	result in the loss	of a playing field o	r sports pitch.			х
Other Social		Opport	tunities				
Potential to join with of	ther adjacen		turities				
submissions for a mor Would provide visual s open space.	e comprehe	nsive site.				x	
		Sustainabili	ity Appraisal				
Sustainability Appraisa Conclusion	al Housing	The site has son	ne negative impac and positive impa				4, 5,
Sustainability Appraisa Employment Conclusion	Sustainability Appraisal The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6,					5, 6,	
			lusion				

Impact in respect of trees, ecology and assessment of loss of public open space required. Significant impact on the historic visual character of the area which could also have a wider impact due to topography. Relocation of school here would also have implications, however more scope for mitigation and sympathetic design than for Housing or Employment development.

The landscape sensitivity assessment makes the distinction that "Employment Development as large-scale built form" has a moderate-high sensitivity and later explains that sensitivity is reduced by the presence of large-scale commercial buildings and agricultural sheds. A school here would only require a small portion of the site for buildings as there is a need for playing fields so would not be large-scale so likely score moderate landscape sensitivity in relation to a school with playing fields. However the need for housing to facilitate the school or any mixed use within this parcel is a significant barrier to bringing forward this site and the reason it is not allocated.

No access to a primary school, local health centre or food centre which would also require mitigation.

Site Addre	ss	Land at Druid	s Heath Golf C	ub, Stor	nall R	oad, V	Valsall,	WS9	8JZ	
Ward		Aldridge Cent South	tral and	Call for	Site F	Ref	10286	6		
Site Area (h	na)	0.98								
Site Refere	nce	SA-0063-WA	L							
			Background	/Contex	ĸt					
Current uses (list)	And	cillary to the golf	course, used for	overspill	parkin	g.				
Surrounding			rea of trees and					est is a	reside	ential
land uses	esta	ate, the South ag	griculture and to t Constra		s the G	iolf Clu	b.			
Gateway Col	notroin	to (whore	Name / Details						Λ	nount
affecting par			Name / Details							vered
SSSI/ SAC/ S			N/A						Ò	
		/eteran Trees	N/A						0	
Local Nature		9	N/A						0	
Flood Risk Zo		ordon	N/A N/A						0	
Registered Pa Scheduled Ar			N/A						0	
Operational E			N/A						0	
Common Lan			N/A						0	
Existing Police Designations	y SAI	D Green Belt - E	NV1						•	
(list)					• •					
0 11 1			nd Landscape			sess	ment			
Criteria	Δςςρο	ssment		Ratir						
Croop Bolt			a atrana	Ratir		Mod		Low		Vory
Green Belt Harm	The su	b-parcel makes		Very	High	Mod High	Mod	Low Mod	Low	Very Low
Green Belt Harm	The su	b-parcel makes	ng the sprawl of		High Har	Mod High Har	Har		Har	_
	The su contrib the We preven	b-parcel makes ution to preventi est Midlands con ting encroachme	ng the sprawl of urbation and ent on the	Very High	High	High		Mod	_	Low
	The su contrib the We preven country	b-parcel makes ution to preventi est Midlands con iting encroachme yside, and make	ng the sprawl of urbation and ent on the s a moderate	Very High Har	High Har	High Har	Har	Mod Har	Har	Low Har
	The su contrib the We preven country contrib	b-parcel makes ution to preventi est Midlands con iting encroachme yside, and make ution to maintair	ng the sprawl of urbation and ent on the s a moderate hing the	Very High Har	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontrib	b-parcel makes ution to preventi est Midlands con ting encroachments and make ution to maintair tion of Aldridge	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly	Very High Har	High Har	High Har	Har	Mod Har	Har	Low Har
	The su contrib the We preven country contrib separa (adjoin	b-parcel makes ution to preventiest Midlands conting encroachments and make ution to maintair tion of Aldridge ing Sutton Coldf	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The sub-	Very High Har	High Har	High Har	Har	Mod Har	Har	Low Har
	The su contrib the We preven country contrib separa (adjoin parcel	b-parcel makes ution to preventiest Midlands conting encroachmeyside, and make ution to maintain tion of Aldridge ing Sutton Coldfabuts the settler	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of	Very High Har	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribe the Web prevent countribe separate (adjoint parcel Aldridge	b-parcel makes ution to preventiest Midlands conting encroachments and make ution to maintair tion of Aldridge ing Sutton Coldf	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of part of the West	Very High Har	High Har m	High Har	Har	Mod Har	Har	Low Har
	The succontribe the Web prevent countribe separate (adjoint parcel Aldridge Midlan edge at the work of the web parcel and the w	b-parcel makes ution to preventing encroachments and make ution to maintain tion of Aldridge abuts the settler pe, which forms pat the Aldridge is at the settler and the conurbation.	ng the sprawl of urbation and ent on the s a moderate hing the and Streetly ield). The subment edge of part of the West The Green Belt he crest of a	Very High Har	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribute We prevent countribute separate (adjoin parcel Aldridg Midlan edge a slope,	ub-parcel makes ution to preventing encroachments and make ution to maintain tion of Aldridge abuts the settler ge, which forms part of Aldridge is at the soland to the earth of the colon of the earth of the settler ge, which forms part of the soland to the earth of the settler ge, which forms part of the soland to the earth of the settler ge, which forms part of the settler ge, which ge, which forms part of the settler ge, which ge, which get	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt he crest of a ast sloping	Very High Har m	High Har m	High Har	Har	Mod Har	Har	Low Har
	The succontribute We prevent country contribute separate (adjoin parcel Aldridg Midlan edge a slope, downh	ib-parcel makes ution to preventing encroachments and make ution to maintain tion of Aldridge abuts the settler ge, which forms part of the conurbation of the call has a degree of the settler abuts the settler ge, which forms part of the conurbation.	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt he crest of a ast sloping of distinction. The	Very High Har m	High Har m	High Har	Har	Mod Har	Har	Low Har
	The succontribe the Web prevent country contribe separate (adjoin parcel Aldridg Midlan edge as slope, downhow A452 w	b-parcel makes ution to preventing encroachments and make ution to maintain ution of Aldridge ing Sutton Coldfabuts the settler ge, which forms part of Aldridge is at the soland to the early labeled to the early labeled to constitute ution to prevent a soland to the early labeled t	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt he crest of a ast sloping of distinction. The a strong	Very High Har m	High Har m	High Har	Har	Mod Har	Har	Low Har
	The succontribe the Web prevent country contribe separate (adjoin parcel Aldridge Midlan edge as slope, downhow A452 walterna	ub-parcel makes ution to preventing encroachments and make ution to maintain ution of Aldridge and sutton Coldfabuts the settler ge, which forms put Aldridge is at the soland to the early of the soland to the early ould constitute utive boundary, but the soland to the early ould constitute utive boundary, but the soland to the early ould constitute the soland to the early ould constitute utive boundary, but the soland to the early ould constitute the soland to the early ould constitute utive boundary, but the soland to the solan	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt he crest of a ast sloping of distinction. The a strong	Very High Har m	High Har m	High Har	Har	Mod Har	Har	Low Har
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Harm	The succontribe the Web prevent countribe separate (adjoin parcel Aldridge Midlan edge as slope, downhow A452 walternadowns a weak Green	ib-parcel makes ution to preventing the set Midlands constitution to maintain the set Midlands constituted in the set Midlands abuts the settler per which forms per set Midlands and to the earlight has a degree of would constituted the set Midlands and the set Midlands and the earlight has a degree of would constituted the set Midlands and M	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt he crest of a ast sloping of distinction. The a strong but expansion theless constitute egrity of the wider	Very High Har m	High Har m	High Har m	Harm	Mod Har m	Har m	Low Har m
Harm	The succontribe the Web prevent country contribe separate (adjoin parcel Aldridge Midlan edge as slope, downhown a downs a weak Green The lar	ib-parcel makes ution to preventing the st Midlands constitution to maintain ution of Aldridge abuts the settler de, which forms part of the settler de conurbation. It Aldridge is at the soland to the easill has a degree abund constitute utive boundary, belope would none tening of the interest.	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt he crest of a last sloping of distinction. The a strong out expansion theless constitute egrity of the wider idered to have an interest and interest of the wider idered to have an interest of the wider idered to have an interest on the less constitute idered to have an interest on the less constitute idered to have an interest on the less constitute idered to have an interest on the less constitute idered to have an interest on the less constitute idered to have an interest on the less constitute identification in the less constitute ide	Very High Har m	High Har m	High Har m	Har	Mod Har m	Har m	Low Har
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Harm	The succontribe the Web prevent country contribe separate (adjoin parcel Aldridge Midlan edge as slope, downhowns a weak Green The law overall resider develouits comparts)	ution to preventing encroachments and makes ution to preventing encroachments and makes ution to maintain ution of Aldridge and the settler ge, which forms per ution to the easill has a degree and the easi	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt the crest of a set sloping of distinction. The a strong out expansion etheless constitute egrity of the wider dered to have an sensitivity to ment nounced slopes (in trail,	Very High Har m	High Har m	High Har m	Harm	Mod Har m	Har m	Low Har m
Harm	The succontribe the Web prevent country contribe separate (adjoin parcel Aldridge Midlan edge as slope, downhow alternation downs a weak Green The land overall resider develouits comparts) and ever all the comparts and ever all the control that the control the control the control the control the control the control that the control thad the control that the control that the control that the control	ib-parcel makes ution to preventing the set Midlands conting encroachments and make ution of Aldridge ing Sutton Coldfabuts the settler ge, which forms part and to the easill has a degree would constitute utive boundary, blope would none the ening of the interest and employing prent, based or abination of pronting to prove the settler would constitute the settler would none the settler	ing the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt the crest of a last sloping of distinction. The a strong out expansion etheless constitute egrity of the wider dered to have an sensitivity to ment ounced slopes (in tural, in the strong ounced slopes (in tural, in the sprace of the sensitivity to ment ounced slopes (in tural, in the strong ounced slopes (in tural, in the sensitivity to ment ounced slopes (in tural, in the sensitivity to ment ounced slopes (in tural, in the sensitivity to ment ounced slopes (in tural, in the sensitivity to ment ounced slopes (in tural, in the sensitivity to ment ounced slopes (in the sensitivity to ment ounced slopes (in tural, in the sensitivity to ment ounced slopes (in tural, in the sensitivity to ment ounced slopes (in tural, in the sensitivity to ment ounced slopes (in turbal sensitivit	Very High Har m	High Har m	High Har m	Harm	Mod Har m	Har m	Low Har m

	er sensitivity to employment and dential development.			
Detailed	assessment against environmental, social and economic	c crite	eria	
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/ Previously Developed Land	The site is to the front of a Golf Club club house and has no history of previous development. The site is greenfield.	Х		
Topography	The site is predominantly flat, there is a slight slope from West to East, the land to the South is on slightly lower ground.			х
Agricultural Land Quality	Not agricultural land			х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundarie	There is significant boundary trees and hedges on the site, and at least 5 in the centre area which are not protected but which may be worthy of protection and require survey work. The site along the southern boundary has a tree protection order 14/1990 and any development would need to respect these trees and be designed to minimise any future justification for tree removal.		x	
Biodiversity or Geodiversity on sir or significantly affecting boundarie	Groups of trees and hedges may be used by protected bat, bird and badger species and a survey would be required along with mitigation proposals. However there is no		x	
Heritage Assets of site or significantly affecting boundaries	There are no recorded Heritage Assets here.			х
Impact on visual amenity of adjacer land users, includi existing residents	The rear windows of houses 51, 53, 55 and 57 along  Stonnall Road face the application site. It is recognised that		х	
Flood risk, drainag and ground water				х
Ground Contamination	No evidence of contamination.			х

Ground stability	The site is not in a High Risk coal mining area and there are			Х
A1 0 11 1 1 1	no other records of potential ground stability issues here.			
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			Х
Noise impact of adjoining uses	The surrounding uses are residential and agriculture which would not have any significant impact on potential residential development. However it is likely that the golf club would remain, there are 199 car parking spaces and the proposed access would be shared with any future development of the site. The comings and going of vehicles throughout the day, evenings and weekends would have a significant unacceptable impact on the amenities of occupiers of any houses here and the existing houses which adjoin the proposed shared access.  An employment use could have a negative impact on these	x		
	existing adjoining uses and the shared access with the gold club could have restrictions on the types of Employment uses.			
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	The site is surrounded by residential, agricultural and			
Development Opportunities	Leisure uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The application states that mains water, mains sewage, electricity and gas are available at this site.  Broadband ultrafast speeds are available in this area.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future		x	
Infrastructure constraints on /	growth.  There are no known infrastructure constraints here.			
under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons,				Х

autominiata af	T						
culverts, rights of way)							
Highways access	The acces	e is noor and ther	e is no footpath, lil	kely to be too			
and transportation		provide the width		Kely to be too			
and transportation			for golf club overs	spill parking	X		
		ld have to be relo		opiii parkii ig			
Impact on the wider		ant issues.	oatou.				
road network	l						Х
Other Economic							
(specify)							
, , , , , , , , , , , , , , , , , , ,		So	cial				
Access time by wall			ot Primary schools with BCP Policy F		o key r	esiden	ntial
			thin 15 minutes wa				
Primary School	distance of	f a Primary Schoo	ol			Х	
Secondary School		site is within 20 n idary School	sport distance			х	
GP/Health			15 minutes walkin	g distance of	Х		
Centre/Walk in		entre Area			^		
Strategic			ninutes public tran	sport distance			
Centre/Employment Area	of an Empl	loyment Area					Х
Centre/Foodstore		predominantly wif a Fresh Food an	thin 15 minutes wa d Centre Area	alking		Х	
Any character	The areas	character is defin	ed by large house	s with street fro	ntages		
constraints on			, 5		0		
density (list)							
Connections to local	No connec	tion to Local Cycl	e Route Network.		Х		
cycle route networks					^		
Public Open Space		not public open s					Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss	of a playing field o	r sports pitch.			Х
Other Social							
		Opport	tunities				
There is scope to join	the site with	cfs10536 to the					
North, however all of t			Х				
would remain and their	re is no bene	efit to cfs10536	<b>A</b>				
in utilising this land.							
			ty Appraisal	41.1 1:			
Sustainability Appraisa	al Housing		easons for rejectin				
Conclusion		assessment, der alternative.	monstrate that this	site would not l	be a re	asona	ble
Sustainability Appraisa	al		easons for rejectin	a this site, as lis	sted in	the	
Employment Conclusi			monstrate that this				ble
· ·		alternative.					
		Conc	lusion				
Development would h	ave an awk			se which would	rema	in and	have
space for 199 cars, it	t is likely tha	at the comings a	nd goings would	have a detrime	ntal im	pact c	n the
occupiers of any hous	es here and	there is also likel	y to be evening ev	ents at the golf	f club, t	hese i	ssues
are significant. The top					act fror	n Hobs	s Hole
Lane. Retention of the	existing bou	undary could prov	ide only limited mi	tigation.			

Site Addres	SS	Hayhead Farm	, Longwood La	ne, Wals	all					
Ward		Aldridge Centra	al and South	Call for	Site F	Ref	10318	West		
Site Area (h	na)	9.77								
Site Refere	nce	SA-0073-WAL								
			Backgroun	d/Contex	t					
Current uses (list)	A	griculture.								
Surrounding land uses		o the North, South sidential.	and East is agr	iculture ar	d to th	e Wes	t horsicu	ulture a	nd son	ne
			Constr	aints						
Gateway Col affecting par		nts (where ubmitted site)	Name / Detail	S						ount vered i's)
SSSI/ SAC/ S			N/A						Ò	Í
		Veteran Trees	N/A						0	
Local Nature		ve	N/A						0	
Flood Risk Zo Registered Pa		Cardon	N/A N/A						0	
Scheduled Ar			N/A						0	
Operational E			N/A						0	
Common Lan		2.04	N/A						0	
Existing Polici Designations (list)	y S	AD Green Belt - E	NV1							
		Green Belt au	nd Landscape	Sensitiv	ity As	sessi	ment			
Criteria	Ass	Green Belt au essment	nd Landscape	Sensitiv Ratir		sessi	ment			
Green Belt	The	essment sub-parcel makes	a strong	Ratir Very	ng	Mod		Low	Low	Very
	The s	essment sub-parcel makes ibution to preventi	a strong	Ratir Very High		Mod High	Mod Har	Mod	Low Har	Low
Green Belt	The s contr the V	essment sub-parcel makes ibution to preventi Vest Midlands con	a strong ng the sprawl of urbation,	Ratir Very High Har	ng High	Mod High Har	Mod	Mod Har		Low Har
Green Belt	The s contr the V main	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa	a strong ng the sprawl of urbation, tion of Walsall,	Very High Har m	High Har	Mod High	Mod Har	Mod	Har	Low
Green Belt	The s contr the V main Aldrid	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly (	a strong ng the sprawl of urbation, tion of Walsall, adjoining Suttor	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The s contr the V main Aldrid Cold	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa	a strong ng the sprawl of urbation, tion of Walsall, (adjoining Suttor ing encroachme	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The s contr the V main Aldrid Coldi	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent	a strong ng the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well-	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The scontrep the V main Aldrid Colding on the definition the 'Coldination	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arboretu ed boundaries, or core' of the gap be	a strong ing the sprawl of urbation, tion of Walsall, (adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The s contr the V main Aldrid Colds on th defin the 'c and A	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arboretu ed boundaries, or core' of the gap be Aldridge. This wou	a strong ing the sprawl of urbation, tion of Walsall, (adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The scontribute V main Aldrid Colding on the definition of the def	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The scontrep the V main Aldrid Colding on the defining and A weak terms	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of s of separation of	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt towns, and woul	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The scontrep the V main Aldrid Colding on the 'colding and A weak terms incre	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt towns, and woul	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The scontrep the V main Aldrid Colding on the definition the 'cand A weak terms increase to the	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of ase containment of	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt towns, and woul of Green Belt lar	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har	Mod Har m	Har m	Low Har
Green Belt Harm	The scontre the V main Aldrid on the defin the 'c and weak terms increto the The I mode	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arboretu ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of ase containment of e north. andscape is consi erate-high overalls	a strong ing the sprawl of urbation, tion of Walsall, (adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt towns, and woul of Green Belt lar idered to have sensitivity to	Ratin Very High Har m  Int  X  High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontre the V main Aldric Colds on the defin the 'c and A weak terms increase to the The I mode resid	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of ase containment of e north. andscape is consi erate-high overall s ential developmen	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt towns, and woul of Green Belt lar idered to have sensitivity to it as the majority	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontrep the V main Aldrid on the definition the 'co and A weak terms increased to the The I mode resid of cri	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of ase containment of e north. andscape is consi erate-high overall sential development teria are assessed	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt towns, and woul of Green Belt lar idered to have sensitivity to it as the majority d as having eithe	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontrep the V main Aldrid on the defining the 'co and A weak terms increased The I mode resid of cri mode	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of ase containment of andscape is consi erate-high overall serate-high overall serate or greater/high	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall and significantly the Green Belt into towns, and woul of Green Belt lar idered to have sensitivity to at as the majority d as having eithe gh sensitivity, ar	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontrep the V main Aldrid on the 'co and A weak terms increased of crimode no cr	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of ase containment of e north. andscape is consi erate-high overall sential development teria are assessed	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt it towns, and woul of Green Belt lar idered to have sensitivity to it as the majority d as having eithe gh sensitivity, and t judgement.	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontrep the V main Aldrid on the Coldin	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of ase containment of andscape is consi- certate-high overall separate or greater/hig iteria override that andscape is consi- certate-high sensitiv	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt it towns, and woul of Green Belt lar idered to have sensitivity to int as the majority d as having eithe gh sensitivity, ar t judgement. idered to have ity to employme	Ratin Very High Har m  Int  X  Int  High Ar an d d  High Ar an d d  High Ar an d Ar an	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontrep the V main Aldrid on the defining the scontrep to the The I mode of crimode no crimode deve	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arboretu ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of ase containment of andscape is consi erate-high overall serate or greater/hig iteria override that andscape is consi erate-high sensitiv lopment. Large so	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt lar idered to have sensitivity to it as the majority d as having eithe gh sensitivity, ar t judgement. idered to have ity to employme ale development	Ratin Very High Har m  Int  X  Int  High Ar an d d  High Ar an d d  High Ar an d Ar an	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontrep the V main Aldrid on the defining the scontrep to the The I mode of crimode no crimode deve would	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arboretu ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of s of separation of the andscape is considerate-high overall separate or greater/hig iteria override that andscape is considerate-high sensitivelopment. Large so d disrupt the small	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt in towns, and woul of Green Belt lar idered to have sensitivity to it as the majority d as having eithe igh sensitivity, ar t judgement. idered to have ity to employme ale development scale field	Ratin Very High Har m  Int  X  Int  High Ar an d d  High Ar an d d  High Ar an d Ar an	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontrep the V main Aldrid on the defining the scontrep to the The I mode of crimode no crimode deve would patte	essment sub-parcel makes ibution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arboretu ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of ase containment of andscape is consi erate-high overall serate or greater/hig iteria override that andscape is consi erate-high sensitiv lopment. Large so	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt in towns, and woul of Green Belt lar idered to have sensitivity to it as the majority d as having eithe igh sensitivity, ar t judgement. idered to have ity to employme ale development scale field es to the	Ratin Very High Har m  Int  X  Int  High Ar an d d  High Ar an d d  High Ar an d Ar an	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m

Bosty Lane, lies adjacent to an gindustrial estate which has the all to reduce sensitivity to further ament, however, a strong and boundary, reduces civity between the areas and the designated for its natural and equalities.				
	Ratii	ng		
The site is greenfield land.				
	X			
The site is an element and the flat with a very shallow along days				
North to South.				
date assessment available.		Х		
		X		
The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  The site falls within a Nature Recovery Network Core		X		
There are no recorded hemage assets here.			х	
There would be a local impact on the views enioved by				
occupiers of houses facing onto Sutton Road and Longwood Lane and to road users travelling North to South along Longwood Lane as a result of a housing development. However the impact from the highway would be limited due to the context of existing built development, the impact on occupiers of homes would be limited in number so would not represent a significant impact. The context and topography limited any wider visual impact to negligible. Buildings in association with an employment use would be out of character with the nearby existing development and would likely have a greater impact on the local visual		х		
	industrial estate which has the It o reduce sensitivity to further ment, however, a strong ind boundary, reduces ivity between the areas and the designated for its natural and requalities.  Sessment against environmental, social and economical Assessment  Environmental  The site is greenfield land.  The site is predominantly flat with a very shallow slope down North to South.  Pre1988 Grade 3 - Good to moderate. There is not an up to date assessment available.  None of the trees are protected, the trees form the site boundary. A tree survey would be required to assess whether any should be retained and incorporated into development and retain trees.  Groups of trees and hedges may be used by protected bat, bird and badger species and a survey would be required along with mitigation proposals.  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However the impact from the highway would be limited due to the context of existing built development, the impact on occupiers of homes would be limited in number so would not represent a significant impact. The context and topography limited any wider visual impact to negligible.	industrial estate which has the It o reduce sensitivity to further ment, however, a strong do boundary, reduces ivity between the areas and the designated for its natural and a qualities.  Sessment against environmental, social and economic criter Assessment  Environmental  The site is greenfield land.  The site is predominantly flat with a very shallow slope down North to South. North to South. None of the trees are protected, the trees form the site boundary. A tree survey would be required to assess whether any should be retained and incorporated into development and retain trees.  Groups of trees and hedges may be used by protected bat, bird and badger species and a survey would be required along with mitigation proposals. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adiacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4 The site falls within a Nature Recovery Network Core Habitat Zone  There are no recorded heritage assets here.	Industrial estate which has the late or deuce sensitivity to further ment, however, a strong and boundary, reduces invity between the areas and the designated for its natural and equalities.  Sessment against environmental, social and economic criteria Assessment  Environmental  The site is greenfield land.  The site is predominantly flat with a very shallow slope down North to South.  Pre1988 Grade 3 - Good to moderate. There is not an up to date assessment available.  None of the trees are protected, the trees form the site boundary. A tree survey would be required to assess whether any should be retained and incorporated into development of this land. It would be possible to provide development and retain trees.  Groups of trees and hedges may be used by protected bat, bird and badger species and a survey would be required along with mitigation proposals.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  The site falls within a Nature Recovery Network Core Habitat Zone  There would be a local impact on the views enjoyed by occupiers of houses facing onto Sutton Road and Longwood Lane and to road users travelling North to South along Longwood Lane and to road users travelling North to South along Longwood Lane and to road users travelling North to South along Longwood Lane and to road users travelling North to South a	

Flood risk, drainage and ground water	Not in a High Risk flood zone. The submission form states that there is a high clay content in the soil, there is a slight slope of the land which leads to Ford Brook to the South, a watercourse which is maintained by grange Farm. SUDS would need to take		x	
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		X	
Ground stability	Most of the site is on an area of untreated limestone works and is not suitable for development.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
Noise impact of adjoining uses	The site is near to residential uses to the South and West, housing here would be acceptable in noise impact terms but an employment use could be restricted due to the surrounding uses.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
Employment	Economic  The site is surrounded by residential and agricultural uses,			
Development Opportunities	the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access	No evidence of any infrastructure constraints.  The impact of what would be expected to be a large number			х
and transportation	homes here would require a transport assessment to	X		

			on the junction			
The existing	ig highway infrast	tructure here would	d not be			
sufficient to	support an emp	loyment use.				
The likely i	number of houses	s which could be a	ccommodated			
by this site	is unlikely to cau	ise any significant	wider impact			Х
which are	unacceptable.		·			
	•					
	So	cial				
				o key r	esiden	tial
		15 minutes walkin	g distance of	Х		
		sport distance			.,	
			,			Х
		15 minutes walkin	g distance of			
			5	X		
The whole	site is within 20 r	minutes public tran	sport distance			
						Х
o. ap.						
The whole	site is more than	15 minutes walkin	n distance of			
			ig diolarioo oi	X		
			traditional style	d inter	-war	
		oarby to domited by	industrial oryto	u	···a.	
aotaonoa i						
No connec	tion to Local Cvc	le Route Network				
110 00111100		io reduce receiverin		X		
Not public	open space					Х
Would not	result in the loss	of a playing field o	r sports pitch			
Would Hot	result in the loss	or a playing nota o	r oporto pitori.			Х
	Oppor	tunities				
arger site if						
			X			
	1100000 011					
	Sustainahil	ity Appraisal				
l Housing			n this site as lie	ted in	the	
ii i lousiiig	assessment, de					ble
			- 0.12: "	(. J.	41	
on	assessment, de alternative.	monstrate that this	site would not b	oe a re	asonal	ble
	Conc	lusion				
nt.			=			
	that could may be rec footpath ar from Longon The existin sufficient to The likely respectively by this site which are continued a Primary of The whole a Primary of The whole a Presh Footh The characted and the continued to the	that could have any significal may be required to Longworf footpath and to mitigate the from Longwood Lane to Sufficient Longwood Lane to Sufficient to support an emp The likely number of houses by this site is unlikely to cau which are unacceptable.  Socing or public transport (exceptions in accordance) The whole site is more than a Primary School The whole site is within 20 rof a Secondary School The whole site is more than a Health Centre Area  The whole site is within 20 rof an Employment Area  The whole site is more than a Fresh Food and Centre Area  The character of housing need to be access.  No connection to Local Cycon Not public open space.  Would not result in the loss  Opportanger site if combined with the component of the significant romassessment, dealternative.  If housing the significant romassessment, dealternative.  The significant romassessment, dealternative.  The significant romassessment, dealternative.  Conconcincter, potential loss of trees by trees are lost, however the levelopment on the site unlead to the site unlea	that could have any significant impact on viabimay be required to Longwood Lane which curfootpath and to mitigate the additional impact of from Longwood Lane to Sutton Road.  The existing highway infrastructure here would sufficient to support an employment use.  The likely number of houses which could be aby this site is unlikely to cause any significant which are unacceptable.  Social  The whole site is more than 15 minutes walking a Primary School  The whole site is within 20 minutes public trangent of a Secondary School  The whole site is within 20 minutes public trangent of an Employment Area  The whole site is more than 15 minutes walking a Fresh Food and Centre Area  The whole site is more than 15 minutes walking a Fresh Food and Centre Area  The character of housing nearby is defined by detached houses.  No connection to Local Cycle Route Network.  Not public open space.  Would not result in the loss of a playing field of the social separate of purchase houses on eaccess.  Sustainability Appraisal  I Housing  The significant reasons for rejecting assessment, demonstrate that this alternative.  Conclusion  Ficant local highway impact requiring upgrade noter, potential loss of trees and hedges which ny trees are lost, however the greatest constraint levelopment on the site unless it is remediated bevelopment on the site unless it is remediated.	The existing highway infrastructure here would not be sufficient to support an employment use.  The likely number of houses which could be accommodated by this site is unlikely to cause any significant wider impact which are unacceptable.  Social  Ing or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is within 20 minutes public transport distance of a Secondary School  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of an Employment Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  The character of housing nearby is defined by traditional style detached houses.  No connection to Local Cycle Route Network.  Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities  arger site if combined with eact to a separate opurchase houses on eaccess.  Sustainability Appraisal  I Housing  The significant reasons for rejecting this site, as list assessment, demonstrate that this site would not a laternative.  Conclusion  ficant local highway impact requiring upgrades and footpat noter, potential loss of trees and hedges which merit retention by trees are lost, however the greatest constraint here is the ullevelopment on the site unless it is remediated which may not levelopment on the site unless it is remediated which may not levelopment on the site unless it is remediated which may not levelopment on the site unless it is remediated which may not levelopment on the site unless it is remediated which may not levelopment on the site unless it is remediated which may not levelopment on the site unless it is remediated which may not levelopment on the site unless it is remediated which may not levelopment on the site unless it is remediated which may not levelopment on the site unless it is remedi	that could have any significant impact on viability. Works may be required to Longwood Lane which currently has no footpath and to mitigate the additional impact on the junction from Longwood Lane to Sutton Road. The existing highway infrastructure here would not be sufficient to support an employment use.  The likely number of houses which could be accommodated by this site is unlikely to cause any significant wider impact which are unacceptable.  Social  ing or public transport (except Primary schools: walking only) to key reservices in accordance with BCP Policy HOU2.  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is within 20 minutes public transport distance of a Secondary School  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of an Employment Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  The character of housing nearby is defined by traditional styled interdetached houses.  No connection to Local Cycle Route Network.  Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities  arger site if combined with eact to a separate opurchase houses on eaccess.  Sustainability Appraisal  I Housing  The significant reasons for rejecting this site, as listed in assessment, demonstrate that this site would not be a realternative.  In the significant reasons for rejecting this site, as listed in assessment, demonstrate that this site would not be a realternative.  Conclusion  ficant local highway impact requiring upgrades and footpaths outloter, potential loss of trees and hedges which merit retention and in the tree are lost, however the greatest constraint here is the untreate levelopment on the site unless it is remediated which may not be visited.	that could have any significant impact on viability. Works may be required to Longwood Lane which currently has no footpath and to mitigate the additional impact on the junction from Longwood Lane to Sutton Road.  The existing highway infrastructure here would not be sufficient to support an employment use.  The likely number of houses which could be accommodated by this site is unlikely to cause any significant wider impact which are unacceptable.  Social  In gor public transport (except Primary schools: walking only) to key resident services in accordance with BCP Policy HOU2.  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is within 20 minutes public transport distance of a Secondary School  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of an Employment Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  The character of housing nearby is defined by traditional styled inter-war detached houses.  No connection to Local Cycle Route Network.  X  Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities  arger site if combined with assessment, demonstrate that this site would not be a reasonal alternative.  The significant reasons for rejecting this site, as listed in the assessment, demonstrate that this site would not be a reasonal alternative.  The significant reasons for rejecting this site, as listed in the assessment, demonstrate that this site would not be a reasonal alternative.  Conclusion  ficant local highway impact requiring upgrades and footpaths outside cotter, potential loss of trees and hedges which merit retention and the potential loss of trees and hedges which merit retention and the potential loss of trees and hedges which merit retention and the potential loss of trees and hedges which merit retention and the potential loss of trees and hedges which merit retention

	s	Erdington R	oad, Aldridge, \	West Mid	llands	- Lane	on Er	dingto	n Road	t
Ward		Aldridge Cel South	ntral and	Call for	Site F	Ref	10307	North	1	
Site Area (h	ıa)	0.36								
Site Refere	nce	SA-0075-W	AL.							
			Background	/Contex	t					
Current uses (list)	Hors	iculture.								
Surrounding land uses		dential across t daries.	he highway to th	e West ar	nd Agri	culture	adjoini	ng the	other	
			Constra	ints						
Gateway Co			Name / Details	}						ount rered
		milea site)							(ha	
SSSI/ SAC/ S			N/A						0	
Ancient Wood		eteran Trees	N/A						0	
Local Nature			N/A						0	
Flood Risk Zo			N/A						0	
Registered P			N/A						0	
Scheduled A			N/A N/A						0	
Operational E Common Lar		uria	N/A						0	
Existing Police		Green Belt - E							10	
Designations	y SAD	Oreen ben - L	INVI							
(list)										
()										
		Green Belt ar	nd Landscape	Sensitiv	ity As	sessr	nent			
Criteria	Assess	sment		Ratir	ng					
Green Belt	The Gre	en Belt Study o	does not include	Very	High	Mod	Mod	Low	Low	Very
Harm	this site	however the fo	llowing statemer		Har	High	Har	Mod	Har	Low
	in relation	n to site submi	ssions on			Har		Har	m	
				Har	m		m	m		Har
		Road is consid	lered to be	Har <u>m</u>	m	m	111	m		m m
	equally r	relevant to this	lered to be site submission:		m			m		
	equally r The sub	relevant to this -parcel makes	lered to be site submission: a strong		m			m		
	equally r The sub contribu	relevant to this -parcel makes tion to preventi	lered to be site submission: a strong ng the sprawl of		m			m		
	equally r The sub contributhe the Wes	relevant to this -parcel makes tion to preventi t Midlands con	lered to be site submission: a strong ng the sprawl of urbation,		m			m		
	equally r The sub contribu- the Wes maintain	relevant to this -parcel makes tion to preventi t Midlands con ing the separa	lered to be site submission: a strong ng the sprawl of urbation, tion of Aldridge	m	m			m		
	equally r The sub contribu- the Wes maintain and Stre	relevant to this -parcel makes tion to preventi t Midlands con ling the separa eetly (adjoining	lered to be site submission: a strong ng the sprawl of urbation, tion of Aldridge Sutton Coldfield	m	m			m		
	equally r The sub contributhe Wes maintain and Streamd prev	relevant to this -parcel makes tion to preventi t Midlands con ing the separa eetly (adjoining venting encroad	lered to be site submission: a strong ng the sprawl of urbation, tion of Aldridge Sutton Coldfield; chment on the	m ,	m			m		
	equally r The sub contribut the Wes maintain and Streat and previously support countrys	relevant to this -parcel makes tion to preventi t Midlands con ing the separa tetly (adjoining venting encroadside. The subpart	lered to be site submission: a strong ng the sprawl of urbation, tion of Aldridge Sutton Coldfield	m ,	m			m		
	equally in The sub contribution the West maintain and Street and previous to the not settlement.	relevant to this -parcel makes tion to preventi t Midlands con hing the separa etly (adjoining venting encroads the subparthwest and so ent edges of Alo	lered to be site submission: a strong ng the sprawl of urbation, tion of Aldridge Sutton Coldfield chment on the arcel is contained outheast by the dridge and	m ,	m		""	m		
	equally in The sub contribution the West maintain and Street and previous to the not settlement of the	relevant to this -parcel makes tion to preventi t Midlands con ing the separa etly (adjoining venting encroadside. The subparthwest and so ent edges of Alc both forming p	lered to be site submission: a strong ng the sprawl of urbation, tion of Aldridge Sutton Coldfield chment on the arcel is contained outheast by the dridge and eart of the West	m ,	m		""	m		
	equally in The sub contribution the West maintain and Street and previous to the not settlement Streetly, Midlands	relevant to this -parcel makes tion to preventi t Midlands con ing the separatetly (adjoining venting encroads ide. The subparthwest and so ent edges of Alaboth forming ps conurbation.	lered to be site submission: a strong ng the sprawl of urbation, tion of Aldridge Sutton Coldfield chment on the arcel is contained butheast by the dridge and bart of the West Any expansion	m ,	m			m		
	equally recontributed the West maintain and Street and previous to the not settlement of the settlemen	relevant to this -parcel makes tion to preventi t Midlands con hing the separatedly (adjoining venting encroads of the subpart edges of Alcohoth forming part conurbation.	lered to be site submission: a strong ng the sprawl of urbation, tion of Aldridge Sutton Coldfield chment on the arcel is contained butheast by the dridge and bart of the West Any expansion ow settlement	m ,	m			m		
	equally recontributed the West maintain and Street and previous to the not settlement of Streetly, Midlands would we gap, while	relevant to this relevant to this reparcel makes tion to preventi the Midlands conting the separated (adjoining venting encroaction). The subparthwest and so the tedges of Alcohold both forming passion to the salready of the salleady of the salready of t	lered to be site submission: a strong ng the sprawl of urbation, tion of Aldridge Sutton Coldfield chment on the arcel is contained butheast by the dridge and eart of the West Any expansion ow settlement compromised by	m ,	m			m		
	equally in The sub contribution the West maintain and Street and previous to the not settlement Streetly, Midlands would with washed-	relevant to this relevant to this reparcel makes tion to preventi the Midlands conting the separated (adjoining venting encroaction). The subpart edges of Alcohol the tedges of	lered to be site submission: a strong ng the sprawl of urbation, tion of Aldridge Sutton Coldfield chment on the arcel is contained butheast by the dridge and eart of the West Any expansion ow settlement compromised by	m ,	m			m		
landecano	equally in The sub contribution the West maintain and Street and previous to the not settlement Streetly, Midlands would with washed-Longwood.	relevant to this relevant to this reparcel makes tion to preventi the Midlands conting the separated (adjoining venting encroads and so the tedges of Alcombation. A seaken this narrich is already cover development of Road.	lered to be site submission: a strong ng the sprawl of urbation, tion of Aldridge Sutton Coldfield chment on the arcel is contained outheast by the dridge and eart of the West Any expansion ow settlement compromised by the site of the temporary of the temporary expansion to the temporary ex	, <b>x</b>		m				m
Landscape Sensitivity	equally reconstributed the West maintain and Street and previous to the not settlement Streetly, Midlands would we gap, which washed-Longwood The land	relevant to this -parcel makes tion to preventi t Midlands con ing the separa retly (adjoining venting encroad rethwest and so rethwest and so rethwest and so rethy forming p s conurbation. reaken this narr ich is already o rover developm od Road. dscape is consi	lered to be site submission: a strong ng the sprawl of urbation, tion of Aldridge Sutton Coldfield chment on the arcel is contained butheast by the dridge and eart of the West Any expansion ow settlement compromised by	m X	1		Mod	Lo	w	

Χ

pronounced landform features, some

degree of rural character with regular field patterns, the combination of open

promine The lan	closed areas and the presence of ent pylon routes. dscape is considered to have an moderate sensitivity to			
a degree natural field pa	ment development. The area has the of rural character, with some features of value and a historic ttern west of the A452 which the disrupted by large scale			
small s and larg are set height.	oment. There are some existing cale industrial/employment areas ge agricultural buildings, which back from the roads and low in There is the potential for small expansion these areas without			
impacti value.	ng existing landscape features of sessment against environmental, social and economic	c crite	ria	
Criteria	Assessment	Ratii		
	Environmental			
Greenfield/ Previously Developed Land	Greenfield site.	Х		
Topography	Shallow slope from West to East with the East part being the highest ground.			Х
Agricultural Land Quality	Pre1988 Grade 3 - Good to moderate. There is not an up to date assessment available.		Х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees on the site however there are some trees and hedges which may be worthy of protection and should be assessed. Due to the narrow width of the site of just 18.5 metres, the retention of the hedges would severely limit the developable area.	х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	There is likely to be pressure on the removal of the hedges prior to or following development, these may be used by protected bat, bird and badger species and a survey would be required to assess if the site can be developed.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1	X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			Х
Impact on visual amenity of adjacent land users, including existing residents	This part of Erdington Road is characterised by its semi- rural setting, although not used for agriculture the horsiculture use does not require significant ancillary buildings, any development on this narrow strip of land	X		

	would have a significant and prominent impact on the character of the area visible from adjacent houses and road users. The impact would be wide due to the open character of the surrounding land and taking account of the wider topography, the land to the South drops making any			
	development here prominent.			
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability	The site is not in a High Risk coal mining area and there are no other records of potential ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	Erdington Road is a district distributer which is likely to be a source of noise which requires a survey to determine the level of mitigation required which is considered would not be a barrier to developing the site for housing. Employment uses could have a detrimental impact on adjacent occupiers of houses, the mitigation for which could limit the scope of employment uses.		х	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The submission states that only mains water is available on site.  Broadband ultrafast speeds are available in this area.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  No evidence of infrastructure constraints.	х		
constraints on /	TWO EVIDENCE OF HINAStructure Constraints.			X

	1				
under site (electric					
cables/sub-stations,					
water/sewage pipes,					
gas pipes, pylons,					
culverts, rights of					
way)					
Highways access		ould not provide for a significant number of			
and transportation		ere is existing houses on this part of Erdington			X
		direct frontage access.			
Impact on the wider		number of houses which could be accommodated			
road network		is unlikely to cause any significant wider impact			Х
	which are	unacceptable.			
Other Economic					
(specify)					
		Social			
Access time by wall		c transport (except Primary schools: walking only) t	o key r	esiden	tial
		es in accordance with BCP Policy HOU2.			
Primary School	The whole	site is within 10 minutes walking distance of a			Х
Fillinary School	Primary So				^
Secondary School	The whole	site is within 20 minutes public transport distance			х
,		dary School			^
GP/Health	The whole	site is more than 15 minutes walking distance of	Х		
Centre/Walk in	a Health C	entre Area	^		
Strategic	The whole	site is within 20 minutes public transport distance			
Centre/Employment	of an Emp	loyment Area			Х
Area					
Centre/Foodstore	The whole	site is more than 15 minutes walking distance of	Х		
	a Fresh Fo	ood and Centre Area	^		
Any character	The house	s opposite are modern detached houses on modes	t sized	plots.	
constraints on					
density (list)					
Connections to local	No connec	tion to Local Cycle Route Network.	Х		
cycle route networks			^		
Public Open Space	Not public	open space.			X
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			Х
/ Sports Pitches					^
Other Social					
		Opportunities			
This site does not repr	esent a com	prehensive			
scheme, if adjoining la	nd could be	secured and if			
it was assessed as be	ing acceptal	ole to develop			
there may be an oppo	rtunity for th	is site.			
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	The site would with mitigation would fall below the	thresh	old for	
Conclusion	Ü	allocation and for this reason an SA is not required			
Sustainability Appraisa	al	The site would with mitigation would fall below the		old for	
Employment Conclusion		allocation and for this reason an SA is not required			
• •		Conclusion			
The plot is significantly	/ constraine	d due to its width. Likely that only a street frontage	develo	oment	could
		dered acceptable delivering just one or two houses be			
		he character of the area for wither housing or emplo			
is and an one organion			- jo.ii		

Site Addres	s	Hayhead Farm	. Longwood La	ne. Wals	all					
Ward		Aldridge Centra		Call for		ef	10318	Centr	al	
Site Area (h	a)	4.34								
Site Refere		SA-0076-WAL								
		C/ CO/ C TV/ L	Backgroun	d/Contex	7†					
Current uses	A	griculture.	Background							
(list)				. 16	lt. th.	0			C - 1	
Surrounding land uses	10	the North, West	and East is agri	culture and	a to tne	South	some r	esiden	tiai.	
			Constr	aints						
Gateway Cor affecting par		nts (where ubmitted site)	Name / Detail	s						ount rered 's)
SSSI/ SAC/ S			N/A						Ö	
		Veteran Trees	N/A			_			0	
Local Nature		ve	N/A						0	
Flood Risk Zo		Cardon	N/A N/A						0	
Registered Pa Scheduled Ar			N/A N/A						0	
Operational B			N/A						0	
Common Lan		Stoana	N/A						0	
Existing Polic Designations (list)	y S	AD Green Belt - E	NV1							
	<u> </u>	Green Belt a	nd Landscape	Sensitiv	ity As	sessr	nent			
Criteria		essment		Ratir	ng					
Green Belt		sub-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Harm		ibution to preventi		High Har	Har	High Har	Har	Mod Har	Har	Low Har
		Vest Midlands con			m		m		m	
	main	tainina tha canara	tion of Walcall	m		m		m		m
		taining the separa				<u>m</u>		m	""	m
	Aldrid	dge, and Streetly (	adjoining Suttor	1		<u>m</u>		m		m
	Aldrid Coldf on th	dge, and Streetly ( ield), and prevent e Walsall Arboret	adjoining Suttor ing encroachme um, with its well-	n nt		m		m		m
	Aldrid Coldf on the define	dge, and Streetly ( ield), and prevent e Walsall Arborett ed boundaries, or	adjoining Suttor ing encroachme um, with its well- eastwards into	n nt		<u>m</u>		m		m
	Aldric Coldf on th define the 'c	dge, and Streetly ( rield), and prevent e Walsall Arboretu ed boundaries, or core' of the gap be	adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall	n nt		<u>m</u>		m		m
	Aldrid Coldf on th define the 'd and A	dge, and Streetly ( rield), and prevent e Walsall Arboreto ed boundaries, or core' of the gap be Aldridge. This wou	adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly	nt		<u>m</u>		m		m
	Aldrid Coldf on the define the 'cand A weak	dge, and Streetly ( rield), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou en the integrity of	adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt	nnt X		m		m		m
	Aldrid Coldf on the define the 'c and A weak terms	dge, and Streetly ( rield), and prevent e Walsall Arboreto ed boundaries, or core' of the gap be Aldridge. This wou	adjoining Suttor ing encroachme um, with its well-eastwards into tween Walsall lld significantly the Green Belt towns, and woul	nnt X		m		m		m
	Aldric Coldf on th define the 'c and A weak terms increase	dge, and Streetly (rield), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This woulen the integrity of sof separation of	adjoining Suttor ing encroachme um, with its well-eastwards into tween Walsall lld significantly the Green Belt towns, and woul	nnt X		m		m		m
Landscape	Aldric Coldf on the define the 'c and A weak terms increase to the	dge, and Streetly (rield), and prevent e Walsall Arboreto ed boundaries, or core' of the gap be Aldridge. This would have in the integrity of a se containment of a north.	adjoining Suttor ing encroachme um, with its well-eastwards into tween Walsall lid significantly the Green Belt towns, and would of Green Belt larely unspoilt rural	nnt X		lod	Mod	Lo	w	m
Landscape Sensitivity	Aldrid Coldfon the define the 'c and A weak terms increate to the The a	dge, and Streetly (rield), and prevent e Walsall Arboreto ed boundaries, or core' of the gap be Aldridge. This would the integrity of a se containment of a north.  The area has a relative acter and strong s	adjoining Suttor ing encroachme um, with its well-eastwards into tween Walsall ald significantly the Green Belt towns, and would Green Belt larely unspoilt rural ense of	nnt X					w	
•	Aldrid Coldfon the define the 'c and A weak terms incre- to the The a chara trang	dge, and Streetly (rield), and prevent e Walsall Arboreto ed boundaries, or core' of the gap be Aldridge. This would not soft separation of ease containment of enorth.  The area has a relative acter and strong suillity, with a networe end of the core of the	adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt towns, and woul of Green Belt lar ely unspoilt rural ense of ork of valued	nnt X		lod		Lo	w	
•	Aldrid Coldfon the define the 'c and A weak terms incre- to the The a chara tranq decid	dge, and Streetly ( rield), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou en the integrity of as of separation of ase containment of e north. area has a relative acter and strong s uillity, with a netw luous woodland (i	adjoining Suttor ing encroachme um, with its well-eastwards into tween Walsall ald significantly the Green Belt towns, and would Green Belt larely unspoilt rural ense of ork of valued ncluding ancient	nnt X		lod		Lo	w	
•	Aldrid Coldfon the control on the control of the co	dge, and Streetly (rield), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This woulen the integrity of ase containment of enorth.  The area has a relative acter and strong suillity, with a netwoluous woodland (illand) and mature	adjoining Suttor ing encroachme um, with its well-eastwards into tween Walsall ald significantly the Green Belt towns, and would Green Belt larely unspoilt rural ense of ork of valued including ancient, intact	n x n d d dd High		lod		Lo	w	
•	Aldrid Coldfon the define the 'c and A weak terms incre- to the The a chara trang decid wood hedg	dge, and Streetly ( rield), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou en the integrity of as of separation of ase containment of e north. area has a relative acter and strong s uillity, with a netw luous woodland (i	adjoining Suttor ing encroachme um, with its well-eastwards into tween Walsall ald significantly the Green Belt towns, and would Green Belt larely unspoilt rural ense of ork of valued including ancient, intact ccessible via the	n x n d d dd High	H	lod igh		Lo	w	
•	Aldrid Coldfonth define the 'c and A weak terms increated the The a chara tranq decid wood hedg Beac is con	dge, and Streetly (rield), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This would not have containment of a north.  The area has a relative acter and strong suillity, with a network woodland (in a land) and mature erows. It is also a north way. Thereforn sidered to have a side and	adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt lar ely unspoilt rural ense of ork of valued including ancient intact ccessible via the e, the landscape a moderate-high	x n d d dd High	H	lod		Lo	w	
•	Aldrid Coldfon the define the 'c and A weak terms incre- to the The a chara tranq decid wood hedg Beac is con sensi	dge, and Streetly (rield), and prevent e Walsall Arboreto ed boundaries, or core' of the gap be Aldridge. This would the integrity of a se containment of a north.  The area has a relative acter and strong so willity, with a network luous woodland (in a land) and mature erows. It is also a con Way. Therefor a north acter and strong so willity to residentia	adjoining Suttor ing encroachme um, with its well-eastwards into tween Walsall ald significantly the Green Belt towns, and would Green Belt larely unspoilt rural ense of ork of valued including ancient, intact accessible via the e, the landscape a moderate-high I development a	x n d d dd High	H	lod igh		Lo	w	
•	Aldrid Coldfon the	dge, and Streetly (rield), and prevent e Walsall Arboreto ed boundaries, or core' of the gap be Aldridge. This would not be north.  The area has a relative acter and strong suillity, with a network when the integrity of as a relative acter and strong suillity, with a network when the erows. It is also a con Way. Thereforms idered to have a stivity to residential anajority of criteria anajority of criteria and strong or was a stivity of criteria anajority of	adjoining Suttor ing encroachme um, with its well-eastwards into tween Walsall ald significantly the Green Belt towns, and would of Green Belt larely unspoilt rural ense of ork of valued including ancient, intact accessible via the e, the landscape a moderate-high I development a are moderate or	x n d d d High	H	lod igh		Lo	w	
	Aldric Coldfon the 'co and A weak terms increto the Charactranq decid wood hedg Beac is consensithe m high/	dge, and Streetly (rield), and prevent e Walsall Arboreto ed boundaries, or core' of the gap be Aldridge. This would the integrity of a se containment of a north.  The area has a relative acter and strong so willity, with a network luous woodland (in a land) and mature erows. It is also a con Way. Therefor a north acter and strong so willity to residentia	adjoining Suttor ing encroachme um, with its well-eastwards into tween Walsall ald significantly the Green Belt towns, and would of Green Belt larely unspoilt rural ense of ork of valued including ancient, intact accessible via the e, the landscape a moderate-high I development a are moderate or	x n d d d High	H	lod igh		Lo	w	

Criteria	Assessment	Ratin	าg	
	Environmental			
Greenfield/ Previously Developed Land	The site is greenfield land.	Х		
Topography	The site is predominantly flat.			Х
Agricultural Land	Pre1988 Grade 3 - Good to moderate. There is not an up to		Х	
Quality	date assessment available.			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None of the trees are protected, the trees form the site boundary. A tree survey would be required to assess whether any should be retained and incorporated into development of this land. It would be possible to provide development and retain trees.		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Groups of trees and hedges may be used by protected bat, bird and badger species and a survey would be required along with mitigation proposals.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5  The site falls within a Nature Recovery Network Core Habitat Zone		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	There would be a local impact on the views enjoyed by occupiers of houses facing onto Sutton Road and to road users travelling along Sutton Road as a result of a housing development. However the impact from the highway would be very limited due to the context of existing built development, the established trees at the back of footpath, the impact on occupiers of homes would be limited in number so would not represent a significant impact. The context and topography limited any wider visual impact to negligible.  Buildings in association with an employment use would be out of character with the nearby existing development and would likely have a greater impact on the local visual amenity but not significant.		X	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Submission reports high clay content in soil, scope for SUDS.			х
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability	The site is not in a High Risk coal mining area and there are no other records of potential ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X

Noise impact of adjoining uses	The site is near to residential uses to the South, housing here would be acceptable in noise impact terms but an employment use could be restricted due to the surrounding uses.  However to facilitate the use there needs to be an access road, in this instance the site comes to a narrow point onto a service road next to an existing property. Due the number of homes, single point of access and proximity to the nearest house there could unacceptable noise impacts on this property. Additional land may be required to mitigate this impact.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			Х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	The site is surrounded by residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is a public right of way at the North of the site ALDR/2572 which may require stopping up/ diverting.		х	
Highways access and transportation	The site is not considered to be sustainable, there are no footpaths on this part of Sutton Road and a lack of local amenities. The access is tight onto the site being a single gate to the field, more land would be required to provide sufficient width for in and out traffic, footpaths and a visibility splay.	X		
Impact on the wider road network	The likely number of houses which could be accommodated by this site is unlikely to cause any significant wider impact which are unacceptable.			х

Other Economic	1								
(specify)									
(Specify)		So	cial						
Access time by wall	king or nubli			: walking only) to	o kev r	esiden	tial		
7 toocss time by wall			with BCP Policy I		o key i	Coldell	liai		
5. 6			15 minutes walkii						
Primary School	a Primary			ig and an and	X				
Secondary School			ninutes public trar	nsport distance			Х		
GP/Health		ndary School	site is more than 15 minutes walking distance of						
Centre/Walk in		Centre Area	13 minutes waikii	ng distance of	X				
Strategic			ninutes public trar	nsnort distance					
Centre/Employment Area		loyment Area	minutes public trai	ioport diotarioc			Х		
Centre/Foodstore	The whole	site is more than	15 minutes walkii	ng distance of	· ·				
	a Fresh Fo	ood and Centre A	rea		X				
Any character	Nearby ho	using to the south	n is interwar traditi	onal styled detac	ched a	nd sem	ni-		
constraints on	detached								
density (list)									
Connections to local	No connec	ction to Local Cyc	le Route Network.		Х				
cycle route networks									
Public Open Space		open space.							
Loss of Playing Field	Would not	result in the loss	of a playing field o	or sports pitch.			Х		
/ Sports Pitches									
Other Social		0							
16 12 1 24			tunities						
If combined with an ac			V						
constraints regarding	access and	noise coula be	X						
overcome.		Cuetainahili	ity Appreisal						
Custoin shilitu Amarais	al I lavala -	Sustainabiii	ity Appraisal						
Sustainability Appraisa Conclusion		SA not required	due to gateway co	onstraints.					
Sustainability Appraisa		SA not required	due to gateway co	onstraints.					
Employment Conclusion	on	-							
			lusion						
The access to the site									
which is a gateway co	onstraint, ad	djacent parcels ha	ave significant co	nstraints. Emplo	yment	uses o	out of		
character.									

Site Addres	s	Land on Erding	gton Road, Erd	ington Ro	ad, A	ldridge	Э			
Ward		Aldridge Centra	al and South	Call for	Site	Ref	10307	' South	1	
Site Area (h	a)	8.21								
Site Referen	nce	SA-0077-WAL								
			Backgroun	d/Contex	t					
Current uses	A	griculture and sew	age pumping st	ation.						
(list) Surrounding land uses	A	griculture, residen	tial and garden	centre opp	osite.					
			Constr	aints						
Gateway Cor affecting par		nts (where ubmitted site)	Name / Detail	S					СО	nount vered a's)
SSSI/ SAC/ S			N/A						0	,
		Veteran Trees	N/A						0	
Local Nature		ve	N/A						0	
Flood Risk Zo			N/A						0	
Registered Pa Scheduled Ar			N/A N/A						0	
Operational B			N/A N/A						0	
Common Lan		Jiounu	N/A						0	
Existing Policy Designations (list)		AD Green Belt - E		• • • • • • • • • • • • • • • • • • • •						
Criteria	A 0.0		nd Landscape			ssess	ment			
Green Belt		<b>essment</b> Green Belt Study (	doos not include	Ratir Very		Mod		Low		Very
Harm		site however the fo		-	High	High	Mod	Mod	Low	Low
110		ation to site subm		Har	Har m	Har	Har m	Har	Har m	Har
	Ches	ter Road is consid	dered to be	m	- '''	m		m	•••	m
		lly relevant to this		•						
		sub-parcel makes	•							
		ibution to preventi								
		Vest Midlands con taining the separa								
		Streetly (adjoining		l),						
		preventing encroa		-7,						
	coun	tryside. The subpa	arcel is containe	d X						
		northwest and so								
		ement edges of Ale etly, both forming p								
		ands conurbation.								
		d weaken this nar								
	gap,	which is already	compromised by	,						
		ed-over developm	nent along							
Landscape		wood Road. andscape is cons	idered to have a	n High		Mod	Mod	Lo	w	Low
Sensitivity		all moderate sensi				High		Mo		
			n the absence of							
	ueve	iopineni, based oi								
	prono	ounced landform f	eatures, some				x			
	prond degre		eatures, some er with regular				X			

promine The lan overall employ a degre natural field par would b	closed areas and the presence of ent pylon routes. dscape is considered to have an moderate sensitivity to ment development. The area has se of rural character, with some features of value and a historic ttern west of the A452 which se disrupted by large scale			
small so and larg are set height. scale ex	pment. There are some existing cale industrial/employment areas ge agricultural buildings, which back from the roads and low in There is the potential for small expansion these areas without ang existing landscape features of			
	sessment against environmental, social and economi	c crite	ria	
Criteria	Assessment	Ratir	าg	
	Environmental			
Greenfield/ Previously Developed Land	The site is greenfield.	X		
Topography	The site is flat.			Х
Agricultural Land Quality	Pre1988 Grade 3 - Good to moderate. There is not an up to date assessment available.		Х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are 6 trees near to the site boundary which are protected as follows AB 9/1964 T59, T60, T61, T62, T68, T69 and a group of trees on the Northern boundary G7. The TPO is old and a new assessment of all trees and hedges is required at this site. The retention of some or all of the trees/hedges would not significantly reduce the capacity of the site.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Groups of trees and hedges may be used by protected bat, bird and badger species and a survey would be required along with mitigation proposals.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2  This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Urban Matrix Recovery Zone		x	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent	This area is characterised by its rural character, there is some limited development, the garden centre and some residential but these are very low density in comparison to	х		

land users, including existing residents	the plots they are built on which gives this area its character. Higher density housing or employment buildings here would have a significant local impact on visual amenity, the lack of any similar adjacent development would make this			
	prominent and unusual. There would be some wider impact due to the lack of surrounding development but this would be less than significant.			
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		Х	
Ground stability	The site is not in a High Risk coal mining area and there are no other records of potential ground stability issues here.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
Noise impact of adjoining uses	Erdington Road is a district distributer which is likely to be a source of noise which requires a survey to determine the level of mitigation required which is considered would not be a barrier to developing the site for housing. Employment uses could have a detrimental impact on adjacent occupiers of houses, the mitigation for which should not limit the scope of employment uses due to the separation distances.		х	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, brick clay and fire clay shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
Facility	Economic			
Employment Development	The site is surrounding with agricultural uses with residential opposite, its small size would limit employment uses and the			
Opportunities	site is some distance from major A roads or motorways, in addition mitigation for nearby residential uses could be significant fur		X	
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X
Availability of utilities  – electricity, gas, water, sewage treatment	The submission states that only mains water is available on site.  Broadband ultrafast speeds are available in this area. Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent	x		

	1 -						
	Gas forwa growth.	rd asset management plans in advance of future					
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is a not clear fr whether th	sewage pumping station within the site and it is from the submission whether this would remain or ere is any requirement to relocate it. To the North of the site is a storm pipe. There is a high power sing		х			
Highways access and transportation	No signific	ant concerns raised by highway officers.			х		
Impact on the wider road network	No signific	No significant concerns raised by highway officers.					
Other Economic (specify)							
(Specify)		Social					
Access time by wall	king or publi	c transport (except Primary schools: walking only) to	o kev r	esiden	 tial		
7 tooodo tiinio by wall		es in accordance with BCP Policy HOU2.	o koy i	oolaon	tiai		
Primary School		site is more than 15 minutes walking distance of	Х				
Secondary School	of a Secon	site is within 20 minutes public transport distance dary School			Х		
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of entre Area	X				
Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area			х		
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	Х				
Any character constraints on density (list)	The charac	cter of nearby houses is low density on large plots.					
Connections to local cycle route networks	No connec	ction to Local Cycle Route Network.	X				
Public Open Space		open space.			Х		
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х		
Other Social		0					
No appoific an	nortunities :	Opportunities V					
No specific op	portunities it						
Sustainability Appraisa	al Housing	Sustainability Appraisal  The significant reasons for rejecting this site, as list	sted in	the			
Conclusion		assessment, demonstrate that this site would not laternative.	be a re	asonal	ole		
Sustainability Appraisa Employment Conclusion		The significant reasons for rejecting this site, as list assessment, demonstrate that this site would not laternative.			ole		
		Conclusion					
around the storm drain layout to avoid building	n. The electri beneath it.	ng station would remain and there may need to be city pylon reduces the developable area and would The impact of development here on visual amenity with topography and described limitations.	require	a con	trived		

Site Addres	SS	Site west of the		d border	ed by (	Gould	Firm La	ne, Ho	bs Ho	ole
Ward		Aldridge Centra	al and South	Call fo	r Site	Ref	10317	•		
Site Area (h	na)	10.14								
Site Refere	nce	SA-0083-WAL								
			Backgroun	d/Conte	xt					
Current uses (list)		griculture.			. 5.1			0 1		
Surrounding land uses		griculture to the No esidential to the So		st and vve	st. Pub	lic Hou	se to the	Soutr	ı East,	some
			Constr	aints						
Gateway Co	nstra	ints (where	Name / Detail	s					Am	ount
affecting pa	rt of s	ubmitted site)							cov (ha	vered 's)
SSSI/ SAC/ S			N/A						0	
		/ Veteran Trees	N/A						0	
Local Nature		rve	N/A						0	
Flood Risk Zo		Cordon	N/A						0	
Registered P Scheduled A			N/A N/A						0	
Operational E			N/A N/A						0	
Common Lar		Oround	N/A						0	
Existing Police		AD Green Belt - E								
Designations	,									
(list)										
0.11			nd Landscape			ssess	ment			
Criteria		essment		Rati	ng	Mad	_	1		1 \/a=.
Green Belt Harm		sub-parcel makes ribution to preventi		Very High	High	Mod High	Mod	Low Mod	Low	Very
Tiaiiii		Nest Midlands con		Har	Har	Har	Har	Har	Har	Har
		taining the separa		m	m	m	m	m	m	m
		Streetly (adjoining		d)						
		preventing encroad								
		tryside. The south		-						
		el adjoins the settle								
		dge, which forms pands conurbation.								
		dge eastwards wo								
		between Aldridge		X						
		oining Sutton Coldf								
		n travelling along L		t l						
		the railway line bet								
		ements, and would								
		ainment of Green In and south.	Deil iand to the							
Landscape		landscape is consi	dered to have a	ın Hig	h	Mod	Mod	Lo	w	Low
Sensitivity		all moderate-high				High		Mo		
<b>_</b>		lential and employ								
		elopment, based or								
		ombination of pron		(in						
		s) and its strongly r				X				
		eveloped character area north of Holly								
		club is considered		ly						

residen	sensitivity to employment and tial development.			
	sessment against environmental, social and economi			
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/	The site is greenfield.			
Previously		X		
Developed Land	The level draws in height Newth to Courth hout in a shellow			
Topography	The land drops in height North to South but is a shallow decrease, the Public House is on much lower ground and there is a terraced area to the upper car park which meets the land level of the application site. The agricultural land to the South of the si			х
Agricultural Land Quality	3a and 3b	X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None of the trees are protected. A tree survey would be required to assess whether any should be retained and incorporated into development of this land. Any trees present are around the edge of the site and if retained would not be a barrier to development could have some very limited impact on capacity.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Groups of trees and hedges may be used by protected bat, bird and badger species and a survey would be required along with mitigation proposals.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		х	
Heritage Assets on site or significantly affecting boundaries	The site is adjacent to The Old Irish Harp which is a Grade 2 listed building SK00SE. Any development would need to take account of the setting of this building however the ground levels could provide some mitigation.		х	
Impact on visual amenity of adjacent land users, including existing residents	Due to the Topography, development here would have a significant impact on the rural character of the area, in particular from the highway and Chester Road, significant wider impacts would be seen from land to the East in Lichfield which is on lower ground meaning that the impact would be significant.	х		
Flood risk, drainage and ground water	Old Hall Lane (off) Great Barr			х
Ground	Sites with previous agricultural uses require contamination			
Contamination	surveys due to fertilizer use, sewage sludge presence of heavy metals.		Х	
Ground stability	The site is in a low risk Coal area and there is no evidence of ground stability issues here.			X

Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	The Public House could have some impact on potential housing at this site as could noise from Chester Road. However a mitigation is likely to be achievable and would not be a barrier to development here.			х
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	The site is surrounded by agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are high power lines which cross the site and which would limit proximity of residential properties in the interests of amenity.		х	
Highways access and transportation	Whilst a suitable access(es) could possibly be created on Chester Road to serve 300 houses, a residential development on this site may struggle to meet the Council's accessibility and sustainability policies although it is accepted that there is a regular bus service along Little Aston Road between Walsall and Sutton. The same would apply to commercial development on the site.  Gould Firm Lane or Hobs Hole Lane would not be suitable for development access as they are primarily rural lanes with no segregated pedestrian provision.	x		

road network centre Other Economic (specify)  Access time by walking or Secondary School GP/Health Centre/Walk in Strategic Centre/Employment Area Centre/Foodstore Any character constraints on Centre	Social  public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.  whole site is more than 15 minutes walking distance of mary School  whole site is within 20 minutes public transport distance		sidential
Other Economic (specify)  Access time by walking or a Primary School  Secondary School  GP/Health Centre/Walk in Strategic Centre/Employment Area  Centre/Foodstore  Any character constraints on  The value a Primary School a Pri	Social  public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2. whole site is more than 15 minutes walking distance of mary School		sidential
Access time by walking or a Primary School The walking of a Primary School Secondary School The walking of a School Secondary School Of a School The walking School Strategic The walking Strategic Centre/Employment Area Centre/Foodstore The walking a Free Any character constraints on traditions.	public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2. whole site is more than 15 minutes walking distance of mary School		sidential
Access time by walking or a Primary School  Secondary School  GP/Health Centre/Walk in Strategic Centre/Employment Area  Centre/Foodstore  Any character constraints on  The water a Primary School The water a Free Any character tradit	public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2. whole site is more than 15 minutes walking distance of mary School		sidential
Primary School  Secondary School  GP/Health Centre/Walk in Strategic Centre/Employment Area  Centre/Foodstore  Any character constraints on  The war a Primary The war a Health a Health The war a Free House tradit	public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2. whole site is more than 15 minutes walking distance of mary School		sidential
Primary School  Secondary School  GP/Health Centre/Walk in Strategic Centre/Employment Area  Centre/Foodstore  Any character constraints on  The war a Primary The war a Health a Health The war a Free House tradit	services in accordance with BCP Policy HOU2.  whole site is more than 15 minutes walking distance of mary School		sidential
Secondary School  GP/Health Centre/Walk in Strategic Centre/Employment Area Centre/Foodstore Any character constraints on  The voor of a Strategic The voor a Free The voor a	mary School		
GP/Health Centre/Walk in Strategic Centre/Employment Area Centre/Foodstore Any character constraints on  of a S The v a Health The v a Health The v a Health The v a Free The v a Free The v a Free Tradit	whole site is within 20 minutes public transport distance	X	
Centre/Walk in a Heat Strategic The volume of an Area Centre/Foodstore The volume a Free Any character constraints on tradit	Secondary School		Х
Centre/Employment Area  Centre/Foodstore The variety a Free  Any character Constraints on tradit	whole site is more than 15 minutes walking distance of alth Centre Area	X	
Any character Hous constraints on tradit	whole site is within 20 minutes public transport distance Employment Area		x
constraints on tradit	whole site is more than 15 minutes walking distance of esh Food and Centre Area	х	
density (list)	ses do not define the rural character, any such developme ionally styled large detached houses.	ent is lin	nited and
Connections to local No co	onnection to Local Cycle Route Network.	х	
Public Open Space Not p	public open space.		Х
/ Sports Pitches	d not result in the loss of a playing field or sports pitch.		Х
Other Social			
	Opportunities		
No specific opportunities ider			Х
	Sustainability Appraisal		
Sustainability Appraisal Hous Conclusion			
Sustainability Appraisal Employment Conclusion	The significant reasons for rejecting this site, as lis assessment, demonstrate that this site would not la alternative.		
The application site if develop would have significant harm The site is not in a sustainab	Conclusion		

affecting part of submitted site)  SSSI/ SAC/ SINC N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Flood Risk Zone 3 N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land N/A Existing Policy Designations  N/A  SSSI/ SAC/ SINC N/A  (A) (B) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C	
Site Reference    SA-0084-WAL	). 
Background/Context  Current uses   Agriculture   Surrounding   To the North beyond Little Aston Road are horsiculture uses, to the South a R and Quarry to the West Residential and to the East residential and agriculture   Constraints  Gateway Constraints (where affecting part of submitted site)   Name / Details   SSSI/ SAC/ SINC   N/A   Ancient Woodland / Veteran Trees   N/A   Local Nature Reserve   N/A   Flood Risk Zone 3   N/A   Registered Park & Garden   N/A   Scheduled Ancient Monument   N/A   Operational Burial Ground   N/A   Common Land   Common Land   SAD Green Belt - ENV1   Designations    Background/Context   Background/Context    Agriculture uses, to the South a Resourch as a particulture uses, to the South a Resourch as a particulture uses, to the South a Resourch as a particulture uses, to the South a Residential and to the East residential and agriculture uses, to the South a Residential and to the East residential and agriculture uses, to the South a Residential and to the East residential and to the East residential and to the East residential and agriculture uses, to the South a Residential and to the East residentia	). 
Current uses   Agriculture   Surrounding   To the North beyond Little Aston Road are horsiculture uses, to the South a R and uses   To the North beyond Little Aston Road are horsiculture uses, to the South a R and uses   To the West Residential and to the East residential and agriculture	). 
Surrounding land uses  To the North beyond Little Aston Road are horsiculture uses, to the South a Rand Quarry to the West Residential and to the East residential and agriculture Constraints  Gateway Constraints (where affecting part of submitted site)  SSSI/ SAC/ SINC  N/A  Ancient Woodland / Veteran Trees  N/A  Local Nature Reserve  N/A  Flood Risk Zone 3  N/A  Registered Park & Garden  N/A  Scheduled Ancient Monument  N/A  Operational Burial Ground  N/A  Existing Policy Designations  Note the South a Residential and to the East residential and agriculture and agric	). 
Iand uses   and Quarry to the West Residential and to the East residential and agriculture	). 
Constraints  Gateway Constraints (where affecting part of submitted site)  SSSI/ SAC/ SINC Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Flood Risk Zone 3 N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land N/A Existing Policy Designations  Name / Details  // A  (A)  (B)  Constraints  N/A  (C)  N/A  (C)  Constraints  N/A  (C)  Amme / Details  (C)  N/A  (C)  (C)  Coal Nature Reserve N/A  (C)  (C)  Coal Nature Reserve N/A  (C)  Coal Nature Rese	
Gateway Constraints (where affecting part of submitted site)  SSSI/ SAC/ SINC  Ancient Woodland / Veteran Trees  Local Nature Reserve  N/A  Flood Risk Zone 3  Registered Park & Garden  Scheduled Ancient Monument  N/A  Operational Burial Ground  Common Land  Existing Policy  Designations  Name / Details  N/A  (Content N/A	Amount
affecting part of submitted site)  SSSI/ SAC/ SINC N/A Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A Flood Risk Zone 3 N/A Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Common Land N/A Existing Policy Designations  N/A  SSSI/ SAC/ SINC N/A  (A) (B) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C	MIIIOUIII
Ancient Woodland / Veteran Trees N/A ( Local Nature Reserve N/A ( Flood Risk Zone 3 N/A ( Registered Park & Garden N/A ( Scheduled Ancient Monument N/A ( Operational Burial Ground N/A ( Common Land N/A ( Existing Policy Designations SAD Green Belt - ENV1	covered (ha's)
Local Nature Reserve N/A ( Flood Risk Zone 3 N/A ( Registered Park & Garden N/A ( Scheduled Ancient Monument N/A ( Operational Burial Ground N/A ( Common Land N/A ( Existing Policy Designations SAD Green Belt - ENV1	0
Flood Risk Zone 3 N/A (Common Land SAD Green Belt - ENV1 SAD Green Belt - ENV1	0
Registered Park & Garden N/A ( Scheduled Ancient Monument N/A ( Operational Burial Ground N/A ( Common Land N/A ( Existing Policy Designations SAD Green Belt - ENV1	0
Scheduled Ancient Monument N/A ( Operational Burial Ground N/A ( Common Land N/A ( Existing Policy Designations SAD Green Belt - ENV1	0
Operational Burial Ground N/A ( Common Land N/A ( Existing Policy Designations SAD Green Belt - ENV1	0
Common Land N/A ( Existing Policy Designations SAD Green Belt - ENV1	
Existing Policy Designations SAD Green Belt - ENV1	0
Designations	<u>J</u>
Green Belt and Landscape Sensitivity Assessment	
Criteria Assessment Rating	
Green Belt	Very
Harm this submission site however the land is Har Har Har Wood Ha	ar LOW
identified as potentially very high harm if	h Har m
released. The following comments in relation to the submission site to the	
East is considered to be relevant to this	
submission:	
The sub-parcel makes a strong	
contribution to preventing the sprawl of	
the West Midlands conurbation,	
maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield)	
and preventing encroachment on the	
countryside. The southwest of the sub-	
parcel adjoins the settlement edge of	
Aldridge, which forms part of the West	
Midlands conurbation. Any expansion of	
Aldridge eastwards would weaken the	
gap between Aldridge and Streetly (adjoining Sutton Coldfield), notably	
when travelling along Little Aston Road	
and the railway line between the two	
settlements, and would increase	
containment of Green Belt land to the	
north and south.	
Landscape The landscape is considered to have an Sensitivity overall moderate-high sensitivity to	Low
residential and employment	Low
development, based on	Low

parts) a undeve The are golf clul higher s residen  Detailed as	bination of pronounced slopes (in and its strongly rural, sloped character. The anorth of Holly Lane and the big is considered to have a slightly sensitivity to employment and tial development.  Sessment against environmental, social and economic transfer in the social and economic transfer in the sessment against environmental in the sessment environmental	1		
Criteria	Assessment	Ratii	ng	
Greenfield/	The site is greenfield.			
Previously	The site is greenileid.	Х		
Developed Land		- 1		
Topography	The site is flat with little if any change of levels.			Х
Agricultural Land	Pre1988 Grade 3 - Good to moderate. There is not an up to			
Quality	date assessment available.		Х	
Tree Preservation	None of the trees are protected, however there maybe trees			
Orders / Mature	worthy of retention which should be incorporated into			
Trees of Value on	development. The trees are not significant and would not be		Х	
site or significantly	a barrier to development			
affecting boundaries				
Biodiversity or	Groups of trees and hedges may be used by protected bat,			
Geodiversity on site	bird and badger species and a survey would be required			
or significantly affecting boundaries	along with mitigation proposals.  The ecological valuation of the Black Country Green Belt is			
anecting boundaries	based on a set of assumptions that formed the basis for			
	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score			
	for each Landscape Unit: Land Use Calculated Value,		Х	
	Habitat Features, Nature Conservation Designation Value,			
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country Green Belt Score = 3			
	The site falls within Nature Recovery Network Zone Core			
	Expansion Zone 1			
Heritage Assets on	The site is in part to the South of the Aldridge conservation			
site or significantly	area. Any development here would need to take account of			
affecting boundaries	its potential impact on the setting of the conservation area.	X		
	Employment uses in particular would not be in character.			
Impact on visual	There would be a local impact to adjoining residents to the			
amenity of adjacent	East and West and from users of Little Aston Road. There			
land users, including	would be a significant impact on the character of this part of			
existing residents	Little Aston Road which is semi-rural and is not	X		
	characterised by built development. The wider impact would			
	be limited due to the flat topography which limits views of			
Flood risk, drainage	this site.  Not in a High Risk flood zone. Scope for SUDS.			
and ground water	Trochit a riight Non hood zone. Ocope ioi Oodo.			X
Ground	Record of ground contamination which would need			
Contamination	investigation and possible mitigation across the whole site.			
23/10/1/1/10/1/	Sites with previous agricultural uses require contamination		Х	
	surveys due to fertilizer use, sewage sludge presence of			
	heavy metals.			
Ground stability	There is no evidence of ground stability issues here.			Х

Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone. Potential blasting could have air quality impacts.		Х	
Noise impact of adjoining uses	There is a nearby quarry which would have potential for unacceptable noise impacts for future residents. There could be potential for blasting at the quarry. Noise assessment required BS8233 and PROPG would be required. An employment use here may require mitigation due to the proximity to residential properties.  A noise assessment would also be required to take account of the railway line to the South and the nearby Quarry. Employment uses likely to have an impact on neighbouring houses which could restrict potential employment uses.		х	
Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and	The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.  The site is within 250m of permitted mineral infrastructure site Branton Hill Quarry and sufficient distance separation	X - Res ide ntia I	X - Em plo yme nt	
Brickworks	and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		X	
Waste Infrastructure	The site is within 250m of Branton Hill Quarry although recorded as being infilled and not operational, the site was in operation at the time of the site visit and for the purposes of this assessment is fully taken into account.  Quarry site closed in Ma		X- Res ide ntia I	X- Em ploy men t
Other Environmental	No other issues identified.			X
Fundament.	Economic			
Employment Development Opportunities	The site is flaked by residential uses and the character here is semi-rural, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X
Availability of utilities  – electricity, gas, water, sewage treatment	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent		X	

	Can farius	rd asset management plans in advance of future			
	growth.	rd asset management plans in advance of future			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)		The site has a high power line across the middle of the site which would reduce the developable area.			
Highways access and transportation	Road which also need create a pa	I limit would need to be reviewed on Little Aston the would be the best point of access. There would to be localised widening of this road and works to avement along the Southern side of the road.		X	
Impact on the wider road network	No signific	ant wider impacts.			Х
Other Economic					
		Social			
Access time by walk		c transport (except Primary schools: walking only) tes in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is	predominantly within 15 minutes walking f a Primary School		Х	
Secondary School	The whole	site is within 20 minutes public transport distance ndary School			Х
GP/Health Centre/Walk in	The whole	site is more than 15 minutes walking distance of Centre Area	Х		
Strategic Centre/Employment Area	The whole	site is within 20 minutes public transport distance loyment Area			х
Centre/Foodstore		predominantly more than 15 minutes walking f a Fresh Food and Centre Area	Х		
Any character constraints on density (list)		using is predominantly traditionally styled detached	house	S.	
Connections to local cycle route networks	No connec	ction to Local Cycle Route Network.	Х		
Public Open Space	Not public	open space.			Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х
Other Social					
		Opportunities			
If site opposite Little As acceptable there would costs on road improve	d be an opp	ortunity to share X			
		Sustainability Appraisal			
Sustainability Appraisa Conclusion		Assessment requested			
Sustainability Appraisa Employment Conclusion		Assessment requested			
		Conclusion			
Conservation Area and the site is within 250m	lits impact of the acce	inbelt and landscape harm combined with its closed on character and visual amenity represent significant ess to a permitted minerals working site Branton Hillerise, dust, vibration and quarry traffic which is a second	t issues I Quarr	s. In ad y. The	dition main

Site Addres	SS	Hayhead Farm	, Longwood La	ane, Wals	all					
Ward		Aldridge Centr	al and South	Call for	Site F	Ref	10318	East		
Site Area (h	na)	3.74								
Site Refere	nce	SA-0086-WAL								
			Backgroun	d/Contex	t					
Current uses (list)	A	griculture.								
Surrounding land uses		o the West is residual rections agricultur		car repair	and a (	garden	centre,	in all o	ther	
			Constr	aints						
Gateway Co affecting par		nts (where ubmitted site)	Name / Detail	S						ount /ered 's)
SSSI/ SAC/ S			N/A						0	-,
		Veteran Trees	N/A						0	
Local Nature		ve	N/A						0	
Flood Risk Zo		Cardon	N/A						0	
Registered P Scheduled A			N/A N/A						0	
Operational E			N/A						0	
Common Lar		Stouria	N/A						0	
Existing Police Designations (list)	-	AD Green Belt - E	NV1						·	
		Green Belt a	nd Landscape	Sensitiv	ity As	sessr	nent			
Criteria	Ass	Green Belt a	nd Landscape	Sensitiv Ratir		sessr	ment			
Green Belt	The	essment sub-parcel makes	a strong	Ratir Very	ng	Mod	ment	Low	Low	Very
	The s	essment sub-parcel makes ribution to preventi	a strong ing the sprawl of	Ratir Very High		Mod High	1	Mod	Low Har	Low
Green Belt	The s contr the V	essment sub-parcel makes ibution to preventi Vest Midlands con	a strong ing the sprawl of urbation,	Ratir Very	ng High	Mod	Mod		_	
Green Belt	The s contr the V main	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa	a strong ing the sprawl of urbation, ition of Walsall,	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The s contr the V main Aldrid	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa dge, and Streetly (	a strong ing the sprawl of jurbation, ition of Walsall, (adjoining Suttor	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The s contr the V main Aldrid Cold	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa	a strong ing the sprawl of purbation, ition of Walsall, (adjoining Suttor ing encroachme	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The scontrep the V main Aldrid on the defin	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborete ed boundaries, or	a strong ing the sprawl of turbation, tion of Walsall, (adjoining Suttor ting encroachme tum, with its well-	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The s contr the V main Aldrid Colds on th defin the 'c	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arboreti ed boundaries, or core' of the gap be	a strong ing the sprawl of purbation, ation of Walsall, (adjoining Suttor ing encroachme um, with its well- eastwards into	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The scontrep the V main Aldrid Colds on the definition and A and A	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arboreti ed boundaries, or core' of the gap be Aldridge. This wou	a strong ing the sprawl of purbation, ation of Walsall, (adjoining Suttor ing encroachmeum, with its welleastwards into etween Walsall ald significantly	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The scontribute V main Aldrid Colding on the definithe 'colding and A weak	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou sen the integrity of	a strong ing the sprawl of purbation, ation of Walsall, (adjoining Suttor ing encroachmeum, with its well-eastwards into etween Walsall ald significantly the Green Belt	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The scontrep the V main Aldrid on the defin the 'co and A weak terms	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arboreti ed boundaries, or core' of the gap be Aldridge. This wou	a strong ing the sprawl of surbation, adjoining Suttor ing encroachmeum, with its well-eastwards into stween Walsall ald significantly the Green Belt towns, and would	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The scontrep the V main Aldrid on the defin the 'cand / weak terms incress to the	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ken the integrity of ase containment of e north.	a strong ing the sprawl of surbation, adjoining Suttor ing encroachmeum, with its welleastwards into stween Walsall ald significantly the Green Belt towns, and would Green Belt lar	Ratir Very High Har m  X	High Har m	Mod High Har m	Mod Har	Mod Har	Har	Low Har
Green Belt Harm	The scontrible Vision Aldrid on the definition of the scontrible vision and Aweak terms increto the The scontrible vision and Aweak terms increto the scontrible vision and	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ken the integrity of s of separation of ase containment of e north. area has a relative	a strong ing the sprawl of purbation, atton of Walsall, (adjoining Suttoring encroachmeum, with its welleastwards into etween Walsall ald significantly the Green Belt towns, and would Green Belt larely unspoilt rural	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har	Mod Har m	Har m	Low Har
Green Belt Harm	The scontrible V main Aldrid on the definithe 'cand weak terms increase to the Characteristics.	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborete ed boundaries, or core' of the gap be Aldridge. This wou ken the integrity of ase containment of a north. area has a relative acter and strong s	a strong ing the sprawl of purbation, ation of Walsall, (adjoining Suttor ing encroachme um, with its well-eastwards into atween Walsall ald significantly the Green Belt towns, and would of Green Belt larely unspoilt rural ense of	Ratir Very High Har m  X	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontrep the V main Aldrid on the definithe of and V weak terms increased to the Cohara tranger tranger to the Cohara tranger tranger to the Cohara tranger tranger tranger to the Cohara tranger trange	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ken the integrity of as of separation of ase containment of e north. area has a relative acter and strong s juillity, with a netw	a strong ing the sprawl of purbation, ation of Walsall, (adjoining Suttoring encroachmen, with its well-eastwards into atween Walsall and significantly the Green Belt towns, and would Green Belt larely unspoilt rural ense of ork of valued	Ratin Very High Har m  X  in d High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontrep the V main Aldrid on the defining the 'co and V weak terms increase to the The action of the contrep the terms of the contrep	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of ase containment of anorth. area has a relative acter and strong s juillity, with a netw duous woodland (i	a strong ing the sprawl of purbation, ation of Walsall, (adjoining Suttor ing encroachment, with its well-eastwards into etween Walsall and significantly the Green Belt towns, and would Green Belt larely unspoilt rural ense of ork of valued ncluding ancient	Ratin Very High Har m  X  in d High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontrep the V main Aldrid on the Coldin	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ken the integrity of as of separation of ase containment of e north. area has a relative acter and strong s juillity, with a netw	a strong ing the sprawl of purbation, attion of Walsall, (adjoining Suttoring encroachment, with its well-eastwards into the eastwards into the Green Belt attowns, and would Green Belt larely unspoilt rural ense of tork of valued including ancient, intact	Ratin Very High Har m  A A A A A A A A A A A A A A A A A A	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontrep the V main Aldrid on the Coldin	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou cen the integrity of ase containment of a north. area has a relative acter and strong s juillity, with a netw duous woodland (i dland) and mature lerows. It is also a con Way. Therefor	a strong ing the sprawl of purbation, aution of Walsall, (adjoining Suttoring encroachment, with its well-eastwards into atween Walsall and significantly the Green Belt towns, and would freen Belt larely unspoilt rural ense of work of valued including ancient, intact ccessible via the e, the landscape	Ratir Very High Har m X in d and High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontre the V main Aldrid on the 'co and / weak terms increased transparents wood hedged is controlled.	essment sub-parcel makes ribution to preventi Vest Midlands con taining the separa dge, and Streetly ( field), and prevent e Walsall Arborett ed boundaries, or core' of the gap be Aldridge. This wou ten the integrity of ase containment of a rea has a relative acter and strong s quillity, with a netwell duous woodland (i dland) and mature acrows. It is also a con Way. Therefor insidered to have a	a strong ing the sprawl of surbation, aution of Walsall, (adjoining Suttoring encroachmeum, with its welleastwards into stween Walsall ald significantly the Green Belt towns, and would for Green Belt largely unspoilt rural ense of work of valued including ancient, intact ccessible via the e, the landscape a moderate-high	Ratir Very High Har m X in d ad High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontre the V main Aldrid on the defin the 'c' and / weak terms increto the The a chara trang decid wood hedg Bead is colosens	essment sub-parcel makes ribution to preventivest Midlands containing the separated ge, and Streetly (field), and preventive Walsall Arboretted boundaries, or core' of the gap be Aldridge. This would the integrity of a secontainment of a secontainment of a corth.  The area has a relative acter and strong separation of a secontainment of a corth.  The area has a relative acter and strong separation (in a secontainment of a corth.  The area has a relative acter and strong separation (in a secontainment of a corth.  The area has a relative acter and strong separation (in a secontainment of a corth.  The area has a relative acter and strong separation (in a secontainment of a corth, area has a relative acter and strong separation). The reformation was a secontainment of a corthinal acter and strong separation (in a secontainment of a corthinal acter and strong separation).	a strong ing the sprawl of surbation, aution of Walsall, (adjoining Suttoring encroachmeum, with its welleastwards into stween Walsall ald significantly the Green Belt towns, and would Green Belt larely unspoilt rural ense of tork of valued ncluding ancient, intact accessible via the e, the landscape a moderate-high I development a	Ratir Very High Har m X in d ad High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontre the V main Aldrid on the defin the 'c and A weak terms increto the The a chara tranque decid wood hedged as consens the metal of the met	essment sub-parcel makes ribution to preventivest Midlands containing the separation of the gap be a library of the gap be a l	a strong ing the sprawl of purbation, aution of Walsall, (adjoining Suttoring encroachment, with its well-eastwards into etween Walsall ald significantly the Green Belt towns, and would for Green Belt larely unspoilt rural ense of tork of valued including ancient, intact coessible via the eastwards into the landscape a moderate-high I development a lare moderate or	Ratin Very High Har m  A  In the second of t	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The scontrible V main Aldrid on the Cold o	essment sub-parcel makes ribution to preventivest Midlands containing the separated ge, and Streetly (field), and preventive Walsall Arboretted boundaries, or core' of the gap be Aldridge. This would the integrity of a secontainment of a secontainment of a corth.  The area has a relative acter and strong separation of a secontainment of a corth.  The area has a relative acter and strong separation (in a secontainment of a corth.  The area has a relative acter and strong separation (in a secontainment of a corth.  The area has a relative acter and strong separation (in a secontainment of a corth.  The area has a relative acter and strong separation (in a secontainment of a corth, area has a relative acter and strong separation). The reformation was a secontainment of a corthinal acter and strong separation (in a secontainment of a corthinal acter and strong separation).	a strong ing the sprawl of purbation, aution of Walsall, (adjoining Suttoring encroachment, with its well-eastwards into etween Walsall ald significantly the Green Belt towns, and would for Green Belt larely unspoilt rural ense of tork of valued including ancient, intact coessible via the eastwards into the landscape a moderate-high I development a lare moderate or	Ratin Very High Har m  A  In the second of t	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m

Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/ Previously Developed Land	The site is greenfield	X		
Topography	The site is flat.			X
Agricultural Land	Pre1988 Grade 3 - Good to moderate. There is not an up to		Х	
Quality	date assessment available.			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	2 of the trees are protected (T31 and T30), these trees and all remaining un protected trees form the site boundary. A tree survey would be required to assess whether any further trees should be retained and incorporated into development of this land. It would be possible to provide development and retain trees.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Groups of trees and hedges may be used by protected bat, bird and badger species and a survey would be required along with mitigation proposals.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  The site falls within 3 Nature Recovery Network Zones, Core Habitat Zone, Urban Matrix Recovery Zone 1 and Core Expansion Zone 1		x	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents  Flood risk, drainage	There would be a local impact on the views enjoyed by occupier of the house facing onto Sutton Road, to the users of the public right of way and to road users travelling along Sutton Road as a result of a housing development which in particular here is contrary to the rural character. This local impact would be significant due to the context of the existing character, the established trees at the back of footpath could provide some screening but not at all times of the year and to achieve a safe access some would need to be removed. The context and topography limited any wider visual impact to less than significant.  Buildings in association with an employment use would not be out of character with the nearby existing development provided an acceptable layout is achieved and if the depth and width of the site were reduced.  Not in a High Risk flood zone. Submission reports high clay		X	
and ground water	content in soil, scope for SUDS.			Х
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	

Ground stability	The site is not in a High Risk coal mining area and there are no other records of potential ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			х
Noise impact of adjoining uses	The site is near to a residential use to the South, housing here would be acceptable in noise impact terms but an employment use could be restricted due to the nearby residential use.		X - Em plo yme nt	X- Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	The site is surrounded by residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is a public right of way on the East of the site ALD27 which may require stopping up/ diverting.			
Highways access and transportation	The site is not considered to be sustainable, there are no footpaths on this part of Sutton Road and a lack of local amenities.	Х		
Impact on the wider road network	The likely number of houses which could be accommodated by this site is unlikely to cause any significant wider impact which are unacceptable.			х
Other Economic (specify)				
	Social			

Access time by wall		c transport (except			o key ı	esidential
Primary School	The whole a Primary	The whole site is more than 15 minutes walking distance of a Primary School				
Secondary School	of a Secon	hole site is within 20 minutes public transport distance econdary School				х
GP/Health Centre/Walk in	a Health C	e site is more than f Centre Area			X	
Strategic Centre/Employment Area		e site is within 20 m loyment Area	ninutes public trar	nsport distance		x
Centre/Foodstore		site is more than cood and Centre Are		ng distance of	Х	
Any character constraints on density (list)		2 nearby traditiona ther and there is no			ever th	ese are not
Connections to local cycle route networks	No connec	No connection to Local Cycle Route Network.				
Public Open Space	Not public	Not public open space.				
Loss of Playing Field / Sports Pitches		result in the loss of	of a playing field o	or sports pitch.		х
Other Social						
		Opport	unities			
The viability of the site fund infrastructure to it be achieved through a form a larger site.	mprove sust	tainability could	X			
		Sustainabilit	ty Appraisal			
Sustainability Appraisa Conclusion	al Housing	The significant re assessment, dem alternative.	asons for rejectir			
Sustainability Appraisal Employment Conclusion The significant reasons for rejecting this site, as listed in the assessment, demonstrate that this site would not be a reasonable alternative.						
		Concl				
A large housing develor an unsustainable locat uses have more significant.	tion without i	infrastructure upgra	ades and further	harmful develop	ment.	Employmen

Site Addres	s	South of Dani	els Lane and e	ast of Er	dington	Roa	d, Aldri	dge			
Ward		Aldridge Cent South	ral and	Call for	Site Re	ef	10403	}			
Site Area (h	a)	10.83									
Site Referei	псе	SA-0149-WAI	_								
			Background	d/Contex	t						
Current uses	Pas	ture farmland	-								
(list) Surrounding	Tot	the north the site	horders pasture	farmland	and sc	hool	huilding	s and s	choo	l	
land uses	play pas buil box Sou esta	To the north the site borders pasture farmland and school buildings and school blaying field. Northern tip of site denoted by Daniels Lane. Eastern boundary borders basture farmland. South-east boundary borders established large industrial style buildings used for storage of agricultural farm machinery and open storage of horse boxes (horsiculture business). Industrial uses and areas of mature woodland. Southern boundary borders open pasture farmland. Western boundary borders established residential uses (housing). Entire length of western boundary denoted by Erdington Road.					orders e orse				
			Constra	aints							
Gateway Cor affecting par			Name / Details	5					CC	nount overed a's)	
SSSI/ SAC/ S			N/A						0		
Ancient Wood			N/A						0		
Local Nature		9	N/A						0		
Flood Risk Zo Registered Pa		ardon	N/A N/A						0	0	
Scheduled Ar			N/A						0		
Operational B			N/A						0		
Common Lan			Barr Common						0		
Existing Police Designations (list)	des The	hin Walsall Cour ignated Green B pocket of estab sites south-east	elt land covered lished mature de	by SAD F	Policy GE	31.			•		
		Green Belt ar	nd Landscape	Sensitiv	ity Ass	ess	ment				
Criteria	Asses	sment		Ratin	g						
Green Belt		b-parcel makes		Very		Mod	Mod	Low	Low	Very	
Harm	the We	ution to preventi est Midlands con	urbation,	Har	Har m	High Har	Har m	Mod Har	Har m	Low	
		ining the separa		, m		m		m		m	
		reetly (adjoining eventing encroad		),							
		side. The subpa		d							
		northwest and so									
		nent edges of Ald		<b>.</b>							
		y, both forming p		X							
		ds conurbation. A weaken this narr									
		hich is already c									
	washe	d-over developm									
		ood Road.									
Landscape		ndscape is consi			Mo Hig		Mod	Lo <sup>s</sup> Mo		Low	
Sensitivity		moderate sensit pment, based or			Tilg	""		IVIC	u		
		priferit, based of inced landform fo									
		of rural characte					X				
		atterns, the comb									

p T c e a n fi w d s s a v lk	oromine The lan overall i employi a degre natural ield pai vould b develop mall so and larg vhich a ow in h small so vithout eatures	closed areas and the presence of ent pylon routes. dscape is considered to have an moderate sensitivity to ment development. The area has e of rural character, with some features of value and a historic stern west of the A452 which e disrupted by large scale ment. There are some existing cale industrial/employment areas ge agricultural buildings, re set back from the roads and eight. There is the potential for cale expansion these areas impacting existing landscape is of value.	c crite	eria	
Criteria		Assessment	Rati		
		Environmental			
Greenfield/		Greenfield			
Previously	ما		X		
Developed Land Topography	<u>u</u>	The site slopes from north to south. The northern section of			
Topography		the site is in an elevated and raised position within the			
		surrounding landscape. As a result, uninterrupted long		Х	
		distance views are available across open countryside from			
		the northern tip of th			
Agricultural Lan Quality	nd	No information available.	X		
Tree Preservati		AB 9/1964, T6, T12, T13, T14 and T56, and 05/2017 T1, T2			
Orders / Mature		and T3. These trees are spread around the field boundaries		<b>.</b> ,	
Trees of Value site or significar		and removal requires a tree assessment. If some or all trees were retained there would not be a significant impact on the		Х	
affecting bound		developable area.			
Biodiversity or	iarioo	Any loss of trees would require an Ecology survey.			
Geodiversity on	site	The ecological valuation of the Black Country Green Belt is			
or significantly		based on a set of assumptions that formed the basis for			
affecting bound	laries	developing a set of criteria which allowed EcoRecord to			
		attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the			
		following attributes to calculate a final ecological value score			
		for each Landscape Unit: Land Use Calculated Value,			
		Habitat Features, Nature Conservation Designation Value,		Х	
		Adjacency to SSSIs or Ancient Woodland, Historic			
		Landscape Characterisation (HLC) Type Value, Twinspan-			
		Axiophyte Value (TAV) and Breeding Farmland Birds Value.  The higher the score the higher the ecological value.			
		Predominant Ecological Valuation of the Black Country			
		Green Belt Score = 2			
		The site falls within Nature Recovery Network Zone Core			
11		Expansion Zone 1			
Heritage Assets site or significar		Near to the centre of the site is a circular enclosure. HER record 13225: Cropmark of a circular enclosure can be seen			
affecting bound		on an aerial photograph. The full circle enclosure can be		х	
	.3.100	seen. Diameter is approximately 15-20m. An archaeological		l "	
		study is required.			
Impact on visua		If considered suitable for development land it is likely that		Х	
amenity of adja	cent	the land to the North and West would also be considered			

land users, including existing residents	suitable for release. There would be a local visual impact because the character of this side of Erdington road is defined by its agricultural fields, with urban development beginning further North. In wider context the impact would be less severe, especially if built development was concentrated to the West of the parcel as the best wider views mean that the parcel would be seen in the context of existing residential development on higher ground to the West.  An employment use here would be at odds with the existing residential and agricultural character and the wider topography would make such development prominent.			
Flood risk, drainage and ground water	Not is a flood risk zone 2 or 3.			х
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		Х	
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	No adverse air quality impacts identified from adjoining uses.			
Noise impact of adjoining uses	No significant issues.			Х
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.	X- Res ide ntia I	X- Em plo yme nt	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Branton Hill Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		х	
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	Developing this site for employment land would harm the residential amenity of overlooking established residential occupiers. The surrounding road network would also struggle to accommodate Heavy Goods vehicles (HGV) vehicle movements. The landscape impac	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X

Availability of utilities  – electricity, gas, water, sewage treatment	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	0.03 hectare of the South East corner of the parcel is crossed by a pylon. In the context of the wider site this is not significant.		x	
Highways access and transportation	SA-0149-WAL (CFS403) – There is the potential for a main site access to be created off Erdington Road subject to adequate visibility being achieved. Highway Improvements in the form of at least extended footway provision and perhaps localised carriageway widening may be required. Vehicular access off Daniels Lane would be unsuitable as this is a private road unless the land is acquired and significantly improved. Residential development would be the most suitable on this site but some types of commercial uses may be acceptable.			x
Impact on the wider road network	No wider concerns raised.			Х
Other Economic (specify)				
	Social			
Access time by walk	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	о кеу г	esiden	tiai
Primary School	The site is predominantly within 10 minutes walking distance of a Primary School.			Х
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	Х		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			X
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Established residential uses to the west of the site are characteristic and 2000's modern 2 and 3 storey semi-detached and detach dwellings located along Wheatland Grove and Hayfield Grove is characterised by much o	ed resi	idential	
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	Not public open space.			Χ
Loss of Playing Field / Sports Pitches	No playing fields or sports pitches located within site.			х
Other Social				
	Opportunities			

The site could form part of a large site if combined with GBP070,CFS which may provide alternative acc	307,CFS073		х	
	Sustainabili	ty Appraisal		
Sustainability Appraisal Housing Conclusion		ne negative impact f		
Sustainability Appraisal Employment Conclusion	Assessment requ	uested		

### Conclusion

Housing development would have significant harm to the purposes of the green belt, and the excessive projection of the parcel into an area of green belt characterised by open fields is significant in terms of visual amenity due to the relationship to adjacent land and prominence because of the topography here. Employment uses do not form any local character and would have greater harm.

In addition the site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic which is a significant barrier to housing development.

Site Address		Aldridge Scho	ool, Tynings La	ano Walsall				
Site Address				lite, vvaisaii				
Ward		Aldridge Cent South	rai and	Call for Site Ref	10281	North	(0.12h	na)
Site Area (ha)		1.93						
Site Reference	е	SA-0188-WAI	_					
			Backgroun	d/Context				
Current uses (list)	Scho	ool						
Surrounding			orth, West and I	East to the South is Bo	sty Lane v	vith ag	ricultu	re
land uses	uses	s beyond.	Constr	rainte				
Cotoway Const	roint	a (whore	Name / Detail				Δm	ount
Gateway Const affecting part o			Name / Detail	S				ount ered 's)
SSSI/ SAC/ SIN	_		N/A				0	-
Ancient Woodlar			N/A				0	
Local Nature Re			N/A N/A				0	
Flood Risk Zone Registered Park		ırdan	N/A				0	
Scheduled Ancie			N/A				0	
			N/A				0	
Common Land						0		
Existing Policy Designations (list)		) - Open Space ) policy ENV1 G		1				
		Green Belt a	nd Landscape	e Sensitivity Assess	sment			
Criteria		Assessmen	nt			I	Rating	9
Green Belt Harn	า							
1		-		Not in the Green Belt				
Landscape Sensitivity								
	od 20	recement ag	ainst anviron	mental, social and	oconomi	c crite	orio	
Criteria	eu as	Assessmen		illelitai, Social aliu t	COHOIII	Ratir		
Cilleila		ASSESSITIETT	Environ	montal		Naui	ig	
Greenfield/		The land is the		existing school and				
Previously			half is previous				Х	
Developed Land		approximatory	nan io proviouo	ny dovolopodi				
Topography		The site and a	djacent sites ar	e predominantly flat wi	th little if			v
		any change in	topography.					Х
Agricultural Land Quality		Not agricultura						Х
Tree Preservation	n			ed, however there are				
	Orders / Mature established trees which may be worth protecting. An assessment is required. The retention of all trees would				v			
				evelopable space.	uia		Х	
Biodiversity or		Any loss of tre	es and or the de	emolition of the school				
Geodiversity on	site		cology survey in the interests of protected					
or significantly		species.			and of		Х	
affecting bounda	aries		cology assessment was submitted as part of e 2 update which made the following key tions:					

	Protection of the wooded corridor along the southern periphery of the survey area (known as Cuckoo's Nook and The Dingle) through the retention of a 10 m wide buffer zone adjacent to this strip that could be managed as a 'ecotone' containing an appropriate planting and management regime. Protection and enhancement of the hedgerow and associated ditch network.  Protection and enhancement of the linear woodland along the northern boundary of the survey area.  Install an appropriate management regime for the habitat mosaic to the south of the farm complex.  Additional survey work is also required in respect of Badgers, Bats, Birds, Botanical, Great Crested Newts, Hedgerows and reptiles.  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.		х
Impact on visual amenity of adjacent land users, including existing residents	The North part of the site is previously developed and has buildings which are 3 storeys in height, these buildings are set away from the boundary to the existing housing estate but there presence is considered to minimise any potential visual impact of new development here. Development to the South would be seen in particular from the rear of nearby houses and from the highway, however 2 storey housing development would reflect the existing character and is considered would have little impact on visual amenity. There would be no significant wider impact.		x
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.		X
Ground Contamination	A small section of the site to the North falls within an area identified on the SAD plan Potentially Contaminated Land and Landfill Constraints, as being land where contamination may need to be assessed during development. Survey work would be required as part of a planning application.	х	
Ground stability	No evidence of ground stability issues.		Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015. However Electric Charging Points would be required in accordance with Air Quality SPD.		х
Noise impact of adjoining uses	Bosty Lane is a district distributer and could be a noise source which could impact on occupiers of any proposed houses. Mitigation can be achieved in the form of acoustic glazing. Nearby residential would require mitigation for any proposed buildings to be used for employment uses.	х	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.		x
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.		х
Waste Infrastructure	No waste infrastructure constraints		Х
Other Environmental	No other issues identified.		Х

	Economic			
Employment Development Opportunities	The site is surrounded by residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The submission states that the site has access to mains water, mains sewage, electricity, gas and broadband. Broadband ultrafast speeds are available in this area. Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is no evidence of infrastructure constraints here.			х
Highways access and transportation	Access can be achieved. A mixed employment and residential scheme could be supported. If Aldridge School was relocated to the South it could be less accessible as there would be no adjoining residential streets. New highway crossing may be required. Footpath improvements required on Walsall Road.			х
Impact on the wider road network	No wider issues raised.			Х
Other Economic (specify)				
	Social			
Access time by wa	king or public transport (except Primary schools: walking only) services in accordance with BCP Policy HOU2.	to key	resider	ntial
Primary School	The site is predominantly within 15 minutes walking distance of a Primary School		х	
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	Х		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Ribbon development, traditional styled semi-detached and de flats forms the character of this part of Barr Common Road. T			

	is partly previously developed and has a post war 3 storey flat roof designed school at the site								
Connections to local cycle route networks			e Route Network.		X				
Public Open Space	at the form	re would be a loss of public open space, the nearest is e former Aldridge airport. An assessment of the open be is required.							
Loss of Playing Field / Sports Pitches	assessmer	lds and sports pitont is part of a large areplacement sch		x					
Other Social	-								
		Oppor	tunities						
The assessment considers the North part of a larger site submission which proposes a new school. There is an opportunity to relocate the school in the green belt with associated fields lessening the impact on amenity compared with higher density construction through housing. This assessment should be read in conjunction with SA-0061-WAL.									
			ity Appraisal						
Sustainability Appraisal Conclusion		9, 12, and positive	ne negative impac ve impact for SA C	Objectives 10, 13	3, 14				
Sustainability Appraisal  Employment Conclusion  Not a reasonable alternative for employment for significant reasons outlined in the assessment.							ons		
The evitebility of develo			lusion						

The suitability of developing this site hinges on a land swap in relation to land subject to site assessment SA-0061-WAL to allow for housing development being delivered in the South, which has been assessed as unsuitable for housing development. The on-site constraints for this are limited other than open space which needs to be mitigated for.

Site Addres	s	Fairview Nurse Lane, Aldridge	ries, Land bet	ween Bird	ch Lan	e, Che	ster R	oad an	d Bac	K
Ward		Aldridge Centra	al and South	Call for	Site F	Ref	Greer	Belt F	Parcel	038
Site Area (h	na)	36.39								
Site Refere	nce	SA-0211-WAL								
			Backgroun	d/Contex	κt					
Current uses (list)	Н	orsiculture and ag	riculture.							
Surrounding land uses		o the North is agrid nd agriculture and			ses, to	the Ea	st and \$	South r	esident	ial
			Constr	aints						
	t of s	ints (where ubmitted site)	Name / Detail					ount rered 's)		
SSSI/ SAC/ S		/ Veteran Trees	N/A N/A						0	
Local Nature			N/A N/A						0	
Flood Risk Zo			N/A						0	
	egistered Park & Garden N/A				0					
Scheduled Ar	ncient	Monument	N/A				0			
Operational E	Burial (	Ground	N/A				0			
Common Lan Existing Police		AD Green Belt - E	N/A						0	
Designations (list)		Green Belt a	nd Landscape			sessr	nent			
Criteria		essment		Ratii	ng					
Green Belt Harm	conti the V previous count sepa Birm settle in clo Brow Aldri- Midla Exte Aldri- betw the v any i	sub-parcel makes ribution to preventi Vest Midlands con enting encroachmentryside, and make ribution to maintain aration of Brownhill ingham. The sub-perment of Stonnall to be proximity to the ribution of settlement dge, which is particular control of settlement dge would diminish een the narrow Green Aldridge and vider countryside to release associated d breach the barries	ing the sprawl of urbation and ent on the six a moderate ning the six, Aldridge, and parcel adjoins the tothe north and entown of the West, and of the West to the southeast to the southeast this far out from the relationship een Belt gap Walsall Wood and the east, and I with Stonnall	e is X-North	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m

downhill eastwards from high ground on

which Aldridge is located, so any expansion this far to the east would constitute a significant change in the settlement form.

	0								
Landscape Sensitivity	contributhe West prevent country contributions are a country contribution and a country contribution are a country contribution are a country contribution are a countribution and countribution are a countri	dscape is considered to have an moderate-high sensitivity to tial and employment oment, based on bination of pronounced slopes (in and its strongly rural, loped character.	High	Mod High	Mod	Lov Mod		Low	
		is considered to have a slightly nsitivity to employment and							
	residen								
D-4	develop		2401-000	iol on de					
Criteria	alled as	sessment against environme Assessment	ntai, soc	iai and e	conomi	Rating			
Ontona		Environme	ntal			Rating			
Greenfield/		Predominantly greenfield with so	me buildir	ngs preser	nt				
Previously Developed L	and	associated with the land uses.						Х	
Topography		The site has a gentle slope down would not present any significant					Х		
Agricultural L	and	The Holford Farm map indicates that the land quality ranges							
Quality Tree Preserv	ation	across the site from grade 2, 3a to There are no protected trees, how		re are esta	ablished				
Orders / Mature Trees of Value on site or significantly affecting boundaries		trees which may be worthy of protection and require a tree survey. The retention of all established trees would not significantly impact on the capacity of the site for development.					x		
Biodiversity of Geodiversity or significant affecting bou	on site ly	development.  Any loss of trees would require an ecological assessment to determine any mitigation or enhancement of the parcel.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic					х		

The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2 The site falls within Nature Recovery Network Zone Core Expansion Zone 1 There are no recorded heritage assets here.  The character of this area is open fields and provides the transition from the urban area to the Countryside any loss of this land to development would have a significant existing residents existing residents  Flood risk, drainage and ground water  Ground Contamination Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Noise impact of adjoining uses  Noise impact of adjoining uses  Noise impact of adjoining uses  Mineral Extraction and Mineral environmental Resource Areas  Mineral Extraction and environmentally feasible prior extraction for bedrock and superficial sand and gravel shall take place.  No mineral infrastructure  No waste infrastructure constraints  No time and infrastructure constraints  No time and onlineral error on the character of this area is open fields and provides the transition from the urban area to the Countryside any loss of this land to development would have a significant with a sugnificant with the plan of the context of this area is open fields and provides the transition from the urban area to the Countryside any loss of this land to development and this provides and superficial sand and gravel shall take place.  Waste Infrastructure  No mineral infrastructure constraints  No mineral infrastructure constraints  No mineral infrastructure with warrant further assessment and there are no notable employment opportunities here which warrant further assessment.  Economic  Employment  Delivery / Phasing  No known significant issues regarding delivery or phasing.  There are no include the provide and provides the constraints of the provide and superficant issues exist.  There are no include the provide and provides the transition of the development opportunities here which warrant further assessment.  Economic  Em		Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
Predominant Ecological Valuation of the Black Country Green Belt Score = 2 The site falls within Nature Recovery Network Zone Core Expansion Zone 1 There are no recorded heritage assets here.  There are no known significant to a significant detrimental impact on the character in a local and wider context.  Not in a flood risk zone 2 or 3.  X  Thou in a flood risk zone 2 or 3.  X  To unimpact of adjoining uses  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  A you in a No evidence of ground stability issues.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  X  The site is large enough that mitigation would be possible against unacceptable noise impacts from any employment use. There are no significant noise constraints from existing neighbouring uses which would be unacceptable to residential development.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel shall take place.  No mineral infrastructure and price are no physical constraints.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel shall take place.  X  X  Waste Infrastructure  No waste infrastructure constraints.  The are are no include employment opportunities here which warrant further assessment.  Economic  Employment  No other issues identified.  X  X  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  Goscote WirTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It					
Green Belt Score = 2 The site falls within Nature Recovery Network Zone Core Expansion Zone 1 There are no recorded heritage assets here.  It is a site of significantly affecting boundaries Impact on visual amenity of adjacent land users, including existing residents  Flood risk, drainage and ground water  Ground Ground No record of ground contamination issues here.  Flood risk, drainage and ground water  Ground No record of ground contamination issues here.  Floulity in a flood risk zone 2 or 3.  Not in a flood risk zone 2 or 3.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  Air Quality impact of adjoining uses Noise impact of adjoining uses Noise impact of adjoining uses Noise impact of adjoining uses which would be unacceptable to residential development.  Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and Brickworks  Waste Infrastructure  No mineral infrastructure constraints.  No mineral infrastructure constraints  No waste infrastructure constraints  No waste infrastructure constraints  No demonstrative area no notable employment opportunities  Employment Development Development No known significant rissues regarding delivery or phasing.  X and the rea are no notable employment opportunities here which warrant further assessment.  Significant constraints susses regarding delivery or phasing.  X and the rea are no notable employment opportunities here which warrant further assessment.  Employment Delivery / Phasing  No known significant issues regarding delivery or phasing.  Yability  There are no include a provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no inprinced are available in this area. There are no inprinced are available in this area. There are no inprinced are available in this area. There are no significant gaactiy issues here.					
The site falls within Nature Recovery Network Zone Core Expansion Zone 1  Heritage Assets on site or significantly affecting boundaries Impact on visual amenity of adjacent land users, including existing residents  Flood risk, drainage and ground water  Ground Contamination  Ground Stability  Air Quality impact of adjoining uses  Not evidence of ground stability issues.  Not a provide Discovery of adjoining uses  Note impact of adjoining uses  Note impact of adjoining uses  The site is large enough that mitigation would be possible against unacceptable noise impacts from any employment use. There are no significant one visiting neighbouring uses which would be unacceptable to residential development.  Mineral Infrastructure and Brickworks  Waste Infrastructure  Other Environmental  Delivery / Phasing  The site are no significant risks to viability and likely to be developed within the plan period.  Availability of utilities  Ground contamination issues here.  X  X  X  X  X  X  X  X  X  X  X  X  X					
Expansion Zone 1  Heritage Assets on site or significantly affecting boundaries Impact on visual amenity of adjacent land users, including existing residents  Flood risk, drainage and ground water  Ground Contamination  Ground stability  Air Quality impact of adjoining uses  Noise impa					
Heritage Assets on significantly affecting boundaries Impact on visual amenity of adjacent land users, including existing residents Flood risk, drainage and ground water  Ground Contamination Ground Stability Air Quality impact of adjoining uses  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  Notise impact of adjoining uses  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel shall take place.  No mineral Infrastructure and Brickworks  Waste Infrastructure  Other Environmental  Delivery / Phasing  There are no recorded heritage assets here.  In the character of this area is open fields and provides the transition from the urban area to the Countryside any loss of this land to development would have a significant of the context.  In the character of this area is open fields and provides the transition from the urban area to the Countryside any loss of this land to development would have a significant of a collar and wider context.  In the character of this area is open fields and provides the transition for bedrock and superficial sand and stability issues.  Not in a flood risk zone 2 or 3.  In the character of this area is open fields and provides the transition from the urban area to the Countryside any loss of this land to development.  In the site is in a flood risk zone 2 or 3.  In the site is in a flood risk zone 2 or 3.  In the site is in a flood risk zone 2 or 3.  In the site is in a flood risk zone 2 or 3.  In the site is in a flood risk zone 2 or 3.  In the site is in a flood risk zone 2 or 3.  In the site is in a flood risk zone 2 or 3.  In the site is in a flood risk zone 2 or 3.  In the site is in a flood risk zone 2 or 3.  In the site is in a flood risk zone 2 or 3.  In the site is in a flood risk zone 2 or 3.  In the site is in a flood risk zone 2 or 3.  In the site is area in a local and wider context.  In the site is an and a flood risk zone 2 or 3.  In the site is area in the character		The site falls within Nature Recovery Network Zone Core			
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Employment Development Opportunities Employment Land Opportunities Nation Opportunities Opportunities Opportunities Opportunities Opportunities Opportunities Opportunities Oppor					<b>X</b>
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Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.					
There are no significant gas capacity issues here.				.,	
				Х	
		There are no significant gas capacity issues here.			
		Minor localised electricity capacity constraints will be			
managed through Western Power Distribution and Cadent					
Gas forward asset management plans in advance of future					
	Ť				
growth.		_ ·			

Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are Pylons across the Southern part of the site which would restrict development by it. There is no other evidence of infrastructure constraints here.		х	
Highways access and transportation	A safe access for vehicles can be achieved. There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.	х		
Impact on the wider road network	Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.	Х		
Other Economic				
(specify)				
A	Social			
Access time by walk	king or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.	to key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		
Secondary School	The site is predominantly more than 25 minutes public transport distance of a Secondary School	X		
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	Х		
Any character constraints on density (list)	The only cluster of nearby housing is on the Chester Road an semi-detached ribbon development.	nd this i	s tradit	ional
Connections to local cycle route networks	No connection to a local cycle route network.	Х		
Public Open Space	Not public open space.			Х
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or a sports pitch.			х
Other Social				
Could combine 20	Opportunities			
Could combine with ac submissions to make a development.				
чеменени.	Sustainability Appraisal			
Sustainability Appraisa Conclusion Sustainability Appraisa	The site has some negative impacts for SA Objectival  The site has some negative impact for SA Objectival  The site has some negative impacts for SA Objectival	es 5, 1	0, 13	
Employment Conclusion				
detrimental to the exist The existing highway	Conclusion to greenbelt purposes, landscape and visual amenity would ting character of the area, in terms of the parcel and in terms of would need to be upgraded and it would need to be determined to be upgraded and it would need to be determined to be upgraded and it would need to be determined to be upgraded and it would need to be determined to be upgraded and it would need to be development.	the ad ed wha	joining	land.

Site Addres	SS	Nuttalls Farm, I	Land Between	Stonn	all I	Road	& Hob	s Hole	Lane.		
Ward		Aldridge Centra		Call f				Green			047
Site Area (l	na)	25.4									
Site Refere	nce	SA-0212-WAL									
			Backgroun	d/Cont	text	t					
Current uses	A	griculture									
(list) Surrounding land uses		o the North is Drui									the
		Julia de Guida	Constr		,				<u></u>		
Gateway Constraints (where affecting part of submitted site)  Name / Details				S							nount vered
SSSI/ SAC/ S	SINC		N/A							0	13)
		/ Veteran Trees	N/A							0	
Local Nature		ve	N/A							0	
Flood Risk Zo			N/A							0	
Registered P			N/A							0	
Scheduled Ancient Monument N/A Operational Burial Ground N/A										0	
Common Lar		Jiouna	N/A N/A		0						
Designations (list)			nd Landscape				ssess	ment			
Criteria		essment			atin	g					
Green Belt Harm	contr the V preve coun	sub-parcel makes ibution to preventi Vest Midlands con enting encroachmetryside, and makes ibution to maintain	ng the sprawl of urbation and ent on the s a moderate	Ve Hiç Ha m	gh ar	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
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Landscape Sensitivity	overa resid deve its co parts	andscape is consi all moderate-high s ential and employi lopment, based or ombination of prono and its strongly r veloped character	sensitivity to ment ounced slopes ( ural,		ligh		Mod High	Mod	Lo Mc		Low

golf clul	a north of Holly Lane and the o is considered to have a slightly sensitivity to employment and			
develop				
Detailed as	sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Ratir	าg	
	Environmental			
Greenfield/ Previously Developed Land	Greenfield site.	Х		
Topography	The site topography changes significantly from North to South sloping down, would be a constraint to development but not considered a barrier.		Х	
Agricultural Land Quality	The Holford Farm map indicates that the land quality ranges across the site from grade 2 and 3a.	Х		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees, however there are established trees which may be worthy of protection and require a tree survey. The retention of all established trees would not significantly impact on the capacity of the site for development.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological assessment to determine any mitigation or enhancement of the parcel. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3 This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Zone 2		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The character of this area is open fields and provides the transition from the urban area to the Countryside any loss of this land to development would have a significant detrimental impact on the local character enjoyed by neighbouring occupiers of houses and walkers. Wider impacts would also be significant due to the topography of the parcel notwithstanding the undulating topography.		х	
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. There is a record of a pool at the southern edge of the site and surface water run off would have to be mitigated for through suitable SUDS.			х
Ground Contamination	No record of ground contamination issues here.			X
Ground stability Air Quality impact of adjoining uses	No evidence of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
Noise impact of adjoining uses	The surrounding uses cause no concern in noise amenity terms to potential residential uses here. An employment use	X - Em	X - Res	

Mineral Extraction and Mineral Resource Areas site is a large enough that such uses could be kept away from the West boundary and mitigated for.  Mineral Extraction and Mineral Resource Areas site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.  Mineral Infrastructure and Brickworks  Waste Infrastructure Rouse identified.  Waste Infrastructure No waste infrastructure constraints.  Mo other issues identified.  Economic  Employment Development Opportunities Proportion of Proportion of Constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Mo temployment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing.  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities electricity, gas, water, sewage treatment rher are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no sold ultrafast speeds are available in this area. There are no sold ultrafast speeds are available in this area. There are no solg inficant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  No evidence of infrastructure constraints here.  There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support velocities associated with employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.		may have unacceptable impacts to existing residents,	plo	ide	
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constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access and transportation  There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.  Impact on the wider road network  Impact on the wider road network  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential	Infractructura				
under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access and transportation  There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.  Impact on the wider road network  Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential		No evidence of infrastructure constraints fiere.			
cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access and transportation  There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.  Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential					
water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access and transportation  There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.  Impact on the wider road network  Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential					
gas pipes, pylons, culverts, rights of way)  Highways access and transportation  There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.  Impact on the wider road network  Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential	1				Х
Culverts, rights of way)  Highways access and transportation  There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.  Impact on the wider road network  Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential					
Highways access and transportation  There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.  Impact on the wider road network  Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential					
Highways access and transportation  There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.  Impact on the wider road network  There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.  Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential	. •				
and transportation shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.  Impact on the wider road network  Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential		There are no footpaths, access to public transport or nearby			
having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.  Impact on the wider road network  Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential					
employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.  Impact on the wider road network  Toad network  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential	'		v		
lanes which would require extensive upgrading to support vehicles associated with employment traffic.  Impact on the wider road network  Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential			X		
Impact on the wider road network  Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential					
Impact on the wider road network  Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential					
residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential	Impact on the wider				
be required some distance from the site to ensure it is fit for purpose.  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential	•	residential and employment uses. Highway upgrades may	v		
Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential		be required some distance from the site to ensure it is fit for	<b>X</b>		
(specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential		purpose.			
Social  Access time by walking or public transport (except Primary schools: walking only) to key residential					
Access time by walking or public transport (except Primary schools: walking only) to key residential	(specify)				
services in accordance with BCP Policy HOU2.	Access time by wal		o key r	esiden	tial
		services in accordance with BCP Policy HOU2.			

-							
Primary School			thin 10 and 15 mir	nutes walking		Х	
Timary Concor		f a Primary Schoo				_^_	
Secondary School			ninutes public tran	sport distance			х
Occordary Ochool	of a Secor	ndary School					^
GP/Health	The whole	site is more than	15 minutes walking	g distance of	X		
Centre/Walk in		entre Area			^		
Strategic			thin 20 minutes pu	ıblic transport			
Centre/Employment	distance o	f an Employment.	Area				Х
Area							
Centre/Foodstore			ore than 15 minute	es walking	X		
		ance of a Fresh Food and Centre Area					
Any character		e adjacent houses are a mix of modern detached and traditional detached					
constraints on	houses an	ouses and bungalows on modest plots.					
density (list)							
Connections to local	No connec	ction to a local cyc	le route network.		X		
cycle route networks					^		
Public Open Space	Not public	open space.					Х
Loss of Playing Field	Would not	result in the loss	of a playing field o	r sports pitch.			Х
/ Sports Pitches							^
Other Social							
		Opport	tunities				
No specific opportuniti	es identified	l.		Х			
		Sustainabili	ty Appraisal				
Sustainability Appraisa	al Housing	The site has som	ne negative impac	ts for SA Object	tives 1,	, 2, 3, 4	l, 5,
Conclusion			and positive impa				
Sustainability Appraisa	al		ne negative impac				5, 6,
	Employment Conclusion 7, 9, 12 and positive impact for SA Objectives 13						
		Conc	lusion				

The combined harm to greenbelt purposes, landscape and visual amenity would be significant and detrimental to the existing character of the area, in terms of the parcel and in terms of the adjoining land. The topography which is higher to the West would have significant visual amenity impacts.

The existing highway would need to be upgraded and it would need to be determined what extent this would need to take which could have a significant impact on the viability of development.

Site Addres	s	South of Hobs	s Hole Lane									
Ward		Aldridge Cent South	ral and	Call for	Site F	Ref	Greer	Belt F	Parcel	050		
Site Area (h	a)	5.17										
Site Refere	псе	SA-0213-WAI	_									
			Background	I/Contex	ĸt							
Current uses (list)	Agr	iculture										
Surrounding land uses		the North is agrid dential uses.	culture, to the Ea	st and So	outh are	e leisur	e uses	and to	the We	st is		
			Constra	ints								
Gateway Cor affecting par			Name / Details	5					CO	Amount covered (ha's)		
SSSI/ SAC/ S			N/A						0			
Ancient Wood			N/A						0			
Local Nature		9	N/A						0			
Flood Risk Zo			N/A						0			
Registered Pa			N/A N/A							0		
Operational B			N/A						0			
Common Lan		Ourid	N/A							0		
Existing Polic Designations (list)	y SAI	O Green Belt - El	NV1									
			nd Landscape			sess	ment					
Criteria		sment		Ratii	ng							
Green Belt Harm	contrib the We preven country contrib separa (adjoin parcel Aldridg Midlan edge a slope, downh	b-parcel makes ution to preventing encroachments, and makes ution to maintain tion of Aldridge a ing Sutton Coldfabuts the settlenge, which forms part of Aldridge is at the soland to the eart length as a degree of would constitute as	ng the sprawl of urbation and ent on the es a moderate and Streetly ield). The subment edge of part of the West The Green Belt ne crest of a last sloping of distinction. The	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m		
Landscape Sensitivity	downsl a weak Green The lar overall resider develo its com parts) a	tive boundary, blope would none sening of the interest. Indecape is consimoderate-high softial and employing pment, based or abination of prone and its strongly reloped character	theless constituted the service of the wide dered to have an sensitivity to ment ounced slopes (i ural,	n High		Aod ligh	Mod	Lo		Low		

Detailed assessment against environmental, social and economic criteria

Criteria	Assessment	Rating			
	Environmental				
Greenfield/ Previously Developed Land	Greenfield site.	Х			
Topography	The land in the West slopes up significantly to the South, this is a steep incline which would limit development but only affects a small part of the site. There is also a drop across the site from West to East which is significant but is across the full		x		
Agricultural Land Quality	The Holford Farm map indicates that the land quality ranges across the site from grade 2 and 3a.	X			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees, however there are established trees which may be worthy of protection and require a tree survey. The retention of all established trees would not significantly impact on the capacity of the site for development.		х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological assessment to determine any mitigation or enhancement of the parcel. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3 The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X		
Heritage Assets on site or significantly affecting boundaries	The site is adjacent Aldridge Conservation Area and any development here would have to respect the design and character of the Conservation Area which could limit development.		х		
Impact on visual amenity of adjacent land users, including existing residents	The character of this area is open fields and provides the transition from the urban area to the Countryside any loss of this land to development would have a significant detrimental impact on the local character enjoyed by neighbouring occupiers of houses and walkers. Wider impacts would be limited by the surrounding uses and favourable undulating topography.		х		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Surface water run off would have to be mitigated for through suitable SUDS.			х	
Ground Contamination	No record of ground contamination issues here.			х	
Ground stability	No record of ground stability issues here.			Χ	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			х	
Noise impact of adjoining uses	The adjacent leisure uses could be a source of noise which would require mitigation. Although an employment use if otherwise acceptable could impact on the amenities of adjacent residents, the site is large enough that such uses		X - Em plo yme nt	X - Res iden tial	

	could be kept away from the West boundary and mitigated			
I IC	or.			
and Mineral a	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and and gravel shall take place.		х	
Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure N	No waste infrastructure constraints			х
in	The Cricket Club to the South may wish to hold events late in the day which could require artificial lighting, residential development could put limitations on the Cricket Club.			
	Economic			
Development the Opportunities the W	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land N	Not employment land other significant issues exist.	Х		
Delivery / Phasing N	No known significant issues regarding delivery or phasing.			х
	There are no known significant risks to viability and likely to be developed within the plan period.			х
- electricity, gas, water, sewage li treatment h	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has imited headroom based on current quality performance nowever there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
constraints on / ounder site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is a public right of way and possible an unrecorded one which may require stopping up.		x	
and transportation s h e la	There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location naving poor links to nearby centres. In particular employment uses would be limited by the narrowness of the anes which would require extensive upgrading to support vehicles associated with employment traffic.	Х		
road network road network b	Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for burpose.	Х		
Other Economic (specify)				
(=F-00J)	Social			
Access time by walking	ng or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.	o key r	esiden	tial

Primary School		predominantly within 15 minutes walking f a Primary School			X	
Secondary School	The whole	site is within 20 minutes public transport distandary School	ance			Х
GP/Health Centre/Walk in	The whole	site is more than 15 minutes walking distance Centre Area	e of	Х		
Strategic Centre/Employment Area		predominantly within 20 minutes public trans f an Employment Area	oort			х
Centre/Foodstore		The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area				
Any character constraints on density (list)	traditional Conservat	cter of nearby houses is defined by large deta and modern designs. In addition the site is ne ion Area so development here would have to aracter of this	xt to A	Idridge	Э	
Connections to local cycle route networks	No connec	No connection to a local cycle route network.				
Public Open Space	Not public	open space				Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pi	tch.			х
Other Social						
		Opportunities				
No specific opportuniti	es identified					
		Sustainability Appraisal				
Sustainability Appraisa	al Housing	The site has some negative impacts for SA (				ł, 6,
Conclusion	-1	7, 8, 9, 12, and positive impact for SA Object				` 7
Sustainability Appraisa Employment Conclusion		The site has some negative impacts for SA (9, 12 and positive impact for SA Objectives (		ves 1,	2, 3, 6	0, 7,
Employment Conclusion	011	Conclusion	, 10			
The existing topograp	hy helps to	define the urban areas from the countryside	the l	oss of	this s	site to
development would los	se this define	ed line and any visual encroachment would jus	stify fur	ther m	nore ha	
		detrimental impacts on the wider visual amenito to be upgraded and it would need to be dete				at thic
THE EXISTING HIGHWAY	would need	to be upgraded and it would need to be dete	511111111111111111111111111111111111111	u wild	ı exter	เบเเร

The existing highway would need to be upgraded and it would need to be determined what extent this would need to take which could have a significant impact on the viability of development.

Site Addres	ss	Land to the No	orth, East and S	South of Aldridge Cou	ırt		
Ward		Aldridge Centr	al and South	Call for Site Ref	Green Belt Pa	rcel 055	
Site Area (h	ha)	4.2			•		
Site Refere	nce	SA-0214-WAL					
			Background	d/Context			
Current uses (list)		and is possibly us	nd is possibly used as curtilage to the surrounding houses. Evidence is onclusive.				
Surrounding land uses			the North is a golf club, to the East horsiculture, to the South are houses and iculture and to the West are houses a nursing home and a sports field.				
			Constr	aints			
Gateway Co affecting pa		ints (where submitted site)	Name / Detail	s		Amount covered (ha's)	
SSSI/ SAC/ S			N/A			0	
Ancient Woo	dland	/ Veteran Trees	N/A			0	
Local Nature		rve	N/A			0	
Flood Risk Zo			N/A			0	
Registered P			N/A			0	
Scheduled A			N/A			0	
Operational E	Burial (	Ground	N/A			0	
Common Lar			N/A			0	
Existing Police Designations (list)	,	SAD Green Belt - E	NV1				
		Green Belt a	nd Landscape	Sensitivity Assess	ment		
Criteria	Ass	essment		Rating			

	Green Belt and Landscape Se	ensitiv	ity As	sessr	nent			
Criteria	Assessment	Ratir						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
	separation of Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. The southwest of the sub-parcel adjoins the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Any expansion of Aldridge eastwards would weaken the gap between Aldridge and Streetly (adjoining Sutton Coldfield), notably when travelling along Little Aston Road and the railway line between the two settlements, and would increase containment of Green Belt land to the North and South.	X						
Landscape Sensitivity	The landscape is considered to have an overall moderate-high sensitivity to			/lod ligh	Mod	Lov		Low
23	residential and employment development, based on			X				

	pination of pronounced slopes (in			
	nd its strongly rural, loped character.			
	sessment against environmental, social and economi	c crite	ria	
Criteria	Assessment	Ratir		
	Environmental	,		
Greenfield/	Greenfield Site			
Previously		X		
Developed Land	The effective terminal field of the entire affect o			
Topography	The site is predominantly flat but does slope slightly South.			Х
Agricultural Land Quality	On the Holford Map much of the site apart from the South East corner is identified as being a post 1988 Agricultural			
Quality	Land Quality Urban land, with the South East being a grade		X	
	2. the area of grade 2 is very small and not farmed.			
Tree Preservation	There are no protected trees, however there are established			
Orders / Mature	trees which may be worthy of protection and require a tree			
Trees of Value on	survey. The retention of all established trees would not		X	
site or significantly	significantly impact on the capacity of the site for			
affecting boundaries	development.			
Biodiversity or Geodiversity on site	Any loss of trees would require an ecological assessment to determine any mitigation or enhancement of the parcel.			
or significantly	The ecological valuation of the Black Country Green Belt is			
affecting boundaries	based on a set of assumptions that formed the basis for			
J	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score			
	for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value,		Χ	
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 2			
	The site falls within 2 Nature Recovery Network Zones, Urban Matrix Recovery Zone 2 and Core Expansion Zone 1			
Heritage Assets on	The site surrounds a locally listed building: 'Large early-mid			
site or significantly	C19 detached villa, light brick with stone dressings, plain			
affecting boundaries	sashes, Italianate character with shallow hipped slate roof			
	and bracketed eaves. One time residence of Frank James,			
	waterworks entrepreneur and controversial MP. 1985'	X		
	Development around the building would need to respect the			
	character and could limit any proposed development. Furthermore the site is within Aldridge Conservation Area			
	and development here would need to make a positive			
	contribution to the conservation area.			
Impact on visual	Development here would have a significant local impact for			
amenity of adjacent	users of the public footpath to the North, users of the golf			
land users, including	course and occupiers of the adjoining land. The character			
existing residents	here is defined by large residential buildings and houses on medium to large sized plots. Development which reflects this		X	
	character might be achievable but would not generate many			
	houses. Wider impacts would be limited by its location off a			
	main road and due to the tree boundary of the golf course.			
Flood risk, drainage	Not in a flood risk zone 2 or 3. Surface water run off would			
and ground water	have to be mitigated for through suitable SUDS.			Х

Ground	There is a record of ground contamination outside of the			Х
Contamination	parcel relating to a former private gas works.			
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
adjoining uses	The common discount of the common limits and the common limits of the co			
Noise impact of adjoining uses	The surrounding uses cause little concern in noise amenity terms to potential residential uses here, however an	X - Em	X - Res	
adjoining does	employment use may have unacceptable impacts to existing	plo	ide	
	residents which may require mitigation which could limit	yme	ntia	
	employment uses to be unviable.	nt	1	
Mineral Extraction	The site is within 250m of the access to a permitted minerals			
and Mineral	working site Branton Hill Quarry. The main effects of mineral			
Resource Areas	extraction are noise, dust, vibration and quarry traffic, which			
	could continue over many years, depending on the phasing			
	and end dates for working and restoration (which may			
	involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working	X-	X-	
	conditions only deal with the environmental effects identified	Res	Em	
	at the time of the permission. Housing built close to such	ide	plo	
	sites could be offered future protection through statutory	ntia	yme nt	
	noise nuisance legislation which could prohibit mineral	•	110	
	extraction operations. These are significant barriers to			
	residential development.			
	The site is in a MSA and requires mitigation. Where practical			
	and environmentally feasible prior extraction for bedrock			
Mineral	sand and gravel shall take place.  The site is within 250m of permitted mineral infrastructure			
Infrastructure and	site Branton Hill Quarry and sufficient distance separation			
Brickworks	and mitigation is required to ensure that the effects from		Х	
	noise, dust, vibration and traffic does not have a detrimental			
	impact on residential or employment uses.			
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to visbility and likely to			
viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities	Little Aston WwTW has capacity for 4780 houses. It has			
<ul><li>electricity, gas,</li></ul>	limited headroom for population increase due to housing			
water, sewage	forecast and limited capacity available performance.			
treatment	However there are no physical constrains preventing			
	expansion. Broadband ultrafast speeds are available in this area.		Х	
	There are no significant gas capacity issues here.		<b>A</b>	
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future growth.			
Infrastructure	No evidence of infrastructure constraints here.			
constraints on /				х
under site (electric				^
cables/sub-stations,				

water/sewage pipes,					
gas pipes, pylons,					
culverts, rights of					
way)					
Highways access	Safe acces	s can be achieved, the footpath would require		Х	
and transportation	extending f	urther East.		^	
Impact on the wider	No significa	ant wider impacts.			х
road network					
Other Economic					
(specify)					
		Social			
Access time by wall		c transport (except Primary schools: walking only) to es in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is	predominantly within 10 minutes walking a Primary School			Х
Secondary School	The whole	site is within 20 minutes public transport distance dary School			х
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of	Х		
Strategic		site is within 20 minutes public transport distance			
Centre/Employment		oyment Area			Χ
Area					
Centre/Foodstore	The site is a distance of		Х		
Any character		eter of houses here is defined by large traditional de	etached	d house	es on
constraints on		lots, low density development.			
density (list)		,			
Connections to local	No connect	tion to a local cycle route network.	V		
cycle route networks		,	X		
Public Open Space	Not public of	open space			Х
Loss of Playing Field		result in the loss of a playing field or sports pitch.			v
/ Sports Pitches					Х
Other Social					
		Opportunities			
Opportunity to provide	a new more	suitable			
access to the existing	house to the	West of the		Х	
parcel.					
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	al Housing	Assessment requested			
Sustainability Appraisa	al	The significant impacts identified in the assessmen	nt confi	irm tha	t for
Employment Conclusion		employment uses the site is not a reasonable alter			
		Conclusion			
Taking account of the	combination	of constraints, the character, conservation area, loc	cally list	ted bui	lding.
existing noise sensitive uses, and the limited scope for any residential development could not compensate					
		ent use would not be appropriate due to the existing			
area		,	-		
In addition the site is w	uithin 250m c	of the access to a permitted minerals working site B	ronton	11:11 (	10 rm /

In addition the site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic which is a significant barrier to housing development.

	SS	South of Druid	d's Heath Farm	a & West	of Ba	ck Lan	е				
Ward		Aldridge Cent South	ral and	Call for	Site I	Ref	Green	Belt F	Parcel	048	
Site Area (h	na)	20.54									
Site Refere	nce	SA-0215-WAI	<u>L</u>								
			Background	d/Contex	t						
Current uses (list)	Hor	siculture and ag	riculture								
Surrounding		the North is a mo					ast is h	orsicult	ure, the	е	
land uses	500	ıth agriculture ar	Constra		Jourse						
Gateway Col	netrain	ts (whore	Name / Details						Δm	ount	
affecting par			Name / Details	•						vered	
SSSI/ SAC/ S			N/A						0		
		/eteran Trees	N/A						0		
Local Nature Flood Risk Zo		9	N/A N/A						0		
Registered Pa		arden	N/A N/A						0		
Scheduled Ar								0			
Operational E			N/A N/A						0		
Common Lan			N/A						0		
(list)		Green Belt ar	nd Landscape	Sensitiv	itv Δo	SEASSI	mont				
Criteria	A				ity A	35C331	HEHL				
		ssment		Ratir		355331	Helli				
	The su	b-parcel makes		Ratir Very		Mod	Mod	Low	Low	Very	
Green Belt Harm	The su	b-parcel makes ution to preventi	ng the sprawl of	Ratir Very	High Har		Mod Har	Low Mod Har	Har	Lov	
	The su contrib the We	b-parcel makes ution to preventi est Midlands con	ng the sprawl of urbation and	Ratir Very High	ng High	Mod High	Mod	Mod	_	Very Low Hai	
	The su contrib the We preven	b-parcel makes ution to preventi	ng the sprawl of urbation and ent on the	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Lov	
Green Belt Harm	The su contrib the We preven country contrib	b-parcel makes ution to preventi est Midlands con- ting encroachme yside, and makes ution to maintain	ng the sprawl of urbation and ent on the s a moderate ning the	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Lov	
	The succontribute We prevent country contribuse separate	b-parcel makes ution to preventi est Midlands conting encroachmerside, and makes ution to maintain tion of Aldridge a	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Lov	
	The su contrib the We preven country contrib separa (adjoin	b-parcel makes ution to preventing the Midlands conting encroachmeyside, and makes ution to maintain tion of Aldridge aing Sutton Coldf	ng the sprawl of urbation and ent on the s a moderate hing the and Streetly ield). The sub-	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Lov	
	The succontribe the Web prevent country contribe separate (adjoin parcel	b-parcel makes ution to preventi est Midlands conting encroachmerside, and makes ution to maintain tion of Aldridge aing Sutton Coldfabuts the settlen	ng the sprawl of urbation and ent on the s a moderate hing the and Streetly ield). The subment edge of	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Lov Ha	
	The succontribe the Web prevent countribe separate (adjoint parcel Aldridge	b-parcel makes ution to preventing the Midlands conting encroachmet in a make the maintain the forms of Aldridge at the settlen to maintain the settlen the settle	ng the sprawl of urbation and ent on the s a moderate hing the and Streetly ield). The subment edge of part of the West	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Lov Ha	
	The succontribe the Web prevent countribe separate (adjoint parcel Aldridg Midlan	b-parcel makes ution to preventi est Midlands conting encroachmerside, and makes ution to maintain tion of Aldridge aing Sutton Coldfabuts the settlen	ng the sprawl of urbation and ent on the s a moderate hing the and Streetly ield). The subment edge of part of the West The Green Belt	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Lov Ha	
	The succontribite We prevent countribite separate (adjoin parcel Aldridg Midlan edge a slope,	b-parcel makes ution to preventing the st Midlands conting encroachments and makes ution to maintain tion of Aldridge abuts the settlenge, which forms part of the set the soland to the eart which to the eart the soland to the eart makes ution.	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt ne crest of a ast sloping	Ratir Very High Har m	ng High Har m	Mod High Har	Mod Har	Mod Har	Har	Lov	
	The succontribute We preven country contribute separate (adjoin parcel Aldridg Midlan edge a slope, downh	b-parcel makes ution to preventing the st Midlands conting encroachments and makes ution to maintain tion of Aldridge at ing Sutton Coldfabuts the settlen de conurbation. It Aldridge is at the so land to the eatill has a degree of	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt ne crest of a last sloping of distinction. The	Ratir Very High Har m	ng High Har m	Mod High Har	Mod Har	Mod Har	Har	Lov	
	The succontribute We prevent country contribute separate (adjoin parcel Aldridg Midlan edge as slope, downhad 452 v	b-parcel makes ution to preventing encroachments and makes ution to maintain tion of Aldridge a ing Sutton Coldfabuts the settlen de conurbation. It Aldridge is at the so land to the ear would constitute a vould constitute a	ng the sprawl of urbation and ent on the es a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt ne crest of a est sloping of distinction. The a strong	Ratir Very High Har m	ng High Har m	Mod High Har	Mod Har	Mod Har	Har	Lov	
	The succontribute We prevent country contribute separate (adjoin parcel Aldridg Midlan edge aslope, downhow A452 walterna	b-parcel makes ution to preventing the st Midlands conting encroachments, and makes ution to maintain tion of Aldridge at ing Sutton Coldfabuts the settlenge, which forms part of the solund to the ear ill has a degree of would constitute at tive boundary, b	ng the sprawl of urbation and ent on the es a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt ne crest of a est sloping of distinction. The a strong ut expansion	Ratir Very High Har m	ng High Har m	Mod High Har	Mod Har	Mod Har	Har	Lov Ha	
	The succontribe the Web prevent countribe separate (adjoin parcel Aldridge Midlan edge as slope, downhow A452 valternadowns	b-parcel makes ution to preventi est Midlands conting encroachme vide, and makes ution to maintain tion of Aldridge aing Sutton Coldfabuts the settlen e, which forms part of the conurbation. It Aldridge is at the soland to the early land to the early would constitute at tive boundary, blope would none	ng the sprawl of urbation and ent on the es a moderate hing the and Streetly ield). The subment edge of part of the West The Green Belt he crest of a last sloping of distinction. The a strong ut expansion theless constitute the urbation of the trees to the tree the expansion theless constituted entition and the tree the expansion the expansion the expansion the tree the expansion the expansi	Ratir Very High Har m	ng High Har m	Mod High Har	Mod Har	Mod Har	Har	Lov Ha	
	The succontribe the Web prevent countribe separate (adjoin parcel Aldridge Midlan edge as slope, downhow A452 valternadowns	b-parcel makes ution to preventing the set Midlands conting encroachments of the set Midlands conting encroachments of Aldridge at the set Midlands of Aldridge is at the set Midlands of the east of the set Midlands of the set Midlands of the interest	ng the sprawl of urbation and ent on the es a moderate hing the and Streetly ield). The subment edge of part of the West The Green Belt he crest of a last sloping of distinction. The a strong ut expansion theless constitute the urbation of the trees to the tree the expansion theless constituted entition and the tree the expansion the expansion the expansion the tree the expansion the expansi	Ratir Very High Har m	ng High Har m	Mod High Har	Mod Har	Mod Har	Har	Lov	
Harm	The succontribe the Web prevent countribe separate (adjoin parcel Aldridge Midlan edge as slope, downhown a weak Green The lai	b-parcel makes ution to preventing the set Midlands conting encroachments wide, and makes ution to maintain tion of Aldridge a sing Sutton Coldfabuts the settleng, which forms part of the set of the	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt ne crest of a ast sloping of distinction. The a strong ut expansion theless constituted in the end to have a dered to have a	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har	Mod Har m	Har m	Lov Ha	
	The succontribe the Web prevent country contribe separate (adjoin parcel Aldridge Midlan edge as slope, downhow a weak Green The lar overall	b-parcel makes ution to preventing the st Midlands conting encroachments wide, and makes ution of Aldridge at ing Sutton Coldfabuts the settlenge, which forms part of the settlenge, which forms part of the settlenge and to the eart of the settlenge would constitute at it we boundary, barries belt.  Indicape is consimple and consisted the settlenge of the interpolation.	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt ne crest of a last sloping of distinction. The a strong ut expansion theless constituted a dered to have a sensitivity to	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Lov Ha m	
Harm	The succontribite We prevent country contribite separate (adjoin parcel Aldridg Midlan edge as slope, downhowns a weak Green The lar overall resider	b-parcel makes ution to preventing the st Midlands conting encroachments and makes ution to maintain tion of Aldridge a ing Sutton Coldfabuts the settlen de conurbation. It Aldridge is at the soland to the earlill has a degree of would constitute a tive boundary, blope would none tening of the interpolation of the interpolation. It Aldridge is at the soland to the earlill has a degree of would constitute a tive boundary, blope would none tening of the interpolation o	ng the sprawl of urbation and ent on the es a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt ne crest of a last sloping of distinction. The a strong ut expansion theless constituted egrity of the wide dered to have a sensitivity to ment	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Lov Ha m	
Harm	The succontribe the Web prevent country contribe separate (adjoin parcel Aldridge Midlan edge as slope, downhow alternate downs a weak Green The lar overall resider develo	b-parcel makes ution to preventing the st Midlands conting encroachments of the state of the sta	ng the sprawl of urbation and ent on the es a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt he crest of a last sloping of distinction. The a strong ut expansion theless constituted a grity of the wide dered to have a sensitivity to ment in	e e High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Lov Ha m	
Harm	The succontribute We prevent country contribute separate (adjoin parcel Aldridge Midlan edge as slope, downhow A452 valternate downs a weak Green The lar overall resider develoits com	b-parcel makes ution to preventing the st Midlands conting encroachments and makes ution to maintain tion of Aldridge a ing Sutton Coldfabuts the settlen de conurbation. It Aldridge is at the soland to the earlill has a degree of would constitute a tive boundary, blope would none tening of the interpolation of the interpolation. It Aldridge is at the soland to the earlill has a degree of would constitute a tive boundary, blope would none tening of the interpolation o	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly ield). The subment edge of part of the West The Green Belt he crest of a last sloping of distinction. The a strong ut expansion theless constituted are to have a sensitivity to ment he counced slopes (in the strong the wide dered to have a sensitivity to ment he counced slopes (in the strong the s	e e High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Lov Ha m	

Detailed assessment against environmental, social and economic criteria

Criteria	Assessment	Ratir	ng	
	Environmental			
Greenfield/ Previously Developed Land	Greenfield predominantly with some temporary structures used in association with some agriculture and horsiculture uses.			х
Topography	The ground extends up from the South to the North, the increase is significant but over some distance so not a barrier to development.		X	
Agricultural Land Quality	The Holford Farm map indicates that the land quality ranges across the site from grade 2 and 3a.	Х		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees, however there are established trees which may be worthy of protection and require a tree survey. The retention of all established trees would not significantly impact on the capacity of the site for development.		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological assessment to determine any mitigation or enhancement of the parcel. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2 The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	Development here without being part of a larger scheme would have a significant detrimental impact on the character of the area and would relate poorly to all of the adjacent land which is characterised by its openness. At its highest point development would be seen from Chester Road and would have significant local and wider visual amenity impacts.	Х		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Surface water run off would have to be mitigated for through suitable SUDS.			х
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	The adjacent motocross track would have a significant impact on any potential residential development.  Employment uses in noise terms would have little impact on neighbouring uses and mitigation may be achievable to protect the few nearby residential properties.		X - Res ide ntia I	X - Em ploy men t
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		x	

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	х		
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	A high voltage power line crosses the site which including the buffer zone would reduce the developable area of the site.  There is a Public Right of Way across the North part of the site.	х		
Highways access and transportation	There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.	х		
Impact on the wider road network	Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.	х		
Other Economic (specify)				
, , , , , , , , , , , , , , , , , , , ,	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	Х		
Secondary School	The site is predominantly within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		

Strategic	The site is	predominantly within 30 minutes public transport			
Centre/Employment	distance of	f an Employment Area			
Area					
Centre/Foodstore		site is more than 15 minutes walking distance of	X		
	G. 1	ood and Centre Area	71		
Any character		earby housing are individual properties probably in	conne	ction to	1
constraints on	agriculture	uses, all are traditional designs.			
density (list)					
Connections to local	No connec	No connection to a local cycle route network.			
cycle route networks					
Public Open Space	Not Public	Not Public Open Space.			X
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			Х
/ Sports Pitches					^
Other Social					
		Opportunities			
No specific opportuniti	es identified	l. X			
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object	tives 1	, 2, 3, 4	, 5,
Conclusion	· ·	6, 7, 8, 9, 12, 14 and positive impact for SA Objec			
Sustainability Appraisa	al	The site has some negative impacts for SA Object	tives 1	, 2, 3, 5	, 6,
Employment Conclusion	on	7, 9, 12 and positive impact for SA Objectives 13			
		Conclusion			
The site if developed in	n isolation w	rould have a significant impact on the green belt, lar	ndscap	e and v	/isual
		xisting semi-rural character and topography of the			
		unacceptable to residential occupiers of potential ho			

Site Addres	SS	Land West of	Gould Firm La	ne						
Ward		Aldridge Cent South	tral and	Call for	Site	Ref	Green	Belt F	Parcel	052
Site Area (h	na)	13.54								
Site Refere	nce	SA-0216-WA	L							
			Background	d/Contex	t					
Current uses (list)	Agr	iculture, campin	g and caravanni	ng (up to t	5 cara	vans) a	ind trave	ller site	€.	
Surrounding land uses	Hot	el, golf course a	nd agriculture.							
			Constr	aints						
Gateway Constraints (where affecting part of submitted site)			Name / Detail	s					CO	nount vered a's)
SSSI/ SAC/ S			N/A						Ö	
		/eteran Trees	N/A						0	
Local Nature Flood Risk Zo		9	N/A N/A						0	
Registered P		arden	N/A N/A						0	
Scheduled A			N/A						0	
Operational E			N/A						0	
Common Lar			N/A		0					
Designations (list)		Groon Bolt a	nd Landscape	Sonsitiv	zitvz Λ	SEASS	mont			
Criteria	Δεερι	ssment	nu Lanuscape	Ratir		33533	mem			
Green Belt		b-parcel makes	a strong	Very		Mod	T	Low		Very
Harm	contrib the We mainta	ution to preventiest Midlands con ining the separa	ng the sprawl of urbation, tion of Aldridge	High Har m	High Har m	High Har m	Mod Har m	Mod Har m	Low Har m	Low Har m
Landscape	and procountry parcel Aldridg Midlan Aldridg gap be (adjoin when the settlem contain North and the settlem contain the land the l	eventing encroacyside. The south adjoins the settle e, which forms per conurbation. He eastwards would be railway line before and south.	west of the sub- ement edge of part of the West Any expansion of uld weaken the and Streetly iield), notably Little Aston Road tween the two I increase Belt land to the	of X		Mod	Mod	Lo		Low
Sensitivity	overall resider develo its com parts)	moderate-high s ntial and employ pment, based or	sensitivity to ment n ounced slopes ( rural,			High X		Mo	od	

Detailed assessment against environmental, social and economic criteria

Criteria	Assessment	Ratin	ng	
	Environmental			
Greenfield/ Previously Developed Land	The land is predominantly greenfield with some development to the south to provide hard standing for caravans.	х		
Topography	The land rises up from East to West, the gradient is not significant and would not be a barrier to development.			
Agricultural Land Quality	The Holford Farm map indicates that most of the land is post 1988 grade 3c with a small portion to the North being a 3b.		Х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees, however there are established trees which may be worthy of protection and require a tree survey. The retention of all established trees would not significantly impact on the capacity of the site for development.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological assessment to determine any mitigation or enhancement of the parcel. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The Southern area is being used for static and touring caravans and has uniform planting of hedges and trees which provide some privacy for the use which is considered to be the character of the part of the parcel which adjoins other leisure uses such as the gold course and hotel. The Northern section is agricultural land and its character is defined by open fields the development of this land for employment or residential would be out of character and would have a detrimental impact on the adjoining leisure uses. Wider impacts would be limited due to the topography.	X		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Surface water run off would have to be mitigated for through suitable SUDS.			х
Ground Contamination	No significant impacts. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability Air Quality impact of adjoining uses	No record of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
Noise impact of adjoining uses	No significant noise constraints for residential or employment.			X - Res iden tial

Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Χ
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.		X	
	There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	The site has a high power line crossing the West side which would limit development below and adjacent the power lines which would reduce the developable area.	X		
Highways access and transportation	There are no footpaths or nearby shops. In particular employment uses would be limited by the narrowness of the Gould Firm Lane which would require extensive upgrading to support vehicles associated with employment traffic.	Х		
Impact on the wider road network	Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.	Х		
Other Economic				
(specify)	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	Х		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		

Strategic	The whole	site is within 30 minutes public transport distance			
Centre/Employment	of an Emp	loyment Area			
Area					
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	X		
Any character	The only n	earby housing are isolated traditional detached ho	uses.		
constraints on		, ,			
density (list)					
Connections to local	No connec	ction to a local cycle route network.	X		
cycle route networks			^		
Public Open Space	Not public	open space.			X
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			х
/ Sports Pitches					^
Other Social					
		Opportunities			
No specific opportuniti	es identified	l. X			
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object	tives 1	, 2, 3, 4	, 5,
Conclusion		6, 7, 8, 9, 12, 14 and positive impact for SA Object	tives 1	0, 13	
Sustainability Appraisa		The site has some negative impacts for SA Object	tives 1	, 2, 3, 5	, 6,
Employment Conclusion	on	7, 9, 12 and positive impact for SA Objectives 13			
		Conclusion			
High green belt and la	andscape ha	arm in combination with residential uses being ou	t of cha	aracter	have
		uld also require upgraded highway infrastructure ar			
		employment uses would need significant wider			
		could have a detrimental impact on the existing n	eighbo	uring le	isure
uses. Some limited leis	sure use he	re might have more potential.			

Site Addres	SS	Kendon Lea I	Kendon Lea Farm, Daniels Lane									
Ward		Aldridge Cen	tral and	Call for	Site F	Ref	Green	Belt F	Parcel	065		
Site Area (h	na)	4.33										
Site Refere	nce	SA-0217-WA	L									
			Background	/Contex	t							
Current uses	Agr	iculture and hors		70011102								
(list)												
Surrounding land uses	Sch	ool to the West,	playing fields to	the North	, agrici	ulture t	o the Ea	ast and	South.			
			Constra	ints								
	Gateway Constraints (where affecting part of submitted site)		Name / Details							ount rered 's)		
SSSI/ SAC/ S			N/A						Ò	,		
Ancient Wood			N/A						0			
Local Nature Flood Risk Zo		9	N/A N/A						0			
Registered P		arden	N/A						0			
Scheduled A			N/A						0			
Operational E	Burial Gr	ound	N/A						0			
Common Lar			N/A						0			
Existing Polic Designations (list)	-	O Green Belt - E	NV1									
		Green Belt a	nd Landscape	Sensitiv	ity As	sess	ment					
Criteria		sment		Ratir	ng	_						
Green Belt		b-parcel makes		Very High	High	Mod High	Mod	Low Mod	Low	Very Low		
Harm		ution to prevent est Midlands con	ng the sprawl of	Har	Har	Har	Har	Har	Har	Har		
			tion of Aldridge	m	m	m	m	m	m	m		
		II III IQ II IE SEPAI A					_			m		
	and St		Sutton Coldfield	,						111		
	and pre	reetly (adjoining eventing encroa	Sutton Coldfield)							- 111		
	and pro	reetly (adjoining eventing encroa rside. The subpa	Sutton Coldfield) chment on the arcel is contained							111		
	and pre country to the r	reetly (adjoining eventing encroa vside. The subpa northwest and so	Sutton Coldfield) chment on the arcel is contained butheast by the							111		
	and pro country to the r settlem	reetly (adjoining eventing encroa /side. The subpa northwest and so nent edges of Ala	Sutton Coldfield chment on the arcel is contained outheast by the dridge and							- 111		
	and precountry to the resettlem Streetly Midlan	reetly (adjoining eventing encroally side. The subporting and something the subporting part edges of Aley, both forming part conurbation.	Sutton Coldfield chment on the arcel is contained outheast by the dridge and part of the West Any expansion							- 111		
	and precountry to the r settlem Streetly Midlan would	reetly (adjoining eventing encroadyside. The subparted and something and something process of Alay, both forming process conurbation.	Sutton Coldfield, chment on the arcel is contained butheast by the dridge and part of the West Any expansion row settlement							- 111		
	and precountry to the r settlem Streetly Midlan would gap, w	reetly (adjoining eventing encroadyside. The subparted and sometimes and sometimes of Aley, both forming parted conurbation. Weaken this narrobich is already control.	Sutton Coldfield chment on the carcel is contained butheast by the dridge and part of the West Any expansion row settlement compromised by							- 111		
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Landscape	and procountry to the r settlem Streetly Midlan- would r gap, w washed Longw	reetly (adjoining eventing encroal vide. The subparting encroal vide. The subparting entreded and sometimes of Alexandra vide and some entreded and some ent	Sutton Coldfield chment on the carcel is contained butheast by the dridge and part of the West Any expansion row settlement compromised by	X		Лоd	Mod	Lo		Low		
Landscape Sensitivity	and procountry to the r settlem Streetly Midlan would gap, w washed Longw The lar overall	reetly (adjoining eventing encroadyside. The subparting encroadyside. The subparting encrement edges of Alay, both forming particles already of the encrement edges of Alay both forming particles already of the encrement edges of the edges of the encrement edges of the encrement edges of the encrem	Sutton Coldfield chment on the arcel is contained outheast by the dridge and part of the West Any expansion row settlement compromised by ment along dered to have artivity to residential	<b>X</b> High		/lod ligh	Mod					
	and procountry to the r settlem Streetly Midlan would gap, w washed Longw The lar overall develo	reetly (adjoining eventing encroadyside. The subparting encroadyside. The subparting encrement edges of Alay, both forming particles already of the encrement edvelopment edges. The encrement edges on the encrement edges encrement.	Sutton Coldfield chment on the arcel is contained outheast by the dridge and part of the West Any expansion row settlement compromised by ment along dered to have artivity to residentian the absence of	<b>X</b> High			Mod	Lo				
	and procountry to the resettlem Streetly Midlan would washed Longw The lar overall developronout	reetly (adjoining eventing encroadyside. The subparation of the subpar	Sutton Coldfield chment on the arcel is contained outheast by the dridge and part of the West Any expansion row settlement compromised by ment along dered to have artivity to residentian the absence of eatures, some	<b>X</b> High			Mod	Lo				
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	and procountry to the resettlem Streetly Midlan would agap, we washed Longw The lar overall developronout degree field pand en	reetly (adjoining eventing encroadyside. The subparting encroadyside. The subparting event edges of Alloy, both forming particles already of conurbation. Weaken this name in the control of the control	Sutton Coldfield, chment on the arcel is contained butheast by the dridge and part of the West Any expansion row settlement compromised by nent along idered to have artivity to residentian the absence of eatures, some er with regular bination of open d the presence of	X High				Lo				
	and procountry to the resettlem Streetly Midlan would gap, we washed Longw The lar overall developronout degree field parand en promin	reetly (adjoining eventing encroadyside. The subparting encroadyside. The subparting entropy and subparting entropy and subparting entropy and subparting entropy and entropy	Sutton Coldfield chment on the arcel is contained outheast by the dridge and part of the West Any expansion row settlement compromised by ment along dered to have artivity to residentian the absence of eatures, some er with regular pination of open d the presence of the contained the second of the contained t	X High			Mod	Lo				
	and procountry to the resettlem Streetly Midlan would washed Longw The lar overall develo pronoudegree field parand en promin The lar	reetly (adjoining eventing encroadyside. The subparting encroadyside. The subparting entropy and subparting entropy and subparting entropy and subparting entropy and entropy	Sutton Coldfield chment on the arcel is contained outheast by the dridge and part of the West Any expansion row settlement compromised by ment along dered to have artivity to residentian the absence of eatures, some er with regular pination of open d the presence of the color o	X High				Lo				
	and procountry to the resettlem Streetly Midlan would washed Longw The lar overall developronous degree field parand en promin The lar overall	reetly (adjoining eventing encroadyside. The subparting encroadyside. The subparting entropy and the entropy and e	Sutton Coldfield chment on the arcel is contained outheast by the dridge and part of the West Any expansion row settlement compromised by ment along dered to have artivity to residentian the absence of eatures, some er with regular pination of open d the presence of the color o	X High				Lo				

field pa would develo small s and lai are se height scale e impact value.	features of value and a historic attern west of the A452 which be disrupted by large scale pment. There are some existing scale industrial/employment areas age agricultural buildings, which is back from the roads and low in There is the potential for small expansion these areas without ing existing landscape features of			
Detailed as	ssessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Ratii	าg	
	Environmental			
Greenfield/ Previously Developed Land	The parcel is predominantly greenfield but with some residential buildings adjacent the school and a number of stable buildings.		х	
Topography	The parcel slopes down from West to East, the difference across the parcel is not significant and would not pose a barrier to development.			х
Agricultural Land Quality	No information available.	X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  There are no protected trees, however there are established trees which may be worthy of protection and require a tree survey. The retention of all established trees would have little if any impact on the capacity of the site for development.				
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological assessment to determine any mitigation or enhancement of the parcel. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		x	
Heritage Assets on site or significantly affecting boundaries	HER number 13193 - Cropmark of an enclosure can be seen on an aerial photograph. Three sides of a rectilinear enclosure with rounded edges can be seen. North side is around 80m in length, west and east sides around 60m. An Archaeological survey would be required. This feature covers approximately 15% of the site in the middle of the fields to the East.	х		
Impact on visual amenity of adjacent land users, including existing residents	The parcel is in close proximity to the school to the West, the character here changes from urban housing and associated uses to agriculture and the nearby quarry use, there would be a limited local impact but in a wider context the development of the parcel in isolation would be out of character and likely due to the wider topography the development would be visible from users of, and occupiers	X - Em plo yme nt	X - Hou sin g	

	on Erdington Road. An employment use here would be out			
	of character and development for such uses would have a			
FI 1 1 1 1 1 1	significant detrimental impact on the character of the area.			
Flood risk, drainage	Not in a flood risk zone 2 or 3. Surface water run off would			.,
and ground water	have to be mitigated for through suitable SUDS.			Х
01	The Foot and in the Control of the C			
Ground	The East area is identified as having contamination which			
Contamination	may need to be assessed during development.			
	Sites with previous agricultural uses require contamination		X	
	surveys due to fertilizer use, sewage sludge presence of			
0 1 1 1 111	heavy metals.			
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Χ
adjoining uses				
Noise impact of	An employment use here would not be acceptable due to	X -	X -	
adjoining uses	the proximity of the adjacent school. Residential uses raise	Em	Res	
	no significant concerns. Mitigation would be required and	plo	ide	
	would be achievable in relation to the nearby quarry.	yme	ntia I	
Mineral Extraction	The site is within 250m of the access to a permitted minerals	nt		
and Mineral	working site Branton Hill Quarry. The main effects of mineral			
Resource Areas	extraction are noise, dust, vibration and quarry traffic, which			
Resource Areas	could continue over many years, depending on the phasing			
	and end dates for working and restoration (which may			
	involve several years of landfilling with imported waste). In	X-	X-	
	the case of active and inactive permitted sites, the working	Res	Em	
	conditions only deal with the environmental effects identified	ide	plo	
	at the time of the permission. Housing built close to such	ntia	yme	
	sites could be offered future protection through statutory	1	nt	
	noise nuisance legislation which could prohibit mineral			
	extraction operations. These are significant barriers to			
	residential development.			
	The site is in a MSA and requires mitigation. Where practical			
	and environmentally feasible prior extraction for bedrock			
	sand and gravel shall take place.			
Mineral	The site is within 250m of permitted mineral infrastructure			
Infrastructure and	site Branton Hill Quarry and sufficient distance separation			
Brickworks	and mitigation is required to ensure that the effects from		X	
	noise, dust, vibration and traffic does not have a detrimental			
	impact on residential or employment uses.			
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of	X		
	character.	^		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
				^
Viability	There are no known significant risks to viability and likely to			~
•	be developed within the plan period.			Х
Availability of utilities	Little Aston WwTW has capacity for 4780 houses. It has			
<ul><li>electricity, gas,</li></ul>	limited headroom for population increase due to housing			
water, sewage	forecast and limited capacity available performance.			
treatment	However there are no physical constrains preventing		Х	
•	expansion.			
	Broadband ultrafast speeds are available in this area.			
	There are no significant gas capacity issues here.			

	Minorland	licad alastriaity apposity appositus will be			
		lised electricity capacity constraints will be			
		through Western Power Distribution and Cadent			
		rd asset management plans in advance of future			
	growth.				
Infrastructure	There are	no significant infrastructure constraints here.			
constraints on /					
under site (electric					
cables/sub-stations,					Х
water/sewage pipes,					^
gas pipes, pylons,					
culverts, rights of					
way)					
Highways access	Daniels La	ane is not adopted and the access onto Erdington			
and transportation		Id not be suitable for commercial, improvements			
		nade for residential access.			
		ane would need widening to include a footpath.			
		call for site submissions could unlock parcels and	X		
		etter access.			
		ss onto Chester Road possible but gateway			
loop out on the wider		s may prevent this.			
Impact on the wider	in isolation	n this parcel presents no significant issues.			Х
road network					
Other Economic					
(specify)					
		Social			
Access time by wall		c transport (except Primary schools: walking only) to transport (except Primary schools: walking only) to transport (except Policy HOU2.	o key r	esiden	tial
Drimon, Cabaal		predominantly within 10 minutes walking			Х
Primary School	distance o	f a Primary School			^
Carandani Cabaal		site is within 20 minutes public transport distance			v
Secondary School		ndary School			X
GP/Health		site is more than 15 minutes walking distance of	7.		
Centre/Walk in		Centre Area	X		
Strategic		predominantly within 20 minutes public transport			
Centre/Employment		f an Employment Area			Х
Area	distance o	an Employment Area			^
Centre/Foodstore	The cite is	predominantly more than 15 minutes walking			
Certife/Foodstore		f a Fresh Food and Centre Area	X		
Any character			rn doo	an one	
Any character		of nearby housing defined by a mix of 1960's mode			
constraints on		designed detached and semi-detached houses and	ı bunga	alows o	n
density (list)	modest plo				
Connections to local	No connec	ction to a local cycle route network.	X		
cycle route networks	<b>.</b>				
Public Open Space		open space.			X
Loss of Playing Field	Not a play	ing field or a sports pitch.			Х
/ Sports Pitches					
Other Social					
		Opportunities			
Opportunity to combin	e with neigh	bouring parcels			
and sites to form a cor				v	
which can contribute to				Х	
improvements.	, ,				
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	• • •			
Conclusion		SA not required due to gateway constraints.			
Sustainability Appraisa	al				
Employment Conclusion		SA not required due to gateway constraints.			
Employment Conclusion	J11	Conclusion			
		Conclusion			

There is no access to the parcel which is a gateway constraint. In isolation the parcel if developed would be a prominent and out of character protrusion into the green belt. However it is recognised that if adjacent sites were acceptable in terms of housing development this parcel could be more acceptable and reassessment justified.

In addition the site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic which is a significant barrier to housing development.

Site Addre	ss	Shrubbery Far	m North								
Ward		Aldridge Centra	al and South	Call for	Site F	Ref	Green	Belt F	Parcel	068	
Site Area (h	na)	19.3									
Site Refere	nce	SA-0218-WAL									
			Background	d/Contex	t						
Current uses (list)	A	griculture.									
Surrounding land uses		griculture and a qu			Centre	to the	East, a	gricultu	ıre,		
			Constr								
Gateway Co affecting pa		ints (where ubmitted site)	Name / Detail	S						ount rered 's)	
SSSI/ SAC/ S			N/A						Ò		
		/ Veteran Trees	N/A						0		
Local Nature Flood Risk Zo		rve	N/A N/A						0		
Registered P		Garden	N/A						0		
Scheduled A			N/A						0		
Operational E	Burial (	Ground	N/A						0		
Common Lar			N/A						0		
Existing Police Designations (list)	-	AD Green Belt - E	NV1								
		Green Belt a	nd Landscape	Sensitiv	itv As	sess	ment				
Criteria	Ass	essment	•	Ratir							
Green Belt		sub-parcel makes		Very	High	Mod	Mod	Low	Low	Very	
Harm		ribution to prevent		High Har	Har	High Har	Har	Mod Har	Har	Low Har	
		Vest Midlands con taining the separa	,	m	m	m	m	m	m	m	
		Streetly (adjoining		).							
		preventing encroa		,,							
	coun	tryeide The subn									
			arcel is containe	b							
		e northwest and so	outheast by the	d							
	settle	e northwest and so ement edges of Ale	outheast by the dridge and	d X							
	settle Stree	e northwest and so ement edges of Ale etly, both forming p	outheast by the dridge and part of the West								
	settle Stree Midla woul	e northwest and so ement edges of Ale etly, both forming p ands conurbation. d weaken this nar	outheast by the dridge and part of the West Any expansion row settlement								
	Settle Stree Midla woul gap,	e northwest and so ement edges of Ale etly, both forming p ands conurbation. d weaken this nare which is already o	outheast by the dridge and part of the West Any expansion row settlement compromised by								
	Settle Stree Midla woul gap, wash	e northwest and so ement edges of Ali- etly, both forming p ands conurbation. d weaken this nari- which is already oned-over developm	outheast by the dridge and part of the West Any expansion row settlement compromised by								
Landscape	settle Stree Midla woul gap, wash Long	e northwest and somement edges of Alicetly, both forming pands conurbation. It was a like the work of the control of the contr	outheast by the dridge and part of the West Any expansion row settlement compromised by nent along	x	l n	/lod	Mod	Lo	w	Low	
Landscape Sensitivity	settle Stree Midla woul gap, wash Long	e northwest and so ement edges of Ali- etly, both forming p ands conurbation. d weaken this nari- which is already oned-over developm	outheast by the dridge and part of the West Any expansion row settlement compromised by nent along	<b>X</b> n High		lod ligh	Mod	Lo Md		Low	
	Settle Stree Midla woul gap, wash Long The overa deve	e northwest and so ement edges of Ale etly, both forming p ands conurbation. d weaken this nare which is already of ned-over developm pwood Road. landscape is cons all moderate sensi elopment, based or	outheast by the dridge and part of the West Any expansion row settlement compromised by hent along dered to have a tivity to residential the absence of	<b>x</b> n High al			Mod			Low	
	Stree Midla woul gap, wash Long The overa	e northwest and so ement edges of Ale etly, both forming p ands conurbation. d weaken this nare which is already of ned-over developm gwood Road. landscape is cons all moderate sensi elopment, based or ounced landform f	outheast by the dridge and part of the West Any expansion row settlement compromised by nent along dered to have a tivity to residential the absence of eatures, some	<b>x</b> n High al			Mod			Low	
	settle Stree Midla woul gap, wash Long The overa deve pron- degre	e northwest and so ement edges of Ali- etly, both forming p ands conurbation. d weaken this nare which is already of ned-over developm gwood Road. landscape is cons all moderate sensi elopment, based of ounced landform f ee of rural charact	outheast by the dridge and part of the West Any expansion row settlement compromised by nent along dered to have a tivity to residential the absence of eatures, some er with regular	<b>x</b> n High al			Mod			Low	
	settle Stree Midla woul gap, wash Long The overa deve prond degrefield	e northwest and so ement edges of Ale etly, both forming p ands conurbation. d weaken this nare which is already of ned-over developm gwood Road. landscape is cons all moderate sensi elopment, based or ounced landform f	outheast by the dridge and part of the West Any expansion row settlement compromised by nent along dered to have a tivity to residential the absence of eatures, some er with regular pination of open	n High						Low	
	settle Stree Midla woul gap, wash Long The overa deve prond degree field and o	e northwest and so ement edges of Ali- etly, both forming p ands conurbation. d weaken this name which is already of ned-over developmed-over developmed wood Road. landscape is consumed in moderate sensi- elopment, based of ounced landform for the endinger of rural charact patterns, the combinent pylon routes	outheast by the dridge and part of the West Any expansion row settlement compromised by nent along dered to have a tivity to residenting the absence of eatures, some er with regular pination of open d the presence of the second the presence of the second the presence of the second the	x High			Mod			Low	
	settle Stree Midla woul gap, wash Long The overa deve pron- degre field and o prom The	e northwest and so ement edges of Alicetly, both forming pands conurbation. It which is already ched-over development of the consumption of the consumption of the conference of the combency	outheast by the dridge and part of the West Any expansion row settlement compromised by nent along dered to have a tivity to residenting the absence of eatures, some er with regular pination of open d the presence of the dered to have a didred	x High						Low	
	settle Stree Midla woul gap, wash Long The overa deve prondegration and a prom The overa	e northwest and so ement edges of Ali- etly, both forming p ands conurbation. d weaken this name which is already of ned-over developmed-over developmed wood Road. landscape is consumed in moderate sensi- elopment, based of ounced landform for the endinger of rural charact patterns, the combinent pylon routes	outheast by the dridge and part of the West Any expansion row settlement compromised by nent along dered to have a tivity to residenting the absence of eatures, some er with regular pination of open d the presence of the compromised by t	x  High al						Low	

field par would be develope small so and large are set height. scale ex impaction	features of value and a historic ttern west of the A452 which be disrupted by large scale oment. There are some existing cale industrial/employment areas ge agricultural buildings, which back from the roads and low in There is the potential for small expansion these areas without ang existing landscape features of			
	sessment against environmental, social and economi			
Criteria	Assessment	Ratii	ng	
Greenfield/ Previously Developed Land	The site is predominantly greenfield with some small ancillary buildings for the main farming use.	Х		
Topography	The parcel slopes down from West to East, the difference across the parcel is not significant and would not pose a barrier to development.			х
Agricultural Land	The site is less than 20ha and is considered to represent			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Orders / Mature 9/1964, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18 Trees of Value on site or significantly There are established trees which may be worthy of			
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological assessment to determine any mitigation or enhancement of the parcel. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	HER number 13223 - Cropmark of an enclosure can be seen on an aerial photograph. Two sides of a rectilinear enclosure can be seen. North side is around 80m in length, west side about 30m.  The site is within a Areas of High Historic Landscape Value in the HLC. Bourne Poole area, medieval Iron Mill and Pool, evidence of 14th century charcoal burning, triple ditch enclosure, 2 mounds and a possible burnt mound, Mesolithic-Neolithic flint scatter  An Archaeological survey would be required.	x		

Impact on visual amenity of adjacent land users, including existing residents	The parcel is isolated from urban development, it's character is defined by its openness and is on elevated ground in relation to the land to the East. There is a public right of way adjoining the site allowing public views of the surrounding land. The local impact due to the adjoining uses would not be significant but the wider impacts would be due to the topography.	х		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Surface water run off would have to be mitigated for through suitable SUDS.			x
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	An employment use here could be acceptable with suitable mitigation in terms of noise to nearby housing and the school. Residential uses raise no significant concerns. Mitigation would be required and would be achievable in relation to the nearby quarry.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial and bedrock sand and gravel shall take place.	X- Res ide ntia I	X- Em plo yme nt	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Branton Hill Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		x	
Waste Infrastructure	The site is within 250m of Branton Hill Quarry although recorded as being infilled and not operational, the site was in operation at the time of the site visit and for the purposes of this assessment is fully taken into account.  Quarry site closed in Ma		X- Res ide ntia I	X- Em ploy men t
Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х

Availability of utilities  – electricity, gas, water, sewage treatment	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Approximately 2.3 ha, crossing the parcel from North to South is covered in a high power line which would prevent development below them and in close proximity which would impact on the capacity and layout.		x	
Highways access and transportation	Daniels Lane is not adopted and the access onto Erdington Road would not be suitable for commercial, improvements could be made for residential access.  Daniels Lane would need widening to include a footpath.  Adjacent call for site submissions could unlock parcels and provide better access.  New access onto Chester Road possible but gateway constraints may prevent this.	X		
Impact on the wider road network	In isolation this parcel presents no significant issues.			х
Other Economic				
(specify)	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t	o key r	esiden	tial
	services in accordance with BCP Policy HOU2.			
Primary School	The site is predominantly within 15 minutes walking distance of a Primary School		Х	
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The site is predominantly within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Character of nearby housing defined by a mix of 1960's mode traditional designed detached and semi-detached houses and modest plots.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	Not public open space.			Х
Loss of Playing Field / Sports Pitches Other Social	Not a playing field or a sports pitch.			Х
Other Gooldi	Opportunities			
and sites to form a cor	e with neighbouring parcels mprehensive development o any required infrastructure		х	

Sustainability Appraisal								
Sustainability Appraisal Housing Conclusion	SA not required due to gateway constraints.							
Sustainability Appraisal Employment Conclusion	SA not required due to gateway constraints.							
Conclusion								

There is no access to the parcel which is a gateway constraint. In isolation the parcel if developed would be a prominent and out of character protrusion into the green belt. However it is recognised that if adjacent sites were acceptable in terms of housing development this parcel could be more acceptable and reassessment justified.

In addition the site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic which is a significant barrier to housing development.

Oile Addies	Site Address Land Rear of Bourne Pool, Daniel's Lane										
Ward		Aldridge Cent South	tral and	Call for	Site F	Ref	Green Belt Parcel 069				
Site Area (I	na)	2.93									
Site Refere	nce	SA-0219-WA	L								
			Background	/Contex	ĸt						
Current uses	Agr	iculture.	).								
Surrounding land uses			quarry to the North, Garden Centre to the East, agriculture, sure uses to the South.						ıre,		
			Constra								
Gateway Co affecting pa		ts (where bmitted site)	Name / Details							ount rered	
SSSI/ SAC/ S	SINC		N/A						0		
		eteran Trees	N/A						0		
Local Nature		9	N/A						0		
Flood Risk Z Registered P		arden	N/A N/A						0		
Scheduled A			N/A						0		
Operational I			N/A						0		
Common Lar			N/A						0		
Existing Policy Designations (list) SAD Green Belt - ENV1											
		Green Belt a	nd Landscape	Sensitiv	/itv As	ssessi	ment				
Criteria	Asses										
Green Belt		,01110116		Ratir	าg						
		b-parcel makes	•	Very		Mod	Mod	Low	Low	Very	
Harm	contrib	b-parcel makes ution to preventi	ing the sprawl of	Very High	High Har	High	Mod Har	Mod	Low Har	Low	
	contrib the We	b-parcel makes ution to preventi est Midlands con	ing the sprawl of urbation,	Very	High			_	7		
	contrib the We mainta	b-parcel makes ution to preventi est Midlands con ining the separa	ing the sprawl of urbation, tion of Aldridge	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta and St	b-parcel makes ution to preventi est Midlands con ining the separa reetly (adjoining	ing the sprawl of urbation, tion of Aldridge Sutton Coldfield	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta and St and pro	b-parcel makes ution to preventi est Midlands con ining the separa reetly (adjoining eventing encroa	ing the sprawl of urbation, tion of Aldridge Sutton Coldfield	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta and St and pro- country to the i	b-parcel makes ution to preventiest Midlands con ining the separa reetly (adjoining eventing encroadyside. The subparorthwest and so	ing the sprawl of ourbation, tion of Aldridge Sutton Coldfield, chment on the arcel is contained outheast by the	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
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	contrib the We mainta and St and pro- country to the in settlem Streetl Midlan	b-parcel makes ution to preventing the separa reetly (adjoining eventing encroaryside. The subpart and somethwest and someth edges of Alay, both forming passide conurbation.	ing the sprawl of ourbation, ition of Aldridge Sutton Coldfield, chment on the arcel is contained outheast by the dridge and oart of the West Any expansion	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta and St and pre country to the i settlem Streetl Midlan would	b-parcel makes ution to preventiest Midlands con ining the separa reetly (adjoining eventing encroaryside. The subparorthwest and somet edges of Alay, both forming particular to the subpart of the subp	ing the sprawl of ourbation, ition of Aldridge Sutton Coldfield, chment on the arcel is contained outheast by the dridge and oart of the West Any expansion row settlement	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
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field pat would be developed small so and larged are set height. Socale ex impacting value.	features of value and a historic tern west of the A452 which e disrupted by large scale ment. There are some existing cale industrial/employment areas ge agricultural buildings, which back from the roads and low in There is the potential for small expansion these areas without and existing landscape features of sessment against environmental, social and economi Assessment  Environmental  The parcel is greenfield.	c crite		
Previously Developed Land		X		
Topography	The parcel slopes from the North West down to the South East and would require mitigation to develop the site.		Х	
Agricultural Land Quality	No information available.	Х		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees, however there are established trees which may be worthy of protection and require a tree survey. The retention of all established trees would have some impact on the capacity of the site for development but would not be a barrier.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological assessment to determine any mitigation or enhancement of the parcel. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		x	
Heritage Assets on site or significantly affecting boundaries	HER number 13127 - House and garden shown on the Tithe award map but has disappeared by time of 1st edn OS map of 1884. Located on the Southern boundary.  HER number 10401 - House, building and garden depicted on 19th century mapping. Located on the North East corner. An Archaeological survey would be required.		х	
Impact on visual amenity of adjacent land users, including existing residents	To the North is a new housing development on higher ground and to the East a garden centre. Development of the North East part of the parcel in particular would be seen in this context and have very limited impact on the adjoining visual amenities. The South West part of the parcel would extend into an open area of fields and horsiculture where any development would be out of character and seen from public rights of way and more widely along Chester Road.	X - Sou th We st	X - Nor th Eas t	

Flood risk, drainage and ground water  The site is not in a flood zone 2 or 3, however on adjacent land to the south is Bourne Pool which is a flood zone 3, due to the topography SUDS will be required to ensure that surface water is mitigated within the parcel.  Ground Contamination  Adjoining the site is the quarry which is a licenced land fill site. The parcel is identified as having contamination which could include ground gas and which may need to be assessed during development.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.  Ground stability  No record of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  An employment use here could be acceptable with suitable mitigation in terms of noise to nearby housing. Residential uses raise no significant concerns. Mitigation would be required and would be achievable in relation to the nearby quarry.  Mineral Extraction and Mineral Resource Areas  The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working idea at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development.  The site is in a MSA and requires mitigation. Where practical	X X - Res iden tial
Adjoining the site is the quarry which is a licenced land fill site. The parcel is identified as having contamination which could include ground gas and which may need to be assessed during development.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.  Mo record of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  An employment use here could be acceptable with suitable mitigation in terms of noise to nearby housing. Residential uses raise no significant concerns. Mitigation would be required and would be achievable in relation to the nearby quarry.  Mineral Extraction and Mineral Resource Areas  The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development.	X - Res
Air Quality impact of adjoining uses  Noise impact of adjoining uses  Noise impact of adjoining uses  An employment use here could be acceptable with suitable mitigation in terms of noise to nearby housing. Residential uses raise no significant concerns. Mitigation would be required and would be achievable in relation to the nearby quarry.  Mineral Extraction and Mineral Resource Areas  The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development.	X - Res
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and Mineral Resource Areas  working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development.	
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and environmentally feasible prior extraction for superficial and bedrock sand and gravel shall take place.  Mineral Infrastructure and Brickworks Site Branton Hill Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.	Υ.
Waste Infrastructure The site is within 250m of Branton Hill Quarry although recorded as being infilled and not operational, the site was in operation at the time of the site visit and for the purposes of this assessment is fully taken into account.  Quarry site closed in Ma	X- Em ploy men t
Other Environmental No other issues identified.	Х
Economic	,
Employment Significant constraints exist within this assessment and	
Development there are no notable employment opportunities here which warrant further assessment.	
Employment Land  Not employment land near to residential uses and out of character.	
Delivery / Phasing No known significant issues regarding delivery or phasing.	х
Viability  There are no known significant risks to viability and likely to be developed within the plan period.	х
Availability of utilities  — electricity, gas,  limited headroom for population increase due to housing forecast and limited capacity available performance.	4

	There are	d superfast speeds are available in this area. no significant gas capacity issues here.						
		lised electricity capacity constraints will be through Western Power Distribution and Cadent						
		rd asset management plans in advance of future						
	growth.							
Infrastructure		ately 0.8 ha, crossing the parcel from North to						
under site (electric	constraints on / South is covered in a high power line which would prevent under site (electric development below them and in close proximity which							
cables/sub-stations,		ificantly impact on the capacity and layout.	Х					
water/sewage pipes,			^					
gas pipes, pylons, culverts, rights of								
way)								
Highways access		ne is not adopted and the access onto Erdington						
and transportation		Id not be suitable for commercial, improvements nade for residential access.						
		nade for residential access.  The would need widening to include a footpath.						
		all for site submissions could unlock parcels and	X					
		etter access.						
		ss onto Chester Road possible but gateway s may prevent this.						
Impact on the wider		n this parcel presents no significant issues.			v			
road network					X			
Other Economic								
(specify)		Social						
Access time by walk	king or publi	c transport (except Primary schools: walking only) to	o key r	esiden	tial			
		es in accordance with BCP Policy HOU2.						
Primary School		site is more than 15 minutes walking distance of	Χ					
	a Primary The whole	site is within 20 minutes public transport distance						
Secondary School	of a Secor	ndary School			X			
GP/Health		site is more than 15 minutes walking distance of	Χ					
Centre/Walk in Strategic		centre Area site is within 20 minutes public transport distance						
Centre/Employment		loyment Area			Χ			
Area	•	•						
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	Х					
Any character		of nearby housing defined by large traditional desig	ned ho	ouses o	n			
constraints on	large plots							
density (list) Connections to local	No connec	ction to a local cycle route network.						
cycle route networks	INO COMME	ction to a local cycle route network.	X					
Public Open Space	Not Public	Open Space.			Χ			
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			Χ			
/ Sports Pitches Other Social								
Guiei Godiai		Opportunities						
If combined with adiac	ent parcels	and call for site						
ii combined with adjac	on to par oolo							
submissions and comp	orehensive s	site could						
submissions and comp contribute to this parce	orehensive s	site could						
submissions and comp	orehensive s	site could						

Sustainability Appraisal SA Employment Conclusion	SA not required due to gateway constraints.
1	SA not required due to gateway constraints.

#### Conclusion

There is no access to the parcel which is a gateway constraint. In isolation the parcel if developed would be a prominent and out of character protrusion into the green belt. However it is recognised that if adjacent sites were acceptable in terms of housing development this parcel could be more acceptable and reassessment justified.

In addition the site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic which is a significant barrier to housing development.

Site Addres	ss	Land East of E	and East of Erdington Road, adjacent Knights Hill								
Ward		Aldridge Central and South C			Call for Site Ref Green Belt Parcel 073					073	
Site Area (I	na)	1.58									
Site Refere	nce	SA-0220-WAL									
			Background	d/Co	ntex	t					
Current uses (list)		griculture									
Surrounding land uses		griculture to the No sidential to the We	ulture to the North and East, residential and horsiculture to the South and ential to the West.								
			Constr	aints							
Gateway Co affecting pa		nts (where ubmitted site)	Name / Detail	S							nount vered ı's)
SSSI/ SAC/ S			N/A							0	
		Veteran Trees	N/A							0	
Local Nature Flood Risk Z		ve	N/A N/A							0	
Registered P		Garden	N/A							0	
Scheduled A			N/A							0	
Operational E	Burial (	Ground	N/A							0	
Common Lar Existing Police		AD Green Belt - E	N/A							0	
Designations (list)		Green Belt ar	nd Landscape	Sen	sitiv	itv As	sessi	ment			
Criteria	Asse	essment	<u> =</u>		Ratin						
Green Belt		sub-parcel makes		V	/ery	High	Mod	Mod	Low	Low	Very
Harm		ibution to preventi			High Har	Har	High Har	Har	Mod Har	Har	Low
		Vest Midlands containing the separat			m	m	m	m	m	m	m
	and S and p	Streetly (adjoining preventing encroad	Sutton Coldfield chment on the								
	countryside. The subpate to the northwest and so settlement edges of Ale Streetly, both forming page 1.00 to 1		outheast by the dridge and	3	X						
	would gap, wash	d weaken this narr which is already c led-over developm wood Road.	ow settlement ompromised by								
Landscape Sensitivity	The I	andscape is consi all moderate sensi	tivity to residenti	ial 📕	High		/lod ligh	Mod	Lo Mo		Low
	prono degre field pand enclo prom	lopment, based or bunced landform for ee of rural charactor patterns, the combous esed areas and the inent pylon routes andscape is consi	eatures, some er with regular pination of open e presence of					x			

	ment development. The area has						
a degr							
	naracter, with some natural s of value and a historic field						
	west of the A452 which would be						
	disrupted by large scale development. There are						
	rge scale development. There are one existing small scale						
	ial/employment areas and large						
	tural buildings,						
	are set back from the roads and						
	neight. There is the potential for						
	cale expansion these areas						
withou							
value.	ing existing landscape features of						
	sessment against environmental, social and economi	c crite	ria				
Criteria	Assessment	Ratin					
	Environmental						
Greenfield/	The parcel is greenfield.						
Previously		X					
Developed Land							
Topography	The parcel slopes from the North West down to the South						
	East, the land level change is not significant and would not			Х			
A . 16 11 1	be a barrier to development.						
Agricultural Land							
Quality Tree Preservation	There are no protected trees, however there are established						
Orders / Mature	trees which may be worthy of protection and require a tree						
Trees of Value on	survey. The retention of all established trees would not have		Х				
site or significantly	a significant impact on the capacity of the site for						
affecting boundaries	development.						
Biodiversity or	Any loss of trees would require an ecological assessment to						
Geodiversity on site	determine any mitigation or enhancement of the parcel.						
or significantly	The ecological valuation of the Black Country Green Belt is						
affecting boundaries	based on a set of assumptions that formed the basis for						
	developing a set of criteria which allowed EcoRecord to						
	attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the						
	following attributes to calculate a final ecological value score						
	for each Landscape Unit: Land Use Calculated Value,						
	Habitat Features, Nature Conservation Designation Value,		X				
	Adjacency to SSSIs or Ancient Woodland, Historic						
	Landscape Characterisation (HLC) Type Value, Twinspan-						
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.						
	The higher the score the higher the ecological value.						
	Predominant Ecological Valuation of the Black Country						
	Green Belt Score = 2						
	The site falls within Nature Recovery Network Zone Core						
Heritage Assets on	Expansion Zone 1  No recorded heritage assets here.						
site or significantly	140 10001000 Helitage assets Hele.			х			
affecting boundaries							
Impact on visual	If developed in isolation the parcel would look out of						
amenity of adjacent	character with its surroundings, however if considered						
land users, including	suitable for development land it is likely that the land to the	X					
existing residents	North would also be considered suitable for release. There	^					
	would be significant local visual impact because the						
i .	character of this side of Erdington road is defined by its						

	agricultural fields, with urban development beginning further North. In wider context the impact would be less severe, especially if built development was concentrated to the West of the parcel as the best wider views mean that the parcel would be seen in the context of existing residential development on higher ground to the West. An employment use here would be at odds with the existing residential and agricultural character and the wider topography would make such development prominent.			
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Surface water run off would have to be mitigated for through suitable SUDS.			Х
Ground Contamination	No record of ground contamination issues here. Sites with previous agricultural uses require contamination surveys due to fertiliser use, sewage sludge presence of heavy metals.			х
Ground stability	There are no recorded ground stability issues here.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
Noise impact of adjoining uses	An employment use here could be acceptable with suitable mitigation in terms of noise to nearby housing. Residential uses raise no significant concerns.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			x
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Χ
	Economic		1	
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric	There are no known infrastructure constraints here.			X

achlac/cub stations				
cables/sub-stations,				
water/sewage pipes,				
gas pipes, pylons, culverts, rights of				
way)				
Highways access	Safe access can be achieved. Footpath required on this			
and transportation	side of Erdington Road.		Х	
Impact on the wider	No significant wider issues identified.			
road network	No significant wider issues identified.			Х
Other Economic				
(specify)				
(Specify)	Social			
A acces time by well	king or public transport (except Primary schools: walking only) to	o kova r	ooldon	tial
Access time by waii	services in accordance with BCP Policy HOU2.	J Key I	esiden	ııaı
Primary School	The whole site is within 10 minutes walking distance of a Primary School			Х
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health	The whole site is more than 15 minutes walking distance of	Х		
Centre/Walk in	a Health Centre Area	^		
Strategic	The whole site is within 20 minutes public transport distance			
Centre/Employment	of an Employment Area			X
Area				
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	Х		
Any character	Character of nearby housing defined by a mix of 1960's mode	rn des	ign and	<u>t</u>
constraints on	traditional designed detached and semi-detached houses and			
density (list)	modest plots.	Ū		
Connections to local	No connection to a local cycle route network.	Х		
cycle route networks		^		
Public Open Space	Not Public Open Space.			Х
Loss of Playing Field	Would not result in the loss of a playing field or sports pitch.			х
/ Sports Pitches				^
Other Social				
	Opportunities			
Opportunity to combin	e with neighbouring parcels			
and sites to form a cor	mprehensive development		v	
which can contribute to	o any required infrastructure		^	
improvements.				
	Sustainability Appraisal			
Sustainability Appraisa	al Housing The site has some negative impacts for SA Object	ives 1	2, 5, 6	5, 7,
Conclusion	9, 12 and positive impact for SA Objectives 10, 13	, 14		
Sustainability Appraisa	Assessment requested		<u> </u>	
Employment Conclusion	Assessment requested			
	Conclusion			
	combined with significant visual amenity impacts due to topo s of its existing semi-rural character for which there is no mitigat		y and	which
	uld have a greater impact on character in terms of visual arits prominent position due to topography.	menity	due t	o the

Site Addres	SS	Land rear of ho	uses on Knigh	nts H	Hill We	est of l	Erding	ton Ro	ad		
Ward		Aldridge Centra	Central and South Call for Site Ref Green Belt Parcel 077						077		
Site Area (h	na)	2.83		•							
Site Refere	nce	SA-0222-WAL									
Background/C						t					
Current uses (list)		griculture								110/	
Surrounding land uses	10	o the North resider	he North residential to the East agriculture, residential to the South and West.							ST.	
			Constr	aint	s						
Gateway Co affecting pa		nts (where ubmitted site)	Name / Detail	S						CO	nount vered n's)
SSSI/ SAC/ S			N/A							0	
		/ Veteran Trees	N/A							0	
Local Nature		ve	N/A							0	
Flood Risk Zo		O a mala m	N/A							0	
Registered P Scheduled A			N/A N/A							0	
Operational E			N/A							0	
Common Lar		Siouna	N/A							0	
Designations (list)		Green Belt ar	nd Landscape	Se	neitiv	vity As	122422	ment			
Criteria	Ass	essment	ia Lanascape	<i>,</i> <u> </u>	Ratir		300331	· · · · · · ·			
Green Belt		sub-parcel makes	a strong		Very		Mod	Mad	Low	1	Very
Harm		ibution to preventi		f	High	High Har	High	Mod Har	Mod	Low Har	Low
		Vest Midlands con			Har	m	Har m	m	Har m	m	Har m
		taining the separa			m		111		111		- '''
		Streetly (adjoining preventing encroad		٦),							
		tryside. The subpa		М							
		e northwest and so		~							
		ement edges of Ald									
		etly, both forming p			X						
		ands conurbation.									
		d weaken this narr which is already c									
		ned-over developm									
		wood Road.	ioni aiong								
Landscape		is a largely open a	nd visually		High		Лod	Mod	Lo	w	Low
Sensitivity		inent area, culmin				-	ligh		Mo	od	
		inent and generall									
		ne feature along th		<u> </u>							
		<ul> <li>which forms a sc ounding settlement</li> </ul>		U							
		ence of prominent						Х			
		es provides an urba									
	and o	detracts from the re	ural and natural								
		acter and perceptu									
	the a	rea, overall the lar	nascape is								

sens The sens Larg the s to th prov Stee	idered to have a moderate-high itivity to residential development. area is considered to have a high itivity to employment development. e scale development would disrupt mall scale field pattern, particularly e east of Doe Bank Lane, which des rural and open backdrop to tly and Pheasey.  assessment against environmental, social and economi				
Criteria	Assessment	Ratii	ng		
Croonfield/	Environmental The percel is predeminently greenfield				
Greenfield/ Previously	The parcel is predominantly greenfield.	Х			
Developed Land		^			
Topography	The land slopes down from West to East, the change is not				
, ,	significant and would require little mitigation for			Х	
	development.  No information available.				
Agricultural Land	Х				
Quality	T. 40		_		
Tree Preservation Orders / Mature	There are 10 protected trees on the parcel as follows: AB 9/1964 T37, T38, T39, T40, T47 to T52 Sycamore.				
Trees of Value on	These trees follow the parcel boundary and there may be		, , ,		
site or significantly	other trees worthy of retention. If some or all of the boundary		Х		
affecting boundarie	s trees were retained the site is large enough that capacity				
	would not be significantly reduced.				
Biodiversity or Geodiversity on sit or significantly affecting boundaries	y or Any loss of trees or hedge would require an ecological survey to determine what mitigation might be required. The ecological valuation of the Black Country Green Belt is				
Heritage Assets or site or significantly affecting boundarie	s			х	
Impact on visual amenity of adjacen land users, includir existing residents		×			

Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			х
Ground Contamination	No record of ground contamination here.			х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	The parcel is large enough to provide employment uses with mitigation to protect existing houses. There are no significant noise issues which could cause unacceptable harm to the amenities of occupiers of housing here.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Χ
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		x	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			x
Highways access and transportation	Footpaths required on Barr Common Road and Erdington Road. If developed in isolation could be remote and may not be sustainably located.		х	
Impact on the wider road network	No significant wider issues identified.			х

Other Economic							
(specify)		Social					
Access time by wall	ring or publi	c transport (except Primary schools: walking only) to	o kov i	rocidon	tial		
Access time by wall		es in accordance with BCP Policy HOU2.	о кеу і	esidei	liai		
Primary School	The site is	predominantly within 10 minutes walking f a Primary School			Х		
Secondary School		site is within 20 minutes public transport distance adary School			Х		
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of centre Area	Х				
Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area			х		
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	X				
Any character constraints on density (list)	Any character The character here is defined by medium to large traditional and modern detached houses on modest to large plot sizes.						
Connections to local cycle route networks	No connec	ction to a local cycle route network.	Х				
Public Open Space	Not Public	Open Space.	X				
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.	Х				
Other Social							
		Opportunities					
No specific opportuniti	es identified						
		Sustainability Appraisal					
Sustainability Appraisa Conclusion	al Housing	The site has some negative impacts for SA Object 9, 12 and positive impact for SA Objectives 10, 13		, 3, 5, 6	5, 7,		
Sustainability Appraisal Employment Conclusion  Assessment requested							
		Conclusion					

The combination of constraints such as tree retention and relationship to any development impacts significantly on the developable area, this combined with the lack of footpaths and the context and character of this part of Erdington Road which forms part of the transition between the urban and the rural are all significant issues. In addition employment uses have significant noise and visual amenity impacts.

Site Addres	s	Land South a	nd South West	of Shru	bbery	Cottag	е				
Ward		Aldridge Cent South	ral and	Call fo	r Site	Ref	Green	Belt F	Parcel	078	
Site Area (h	a)	24.17									
Site Referei	псе	SA-0223-WAI	_								
			Background	l/Conte	xt						
Current uses	Agr	iculture									
(list) Surrounding	Agr	iculture to the N	orth leigure hor	riculturo	and rec	idontia	l to the	Fact I	oicuro		
Surrounding Agriculture to the North, leisure, horsiculture and residential to the East, Leisure, agriculture and a cemetery/crematorium to the South and to the West residential, horsiculture and agriculture.											
			Constra	ints							
Gateway Constraints (where affecting part of submitted site)			Name / Details	3					CO	nount vered a's)	
SSSI/ SAC/ S			N/A						0	. 0,	
Ancient Wood			N/A						0		
Local Nature Flood Risk Zo		9	N/A N/A						0		
Registered Pa		arden	N/A						0		
Scheduled Ar			N/A						0		
Operational B	urial Gr	ound	N/A						0		
Common Lan Existing Polici Designations (list)		O Green Belt - E	N/A NV1						0		
		Green Belt ar	nd Landscape	Sensiti	vity A	ssessi	ment				
Criteria		sment		Rati		_					
Green Belt		b-parcel makes		Very High		Mod High	Mod	Low Mod	Low	Very	
Harm		ution to preventi st Midlands con		Har	Паг	Har	Har	Har	Har	Har	
		ining the separa	·	m	m	m	m	m	m	m	
	and pre	reetly (adjoining eventing encroad rside. The subpa	chment on the								
		northwest and so									
		nent edges of Alo y, both forming p		x							
		ds conurbation.									
		weaken this narr									
	• .	hich is already c									
		d-over developm	ent along								
Landscape		ood Road. ndscape is consi	dered to have a	n Hig	h I	Mod	Mod	Lo	w	Low	
Sensitivity		moderate sensi				High		Mo	d		
		pment, based or									
		pronounced landform features, some legree of rural character with regular									
		itterns, the comb									
		closed areas an	f			X					
	promin	ent pylon routes	•								
		ndscape is consi		1							
		moderate sensi ment developm		s							

	natural field pat would b develop small so and larg are set height.	e of rural character, with some features of value and a historic stern west of the A452 which e disrupted by large scale sment. There are some existing cale industrial/employment areas ge agricultural buildings, which back from the roads and low in There is the potential for small expansion these areas without			
		ng existing landscape features of			
Detai		sessment against environmental, social and economi			
Criteria		Assessment	Ratir	ng	
Greenfield/ Previously Developed Lar	nd	Environmental  Predominantly greenfield, a single building exists for a Severn Trent Pumping station.	Х		
Topography	iiu .	The land slopes down from West to East, the change is not significant and would require little mitigation for development.		х	
Agricultural Land No information available.  Quality					
Tree Preserva Orders / Matur Trees of Value site or significa affecting bound	re e on antly daries	There are at least 20 protected trees in the parcel as follows:  AB 9/1964 T65, T66, T73, T75, T76, T78, T79, T80 3/2013 G1 Oak (multiple) Ash 23/1983 T20 Oak, T21 Sycamore, T23, Ash, T24 Sycamore, T25 Oak, T29 Silver Birch, T32, T33 Ash, T34, T35, Beech. There are other trees within the parcel with may be worthy of retention and an assessment is required. The retention of all trees and hedges would not significantly reduce the capacity of the site for development.		X	
Biodiversity or Geodiversity o or significantly affecting bound	on site daries	Any loss of trees or hedges would require an ecological survey to determine what mitigation might be required. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3 The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X	
Heritage Asset site or significate affecting bound	antly daries	There are no recorded heritage assets here.			х
Impact on visu amenity of adja land users, inc existing reside	acent cluding	The parcel size and shape combined with the predominant rural character of the area means that development of the parcel which if acceptable would likely also include neighbouring land subject to assessments. Any development of the whole parcel would have a significant	х		

	impact on the character of the area, locally and in a wider context. Subdivision of the parcel to adjoining neighbouring sites may be more acceptable and in terms of visual impact in these cases a neighbouring assessment in terms of visual amenity impacts may be more acceptable.			
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Surface water run off would have to be mitigated for through suitable SUDS.			х
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			х
Ground stability Air Quality impact of	No record of ground stability issues here.  Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X X
adjoining uses  Noise impact of adjoining uses	The parcel is large enough to provide employment uses with mitigation to protect existing houses. There are no significant noise issues which could cause unacceptable harm to the amenities of occupiers of housing here.		х	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental			Х	
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Approximately 2.1 ha, crossing the parcel from North East		х	
constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	to South West is covered in a high power line which would prevent development below them and in close proximity which would impact on the capacity and layout.		х	

Highways access	Access car	n be achieved, no	significant issues	•			х	
and transportation								
Impact on the wider	No signification	ant wider issues i	dentified.				х	
road network								
Other Economic								
(specify)								
			cial					
Access time by wall			ot Primary schools: with BCP Policy F		o key ı	residen	itial	
Discoura Colonia			ore than 15 minute					
Primary School		a Primary School		Ü	X			
0		The whole site is within 20 minutes public transport distance						
Secondary School		dary School			Х			
GP/Health			15 minutes walkin	g distance of				
Centre/Walk in	a Health C			J	X			
Strategic	The whole	site is within 20 r	minutes public tran	sport distance				
Centre/Employment		oyment Area	'	•			Х	
Area	'	,						
Centre/Foodstore	The whole	site is more than	15 minutes walkin	g distance of				
		od and Centre A		9	X			
Any character Residential houses here are predominantly traditional styled detached on								
constraints on	generous p		,	,				
density (list)								
Connections to local	No connec	tion to a local cyc	cle route network.		V			
cycle route networks		,			X			
Public Open Space	Not Public	Open Space.					Х	
Loss of Playing Field			of a playing field o	r sports pitch.				
/ Sports Pitches			. , ,				Х	
Other Social								
		Oppor	tunities					
There might be opp	ortunities to							
parcel to adjoining a				Х				
they are oth								
			ity Appraisal					
Sustainability Appraisa	al Housing		ne negative impac	ts for SA Object	tives 1	2 3 4	1 5	
Conclusion	ar riousing		and positive impa				τ, Ο,	
Sustainability Appraisa	al		ne negative impac				5 6	
Employment Conclusion			itive impact for SA			, _, _, .	, o,	
Zimploymont Contract	J		lusion	0.000,700,10				
The character of the	area and si			onment of the	narcol	would	have	
significant detrimental								
impact on the characte								
anatroist which would					iis aic	a sign	moant	

constraint which would result in a contrived layout for development.

Site Addres	SS	Valley Nurser	ies Between E	rding	gton I	Road	& Barr	Comm	non Ro	ad	
Ward		Aldridge Cent South	ral and	Cal	ll for	Site F	Ref	Greer	Belt F	Parcel	080
Site Area (I	na)	1.22									
Site Refere	nce	SA-0224-WAI	_								
			Background								
Current uses (list)		riculture and anci atter use).	llary land for the	e adja	acent	nurser	y (no s	upportii	ng plan	ning hi	story
Surrounding		the North is resid	lential, agricultu	re to	the E	ast, re	sidentia	al and a	nurse	ry to th	е
land uses	Sou	uth and agricultu									
			Constr								
Gateway Constraints (where affecting part of submitted site)  Name / Details				S							ount vered ı's)
SSSI/ SAC/ S			N/A							Ö	- /
		/eteran Trees	N/A							0	
Local Nature Flood Risk Z		e	N/A							0	
Registered P		arden	N/A N/A							0	
Scheduled A							0				
Operational E			N/A							0	
Common Lar			N/A					0			
Designations (list)		Green Belt ar	nd Landscape	e Ser	nsitiv	ity As	sessr	nent			
Criteria	Asses	ssment			Ratin						
Green Belt		ıb-parcel makes			Very	High	Mod	Mod	Low	Low	Very
Harm		oution to preventi			High Har	Har	High Har	Har	Mod Har	Har	Low
		est Midlands con ining the separa	,		m	m	m	m	m	m	m
		reetly (adjoining		d).							
	and pr	eventing encroad	chment on the	·							
		yside. The subpa		d							
		northwest and so									
		nent edges of Alo y, both forming p			Х						
		ds conurbation.									
		weaken this narr									
		hich is already c									
		d-over developm	ient along								
Landscape		ood Road. a largely open a	nd visually		High		/lod	Mod	Lo	w	Low
Sensitivity		nent area, culmin			9.1		ligh		Mo		
j	promin	ent and generall	y undeveloped								
		feature along th									
		which forms a so		0							
			ding settlement. While the se of prominent electricity pylon								
		provides an urba									
	and de	tracts from the r	ural and natural								
		ter and perceptu									
	tne are	ea, overall the lar	nascape is								

sensitiv The are sensitiv Large s the sma to the e provide Steetly	red to have a moderate-high ity to residential development. a is considered to have a high ity to employment development. cale development would disrupt all scale field pattern, particularly ast of Doe Bank Lane, which is rural and open backdrop to and Pheasey.	c crite	eria		
Criteria	Assessment	Ratii			
	Environmental				
Greenfield/	The parcel is predominantly greenfield with some structure				
Previously	present which appear to serve the adjacent nursery.		Х		
Developed Land					
Topography	The parcel slopes from the South West down to the North East. The topography is not significant to be a barrier to development.		х		
Agricultural Land Quality	Agricultural Land No information available.				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  Biodiversity or		х			
Geodiversity on site or significantly affecting boundaries	Any loss of trees or hedge would require an ecological survey to determine what mitigation might be required. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2 This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Urban Matrix Recovery Zone		х		
Heritage Assets on site or significantly affecting boundaries	No recorded heritage assets here.			х	
Impact on visual amenity of adjacent land users, including existing residents	To the South of the parcel is the garden centre and a group of four large detached houses on modest plots. These developments are considered do not form the wider character of the area which is defined by agricultural uses. To the North is a dense area of established trees which limit wider views of the parcel from the North and the existing development to the South means that any development of the parcel would be seen in this context. For these reasons the visual impact on the parcel is limited in a local and wider sense.			x	

Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	Potential issues with materials stored and used at nurseries.			х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			х
Noise impact of adjoining uses	The parcel is large enough to provide employment uses with mitigation to protect existing houses. There are no significant noise issues which could cause unacceptable harm to the amenities of occupiers of housing here.		X	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			х
Highways access and transportation	Footpaths required on Barr Common Road and Erdington Road. If developed in isolation could be remote and may not be sustainably located.		х	
Impact on the wider road network	No significant wider issues identified.			х
Other Economic (specify)				

		Social					
Access time by wall		c transport (except Primary schools: walking only) to	o key r	residen	tial		
	servio	ces in accordance with BCP Policy HOU2.					
Primary School	Primary So			Х			
Secondary School		site is within 20 minutes public transport distance adary School			Х		
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of Centre Area	Х				
Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area			х		
Centre/Foodstore		site is more than 15 minutes walking distance of bod and Centre Area	X				
Any character constraints on density (list)  The character here is defined by medium to large traditional and modern detached houses on modest to large plot sizes.							
Connections to local cycle route networks	No connec	ction to a local cycle route network.	X				
Public Open Space	Not Public	Open Space.			Х		
Loss of Playing Field / Sports Pitches		result in the loss of a playing field or sports pitch.			Х		
Other Social							
		Opportunities					
No specific op	portunities i						
		Sustainability Appraisal					
Sustainability Appraisa Conclusion		The site has some negative impacts for SA Object 12 and positive impact for SA Objectives 10, 13, 1		, 5, 6, 7	<b>'</b> , 9,		
Sustainability Appraisa Employment Conclusion	al on	Assessment requested					
		Conclusion					
		rm and the location is not sustainable, additional for nount to significant issues which cannot be mitigated					

Site Addres	ss	Land South of Common Road		ove, Bet	wee	n Er	dingto	n Roa	d and	Barr			
Ward		Aldridge Centra		Call fo	r Si	ite F	Ref	Green	Belt F	Parcel	082		
Site Area (h	a)	0.77											
Site Referei	nce	SA-0225-WAL											
			Backgroun	d/Conte	xt								
Current uses (list)	A	griculture											
Surrounding land uses		o the North resider ast agricultural.	ntial and a nurse	ery, to the	e Ea	st re	sidenti	al and t	o the S	outh a	and		
Constraints													
Gateway Con affecting par		nts (where ubmitted site)	Name / Detail	S						СО	nount vered a's)		
SSSI/ SAC/ S			N/A							0	. 0,		
		Veteran Trees	N/A							0			
Local Nature Flood Risk Zo		ve	N/A N/A							0			
Registered Pa		Garden	N/A N/A							0			
Scheduled Ar			N/A							0	ļ <u>-</u>		
Operational B			N/A							0			
Common Lan Existing Polic		AD Green Belt - E	N/A							0	0		
Designations (list)		Green Belt a	nd Landscape	e Sensit	ivity	/ As	sessr	nent					
Criteria		essment		Rat	ing								
Green Belt Harm	contr the V main and S and p coun to the settle Stree Midla	sub-parcel makes ibution to preventivest Midlands containing the separa Streetly (adjoining preventing encroad tryside. The subpart encrthwest and someth edges of Alertly, both forming pands conurbation.	ing the sprawl of urbation, tion of Aldridge Sutton Coldfield chment on the arcel is contained butheast by the dridge and part of the West Any expansion	Har m	)   T	ligh Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m		
Landscape Sensitivity	gap, wash Long This prom prom skylir ridge surro prese route and o chara	d weaken this narr which is already coned-over developm wood Road. is a largely open a sinent area, culminationent and generally the feature along the conding settlement ence of prominent as provides an urbacter and percepturea, overall the larged-overall the larged-over development the settlement acter and percepturea, overall the larged-overall the larged-overall the larged-over development over the settlement over all the larged-over development over the settlement over the sett	and visually and visually and visually and visually arting in a ly undeveloped are Barr Beacon cenic backdrop to the electricity pylon anising influence ural and natural and attributes of	Hiç O	gh	Н	1od igh	Mod	Lo		Low		

sensitiv The are sensitiv Large s the sma to the e provide Steetly  Detailed as	red to have a moderate-high ity to residential development. a is considered to have a high ity to employment development. cale development would disrupt all scale field pattern, particularly ast of Doe Bank Lane, which s rural and open backdrop to and Pheasey.  sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment Environmental	Ratii	ng	
Greenfield/	The parcel is greenfield.			
Previously Developed Land	The parcel slopes from the South West down to the North	X		
Topography			Х	
Agricultural Land Quality	No information available.	Х		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no TPO trees, a survey would be required to assess the hedgerow which forms the border of the parcel and may be worthy of retention. Its retention would not significantly restrict the capacity of the site for development.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries  Any loss of the hedge would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2  The site falls within Nature Recovery Network Zone Core Expansion Zone 1				
Heritage Assets on site or significantly affecting boundaries	No recorded heritage assets here.			Х
Impact on visual amenity of adjacent land users, including existing residents	Development of this corner plot would be prominent and contrary to the predominant open surrounding character. The local visual impact from houses and the public highway would be significant but wider impacts limited due to existing development to the North and East and due to the wider topography.	X		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	No record of ground contamination here.			х
Ground stability	No record of ground stability issues here.			X

Air Quality impact of	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			
adjoining uses	Trocan a managen bioxide - Alea of Exceedance 2010 20116.			X
Noise impact of adjoining uses	The parcel is adjacent residential properties to the North and an employment use is unlikely to be acceptable, limitations on employment uses here could be unviable. There are no significant noise issues which could significantly harm	X - Em plo yme nt		X - Res iden tial
Mineral Extraction and Mineral Resource Areas	amenity for housing here.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.	III	х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			x
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Approximately 0.35 ha, the Northern half of the site is covered in a high power line which would prevent development below them and in close proximity which would significantly impact on the capacity.	X		
Highways access and transportation	Footpaths required on Barr Common Road and Erdington Road. If developed in isolation could be remote and may not be sustainably located.		X	
Impact on the wider road network	No significant wider issues identified.			х
Other Economic (specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly within 15 minutes walking distance of a Primary School		X	

Secondary School		site is within 20 n	ninutes public tran	sport distance			Х
GP/Health	The whole	site is more than	15 minutes walkin	g distance of	х		
Centre/Walk in	a Health C	entre Area					
Strategic Centre/Employment Area		The whole site is within 20 minutes public transport distanc of an Employment Area					X
Centre/Foodstore		he whole site is more than 15 minutes walking distance of Fresh Food and Centre Area					
Any character constraints on density (list)		detached houses ched houses mod	s on modest to largest plots.	je plots and a p	air of tr	adition	al
Connections to local cycle route networks	No connec	No connection to a local cycle route network.					
Public Open Space	Not Public	Not Public Open Space.					Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss	of a playing field o	r sports pitch.			Х
Other Social							
		Opport	tunities				
No specific op	portunities id	dentified.		Х			
		Sustainabili	ty Appraisal				
Sustainability Appraisa Conclusion	al Housing		ne negative impac mpact for SA Obje			5, 6, 7	<sup>'</sup> , 9,
Sustainability Appraisa Employment Conclusion	uested						
		Conc	lusion				
Significant harm to the	nurnosas of	the green helt an	d would be a prom	inent develonme	ant out	of cha	ractor

Significant harm to the purposes of the green belt and would be a prominent development out of character with its surroundings, employment use could be detrimental to neighbouring houses and houses would not be sustainably located requiring new footpaths which could be subject to gateway constraints and are at least significant issues.

Site Addres	ss		Longwood R	oad & Erd	dingto	n Road	d, Sout	h of Ba	arr		
Ward		Common Roa Aldridge Cent South		Call for	Site I	Ref	Green	Belt F	Parcel	084	
Site Area (h	na)	15.34									
Site Refere		SA-0226-WAI									
One recipion		O/1 0220 W/1	Background	d/Contox	· <b>4</b>						
Current uses	Agr	iculture	Dackground	u/Contex	. L						
(list)	Ŭ										
Surrounding land uses		the North is an a dential and agric						the Ea	ist is		
idila doco	100	deritial and agric	Constr		201 10 1	<u> </u>	iui.				
Gateway Col	nstraint	ts (where	Name / Detail						An	nount	
affecting par										vered	
SSSI/ SAC/ S	SSSI/ SAC/ SINC								<b>(ha</b>	ľS)	
Ancient Wood		/eteran Trees	N/A N/A						0		
Local Nature Reserve N/A									0		
Flood Risk Zone 3 N/A									0		
	Registered Park & Garden N/A Scheduled Ancient Monument N/A						0				
			N/A						0		
Operational Burial Ground N/A Common Land N/A						0					
Existing Polic Designations (list)	y SAI	O Green Belt - E	NV1								
			nd Landscape			ssessi	nent				
Criteria		sment		Ratir	ng						
Green Belt Harm		b-parcel makes ution to preventi		Very High	High	Mod High	Mod	Low Mod	Low	Very	
Halli		est Midlands con		Har	Har m	Har	Har m	Har	Har m	Har	
	mainta	ining the separa	tion of Aldridge	m	""	m		m	""	m	
		reetly (adjoining		l),							
		eventing encroad side. The subpa		4							
		northwest and so		u							
		nent edges of Ald	,								
		y, both forming p		X							
		ds conurbation. A weaken this narr									
		weaken triis nan hich is already c									
	0 1 /	d-over developm									
		ood Road.	_		<u> </u>		<u> </u>				
Landscape		a largely open a		High		Mod High	Mod	Lo Mo		Low	
Sensitivity		ent area, culmin ent and generall				ligii		IVIC	,u		
		feature along th									
	ridge, v	which forms a sc	enic backdrop to	0							
		nding settlement				V					
		ce of prominent provides an urba				X					
		tracts from the									
	charac	ter and perceptu	al attributes of								
	the are	a, overall the lar	ndscape is								

sensitiv The are sensitiv Large s the sma to the e provide Steetly  Detailed as	red to have a moderate-high ity to residential development. a is considered to have a high ity to employment development. cale development would disrupt all scale field pattern, particularly ast of Doe Bank Lane, which is rural and open backdrop to and Pheasey.	c crite	eria	
Criteria	Assessment	Ratii	ng	
0 (1.11)	Environmental			
Greenfield/	The parcel is greenfield.	V		
Previously		X		
Developed Land Topography	The site slopes steeply up from East to West and also drops			
Городгарпу	from South to North. Mitigation would be required but not a		Х	
	barrier to development		^	
Agricultural Land	The site is less than 20ha and is considered to represent			
Quality	less than significant development of agricultural land.			Х
Tree Preservation	There are 6 group tree preservation orders numbered as			
Orders / Mature	follows: 28/1978 A1, A2, A3 A4, and AB 1/1960 W1, W2			
Trees of Value on	which include tree species Beech, Alder, Elm, Oak,			
site or significantly	Sycamore, Hawthorn and Pine. In addition there 6 individual			
affecting boundaries	tree preservation order as follows: AB 1/1960 T1, T2, T3,		Х	
	T4, T7 and 28/1978 T5. There may be additional trees			
	worthy of retention and an assessment would be required.  Due to the location of trees along the boundary and field			
	boundaries the retention/mitigation of trees is not considered			
	to be a significant barrier to developing the site.			
Biodiversity or	Any loss of trees would require an ecological survey to			
Geodiversity on site	determine what mitigation might be required.			
or significantly	The ecological valuation of the Black Country Green Belt is			
affecting boundaries	based on a set of assumptions that formed the basis for			
	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value,			
	Habitat Features, Nature Conservation Designation Value,		Х	
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 2			
	The site falls within Nature Recovery Network Zone Core			
Horitage Assets as	Expansion Zone 1			
Heritage Assets on site or significantly	There are no recorded heritage assets here.			х
affecting boundaries				
Impact on visual	The parcel is large and slopes significantly meaning that any			
amenity of adjacent	development of the parcel would be prominent from wide			
land users, including	area to the East. Development would be out of character			
existing residents	with the surrounding land and the parcel is a significant	X		
	contributor to the existing semi-rural character. For these			
	reasons residential or employment development would have			
	a significant impact on local and wider visual amenities.			

Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. SUDS system would need to mitigate for significant topography changes across the site.		Х	
Ground Contamination	No record of ground contamination here. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			х
Ground stability	No records of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			х
Noise impact of adjoining uses	The parcel is adjacent residential properties and an employment use is unlikely to be acceptable, limitations on employment uses here could be unviable. There are no significant noise issues which could significantly harm amenity for housing here.	X - Em plo yme nt	X - Res ide ntia	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Χ
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Approximately 2.4 ha of the parcel near the centre is covered in a high power line which would prevent development below them and in close proximity which would significantly impact on the capacity and layout of the site, especially the Southern portion.	х		
Highways access and transportation	Access is achievable, footpaths would be required. No significant barriers.		X	
Impact on the wider road network	No significant issues raised.			X

Other Economic							
(specify)							
(openiy)		Soc	cial				
Access time by wall			t Primary schools		o key r	esiden	itial
Primary School	The site is distance o	predominantly wit f a Primary Schoo	thin 15 minutes w I	alking		Х	
Secondary School	distance o	predominantly wit f a Secondary Sch	·			х	
GP/Health Centre/Walk in		site is more than centre Area	15 minutes walkii	ng distance of	X		
Strategic Centre/Employment Area		The whole site is within 20 minutes public transport distanc of an Employment Area					х
Centre/Foodstore		ne whole site is more than 15 minutes walking distance of Fresh Food and Centre Area					
Any character constraints on density (list)  Large traditional styled detached houses on large plots.							
Connections to local cycle route networks	No connec	No connection to a local cycle route network.					
Public Open Space		Open Space.					Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss	of a playing field o	or sports pitch.			x
Other Social							
			unities				
If development was su character would allow to be supp	upported he additional a orted for rela	adjacent parcels	x				
		Sustainabili					
Sustainability Appraisa Conclusion	al Housing		ne negative impac mpact for SA Obj			, 6, 7, 9	}, 12,
Sustainability Appraisa Employment Conclusion		Assessment requ					
			lusion				
The combination of the steep topography wou adjacent land.							

Site Addres	ss	Corner of Little	Hardwick Roa	d & Erdi	ngton	Road				
Ward		Aldridge Centra	al and South	Call for	Site I	Ref	Green	Belt F	Parcel	087
Site Area (h	na)	2.73								
Site Refere	nce	SA-0227-WAL								
			Backgroun	d/Conte	ĸt					
Current uses (list)	A	griculture								
Surrounding land uses		o the North is agri							emator	ium,
16.14 4000			Constr		<u> </u>	<u> </u>				
Gateway Co affecting pa		nts (where ubmitted site)	Name / Detail	S						nount vered
SSSI/ SAC/ S			N/A						0	
Ancient Woodland / Veteran Trees N/A							0			
Local Nature Flood Risk Zo		ve	N/A N/A						0	
Registered P		Garden	N/A N/A						0	
	uled Ancient Monument N/A						0			
	Operational Burial Ground N/A							0		
Common Land N/A							0			
Existing Police Designations (list)	-	AD Green Belt - E	NV1							
		Green Belt a	nd Landscape	Sensiti	vity As	ssess	ment			
Criteria	Ass	essment	·	Rati	ng					
Green Belt		sub-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Harm		ibution to preventi Vest Midlands con		High	Har	High Har	Har	Mod Har	Har	Low Har
		taining the separa	,	m	m	m	m	m	m	m
		Streetly (adjoining		l),						
		preventing encroad		<i>,</i> .						
		tryside. The subpa		d						
		e northwest and so ement edges of Alo	•							
		etly, both forming p		X						
		ands conurbation.								
		d weaken this nari								
		which is already o								
		ned-over developm Iwood Road.	ient along							
Landscape		landscape is consi	idered to have a	n Higi	h I	Mod	Mod	Lo	w	Low
Sensitivity	overa	all moderate sensi	tivity to resident	al		ligh		Mo	d	
		lopment, based or								
		ounced landform f ee of rural charact								
		patterns, the comb								
		enclosed areas an		of			X			
		ninent pylon routes					^			
		landscape is consi		n						
		all moderate sensi oyment developm		as T						
		gree of rural chara								

	natural	features of value and a historic			
		ttern west of the A452 which			
		e disrupted by large scale			
		ment. There are some existing			
		cale industrial/employment areas ge agricultural buildings, which			
		back from the roads and low in			
		There is the potential for small			
		xpansion these areas without			
		ng existing landscape features of			
	value.				
Deta	ailed as	sessment against environmental, social and economi	c crite	eria	
Criteria		Assessment	Ratir	าg	
		Environmental			
Greenfield/		The parcel is greenfield.			
Previously					Х
Developed La	and				
Topography		The land slopes up from east to West, the gradient would be		.,	
		a moderate constraint to development which may require		Х	
A auria ditunal I		mitigation.  No information available.			
Agricultural L Quality	.and	No information available.	X		
Tree Preserv	ation	There are no TPO trees within the parcel, there may be			
Orders / Matu		trees along the boundary worthy of retention and an			
Trees of Valu		assessment is required. The retention of some or all of the		Х	
site or signific		trees would not have a significant impact on the capacity of			
affecting bou		the site for development.			
Biodiversity of		Any loss of trees would require an ecological survey to			
Geodiversity		determine what mitigation might be required.			
or significantl		The ecological valuation of the Black Country Green Belt is			
affecting bou	ndaries	based on a set of assumptions that formed the basis for			
		developing a set of criteria which allowed EcoRecord to			
		attribute a relative value to individual land parcels within the			
		Green Belt. A Valuation Matrix was used based on the			
		following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value,			
		Habitat Features, Nature Conservation Designation Value,		X	
		Adjacency to SSSIs or Ancient Woodland, Historic			
		Landscape Characterisation (HLC) Type Value, Twinspan-			
		Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
		The higher the score the higher the ecological value.			
		Predominant Ecological Valuation of the Black Country			
		Green Belt Score = 2			
		The site falls within Nature Recovery Network Zone Core			
Hawitana Asa	-4	Expansion Zone 1			
Heritage Ass		No recorded heritage assets here.			х
site or signific affecting bou					^
Impact on vis		The retention of the boundary trees and continued use of			
amenity of ac		the land to the East for a cemetery would minimise any			
land users, in		wider impacts of development at the parcel. In a local			
existing resid		context development here would look out of place and have	v		
		a significant detrimental impact on the local character.	X		
		Extension of the cemetery/crematorium use would not have			
		significant visual amenity impact and could allow for further			
		appropriate landscaping.			
Flood risk, dr		Not in a flood risk zone 2 or 3.			.,
and ground w	vater				Х

Ground	The East half of the site has a record of ground			
Contamination	contamination which requires assessment during			
	development. Sites with previous agricultural uses require contamination		X	
	surveys due to fertilizer use, sewage sludge presence of			
	heavy metals.			
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			х
adjoining uses				^
Noise impact of	An employment use would not be acceptable and would	<b>X</b> -	X -	
adjoining uses	likely have a detrimental impact on the functioning of the	Em	Res	
	neighbouring cemetery/ crematorium services. The are no	plo	ide	
	significant sources of noise which would prohibit a	yme nt	ntia I	
Mineral Extraction	residential use.			
and Mineral	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock			
Resource Areas	sand and gravel shall take place.		X	
Nesource Areas	Sand and graver snall take place.			
Mineral	No mineral infrastructure constraints.			
Infrastructure and				Х
Brickworks				^
Marta Information to a	Maria de Calinada			
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			
Donvory / 1 maoning	The known digninount located regarding delivery of phaemy.			Х
Viability	There are no known significant risks to viability and likely to			Х
A !	be developed within the plan period.			
Availability of utilities  – electricity, gas,	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing			
water, sewage	forecast and limited capacity available performance.			
treatment	However there are no physical constrains preventing			
	expansion.			
	Broadband ultrafast speeds are available in this area.		Х	
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
Infrastructure	growth.  There are no known infrastructure constraints here.			
constraints on /	There are no known initiastructure constraints here.			
under site (electric				
cables/sub-stations,				
water/sewage pipes,				Х
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	Although the path stops partway down Erdington Road a		Х	
and transportation Impact on the wider	crossing could be installed. No other significant concerns.  No significant wider issues identified.			
road network	TWO SIGNIFICATIL WILLET ISSUES INCHILITED.			X
TOGG HOLWOIN				

Other Economic							
(specify)	<u> </u>						
			cial				
Access time by walk			ot Primary schools: with BCP Policy F		key r	esiden	tial
Primary School	The whole a Primary		15 minutes walkin	ng distance of	Х		
Secondary School		he whole site is within 20 minutes public transport distance f a Secondary School					х
GP/Health Centre/Walk in		he whole site is more than 15 minutes walking distance of Health Centre Area					
Strategic Centre/Employment Area	of an Emp	he whole site is within 20 minutes public transport distance f an Employment Area					X
Centre/Foodstore		ne whole site is more than 15 minutes walking distance of Fresh Food and Centre Area					
Any character constraints on density (list)		st houses are trac bungalows.	ditional designed d	etached predom	inantly	/ two s	torey
Connections to local cycle route networks	No connec	No connection to a local cycle route network.					Х
Public Open Space	Not public	open space.					Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss	of a playing field o	r sports pitch.			Х
Other Social							
		Oppor	tunities				
Opportunity to expa without having any s ir						х	
		Sustainabili	ity Appraisal				
Sustainability Appraisa Conclusion	ıl Housing	The site has son	ne negative impac impact for SA Obje		ves 2,	6, 7, 9	, 12,
Sustainability Appraisa Employment Conclusion		The site has son	me negative impactor	ts for SA Objecti	ves 2,	6, 7, 9	, 12
piojinioni Conoldoli			lusion				
Built development wou be an opportunity to unacceptable impacts.	expand the	character and hav	ve significant visua				

Site Addres	ss	Birch Wood,	Potters Wood	d, Land Sou	th of the D	ingle			
Ward		Aldridge Cen South	tral and	Call for	Site Ref	Green	Belt F	Parcel	088
Site Area (h	na)	58.42							
Site Refere	nce	SA-0228-WA	L						
			Backgrou	nd/Contex	t				
Current uses (list)	Agr	iculture and hor	re and horsiculture						
Surrounding land uses		the North agricu I some employm				th reside	ntial, a	gricultu	ral
			Cons	straints					
Gateway Constraints (where affecting part of submitted site)			Name / Deta	ails					ount rered 's)
SSSI/ SAC/ S	SINC		N/A					Ò	
Ancient Wood	dland / \	/eteran Trees	N/A					0	
Local Nature	Reserve	9	N/A				0		
Flood Risk Zo			N/A			0			
Registered Page 1			N/A					0	
Scheduled Ar			N/A					0	
Operational E	Burial G	ound	N/A					0	
Common Lan			N/A					0	
Existing Police Designations (list)	,	D Green Belt - E ter's Wood and		NC					
		Green Belt a	nd Landsca	pe Sensitiv	ity Assess	sment			
Criteria	Asses	sment		Ratin					
Green Belt		I I I	rcel makes a strong						1/-

Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall,	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
	Aldridge, and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. The sub-parcel is contained to the north by the settlement edge of Aldridge, which forms part of the West Midlands conurbation.  Bosty Lane bounding the north of the sub-parcel creates a strong distinction between the inset settlement and land in the northern part of the sub-parcel. The expansion of Aldridge southwards would result in a weaker boundary and narrowing of the gap between Walsall, Aldridge, and Streetly (adjoining Sutton Coldfield), and would potentially increase containment of adjacent Green Belt land. As the adjoining sub-parcels B100A and B94A are fully developed, there would be no justification in retaining their Green Belt status if adjacent open land were released, although this would not increase Green Belt harm.	X						

Landscape Sensitivity		ea has a relatively unspoilt rural er and strong sense of	High	Mod High	Mod	Lov Mod		Low
Densitivity	tranquil	lity, with a network of valued		- ingir				
		ous woodland (including ancient nd) and mature, intact						
		ows. It is also accessible via the						
	Beacon	Way. Therefore, the landscape		X				
		dered to have a moderate-high		^				
		ity to residential development as ority of criteria are moderate or						
	high/gre	eater and no criteria override that						
Deta	judgem	<sup>ent.</sup> sessment against environme	ntal, soc	ial and e	conomi	c crite	eria	
Criteria		Assessment	,			Rati		
		Environme	ntal					
Greenfield/		The parcel is greenfield.						
Previously Developed La	and					X		
Topography	ariu	The parcel is predominantly flat.						Х
Agricultural L	and	No information available.				Х		
Quality						<b>X</b>		
Tree Preserv Orders / Mati		There are 29 protected trees as	follows wh	nich are kr	nown to			
Trees of Valu		be within the parcel: AB 4/1962 Oak number T2, T1,	T4. T5. T8	s. T9. T10.	T13.			
site or signific		T14, T15, T16, T17,T18, T19, T2						
affecting bou	ndaries	T28, T29, T30, T31, T32, T35, T						
		There are a number of other tree may be worthy of retention and a				X		
		establish this. The retention and			iieu to			
		retaining/replacing trees would h	ave a mo	derate imp				
		the capacity of the site not all of 26/2005 A1 Ash	which can	be mitiga	ted for.			
Biodiversity		Any loss of trees is likely to have						
Geodiversity or significant		part of a wider undeveloped area reserve and other groups of tree						
affecting bou		site is Potters Wood and meadow		rtileili pai	i oi iiie			
		The ecological valuation of the B						
		based on a set of assumptions the						
		developing a set of criteria which attribute a relative value to indivi						
		Green Belt. A Valuation Matrix w		•				
		following attributes to calculate a				X		
		for each Landscape Unit: Land U				<b>X</b>		
		Habitat Features, Nature Conser Adjacency to SSSIs or Ancient V			value,			
		Landscape Characterisation (HL			nspan-			
		Axiophyte Value (TAV) and Bree	ding Farm	nland Birds	s Value.			
		The higher the score the higher t						
		Predominant Ecological Valuatio Green Belt Score = 4	n of the B	iack Coun	try			
		The site falls within a Nature Red	covery Ne	twork Core	Э			
		Habitat Zone	abitat Zone					
Heritage Ass		There is a HER record of a ridge						
site or signific affecting bou		the site. This is identified as a ve The HLC identifies the site within						
		Landscape Value due to the rem				X		
		Works and an area of Ancient W	loodland (	(Cuckoo's	Nook).			
		The retention of ancient woodlan	id would h	ave a sigr	nificant			
		impact on the developable area.						

Impact on visual amenity of adjacent land users, including existing residents	The parcel is large and has two public rights of way running through it, the parcel is visible from many houses on Longwood Road and Sutton Road and is visible to those using these roads. Due to the scale of the parcel and the existing rural character of the area any development would have a significant detrimental local and wider impact on visual amenity to nearby houses from the surrounding highway and public rights of way.  Some sub-division of the site near to the highway may have a less than significant impact if adjoining sites are considered suitable for development.	X		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			х
Ground Contamination	There are small areas to the South of the parcel which indicate ground contamination requiring assessment during development. These affect a very small portion of the site and are considered to have little if any impact on potential development.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			x
Ground stability	Near the centre is an area which is identified as a High Risk Coal Mining Area. Prior to planning permission a Coal Mining Risk Assessment would be required. The area covered by this designation is very small and even if found to be unviable would have little if any impact on the capacity of the site.			х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	The parcel is very large and could provide employment uses and mitigation for a mixed use site. There are no significant noise barriers for a potential housing use.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.  Economic			Х
Employment	Significant constraints exist within this assessment and			
Development Opportunities	there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.			x

Access to the site could be achieved.    Access to the site could be achieved.   X		Danadhaa	d average and a second labels in this case						
Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  The parcel has 2 public rights of way references ALD27 and ALD1r/2672.  ALD1r/2672.  ALD1r/2672.  Access telectric ables/sub-stations, water/sewage pipes, gas pipes, pylons, zulverts, rights of way)  Access to the site could be achieved.  Access to the site could be achieved.  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The site is predominantly more than 15 minutes walking distance of a Primary School  Secondary School  Aprilealth  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character  Centre/Foodstore  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character  Connections to local sycle route networks  No connections to local sycle route networks.  Would not result in the loss of a playing field or sports pitch.  Sustainability Appraisal  They she has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 10, 13  Assessment requested  Conclusion  The parcel has protected trees, ancient woodland and ecological constraints, is in a high green belt and and and scape harm combined with significant visual amenty impacts which cannot be mitigated for.									
managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  The parcel has 2 public rights of way references ALD27 and ALD1r/2572.  The parcel has 2 public rights of way references ALD27 and ALD1r/2572.  ALD1r/2572.  ALD1r/2572.  ACCESS tations, water/sewage pipes, page pipes, page pipes, pylons, subverts, rights of way)  They success and transportation  mpact on the wider oad network  Other Economic specify)  Corner Corner School  The site is predominantly more than 15 minutes walking only) to key residential services in accordance with BCP Policy HOU2.  The site is predominantly more than 15 minutes walking distance of a Primary School  Secondary School  The site is predominantly within 20 minutes public transport distance of a Primary School  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of a The whole site is within 20 minutes public transport distance of a Fresh Food and Centre Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on development Area  Any character Houses are predominantly traditional styled semi-detached and detached with generous plot sizes.  Poblic Open Space  Not public open space.  Nos pecific opportunities identified.  Sustainability Appraisal  Employment Conclusion  The sha some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 10, 13  Assessment requested  Conclusion  The parcel has protected trees, ancient woodland and ecological constraints, is in a high green belt and and scape harm combined with significant visual amenty impacts which cannot be mitigated for.									
Gas forward asset management plans in advance of future growth.  Infrastructure									
nfrastructure constraints on / under site (electric zables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Access to the site could be achieved.  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The site is predominantly more than 15 minutes walking distance of a Primary School  Secondary School  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The site is predominantly more than 15 minutes walking distance of a Secondary School  Application of a Secondary School  Application of a Secondary School  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  The site is predominantly within 20 minutes public transport distance of a Secondary School  Application of a Health Centre Area  Area  Centre/Foodstore  Any character constraints on the whole site is within 20 minutes public transport distance of an Employment Area  Area  Centre/Foodstore  The whole site is within 20 minutes public transport distance of an Employment Area  Area  Centre/Foodstore  The whole site is within 20 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on the whole site is within 20 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on the whole site is within 20 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on the whole site is within 20 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on the whole site is within 20 minutes walki		managed	through Western Power Distribution and Cadent						
Infrastructure Constraints on / Conder site (electric ables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Access to the site could be achieved.  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  The site is predominantly more than 15 minutes walking distance of a Primary School  Secondary School  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  The site is predominantly more than 15 minutes walking distance of a Secondary School  Secondary School  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  The site is predominantly more than 15 minutes walking distance of a Secondary School  Secondary School  The whole site is within 20 minutes public transport distance of an Employment Area  Acretter/Foodstore  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on death of the whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on death of the whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on death of the whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on death of the whole site is within 2		Gas forwa	rd asset management plans in advance of future						
constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  and pact on the wider coad network  Other Economic specify)  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The site is predominantly more than 15 minutes walking distance of a Primary School distance of a Primary School  Secondary School  The site is predominantly within 20 minutes public transport distance of a Secondary School  3P/Health  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is more than 15 minutes walking distance of an Employment Area  The whole site is more than 15 minutes walking distance of an Employment Area  The whole site is more than 15 minutes walking distance of an Employment Area  Houses are predominantly traditional styled semi-detached and detached with generous plot sizes.  Houses are predominantly traditional styled semi-detached and detached with generous plot sizes.  Houses are predominantly traditional styled semi-detached and detached with generous plot sizes.  Houses are predominantly traditional styled semi-detached and detached with generous plot sizes.  Houses are predominantly traditional styled semi-detached and detached with generous plot sizes.  Houses are predominantly traditional styled semi-detached and detached with generous plot sizes.  Houses are predominantly traditional styled semi-detached and detached with generous plot sizes.  Sustainability Appraisal  Fine the sema negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 14 and positive impacts for SA Objectives 10, 13  Assessment requested  Conclusion  The parcel has protected trees, ancient woodland and ecological constraints, is in a high green belt and and scape harm combined with significant visual amenity impacts which cannot be mitigated for.									
ander site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, sulverts, rights of way)  lighways access and transportation mpact on the wider oad network of the Economic specify)  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The site is predominantly more than 15 minutes walking distance of a Primary School distance of a Secondary School  Secondary School  The whole site is more than 15 minutes walking distance of a Enter/Employment Area  The whole site is within 20 minutes public transport distance of an Employment Area  The whole site is within 20 minutes public transport distance of a Enter/Employment Area  The whole site is within 20 minutes walking distance of a Fresh Food and Centre Area  The whole site is within 20 minutes walking distance of a Enter/Employment Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character  Constraints on density (list)  Connections to local  No connection to a local cycle route network.  Public Open Space  Loss of Playing Field  Would not result in the loss of a playing field or sports pitch.  Sustainability Appraisal  Sustainability Appraisal  Sustainability Appraisal  Employment Conclusion  The parcel has protected trees, ancient woodland and ecological constraints, is in a high green belt and and scape harm combined with significant visual amenity impacts which cannot be mitigated for.									
pas pipes, pylons, sulverts, rights of way)  -lighways access and transportation mpact on the wider road network  Other Economic specify)  -primary School		ALD1r/257	<b>2</b> .						
water/sewage pipes, pylons, sulverts, rights of way)  also pipes, pylons, sulverts, rights of way)  Access to the site could be achieved.  Access to the wider oad network  Other Economic specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The site is predominantly more than 15 minutes walking distance of a Primary School  Secondary School  The site is predominantly within 20 minutes public transport distance of a Secondary School  SP/Health  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is more than 15 minutes walking distance of a Primary School  Strategic  Centre/Fondstore  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Area  Centre/Fondstore  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Area  Centre/Fondstore  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character  Connections to local  Sycle route networks  Public Open Space  Not public open space.  Not public open space  Opportunities  No specific opportunities identified.  Sustainability Appraisal  The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 14 and positive impacts for SA Objectives 10, 13  Assessment requested  Conclusion  The parcel has protected trees, ancient woodland and ecological constraints, is in a high green belt and and and scape harm combined with significant visual amenity impacts which cannot be mitigated for.									
water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Access to the site could be achieved.  Access to the site could be achieved.  The reconomic specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  The site is predominantly more than 15 minutes walking distance of a Primary School  The site is predominantly within 20 minutes public transport distance of a Secondary School  Sary/Health  Centre/Health  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of an Employment Area  Centre/Foodstore  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character  Constraints on density (list)  Connections to local sycle route networks  Public Open Space  Loss of Playing Field  Sports Pitches  Other Social  Opportunities  No specific opportunities identified.  Sustainability Appraisal  Employment Conclusion  The parcel has protected trees, ancient woodland and ecological constraints, is in a high green belt and andscape harm combined with significant visual amenity impacts which cannot be mitigated for.	•				v				
Access to the site could be achieved.    Access to the site could be achieved.   X					^				
Access to the site could be achieved.  Access to the site could be achieved.  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The site is predominantly more than 15 minutes walking distance of a Primary School  Secondary School  The site is predominantly within 20 minutes public transport distance of a Secondary School  GP/Health Centre/Reployment Area  The whole site is wore than 15 minutes walking distance of a Health Centre Area  The whole site is wore than 15 minutes walking distance of a Fresh Food and Centre Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character Constraints on descriptions to local pensity (list)  Connections to local pensity (list)  Connections to local Sports Pitches  Other Social  Opportunities  No specific opportunities identified.  Sustainability Appraisal Engloyment Conclusion  The site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character Constraints on description of a Legal cycle route network.  Substainability Appraisal  Sustainability Appraisal Employment Conclusion  The site nas some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 14 and positive impacts of SA Objectives 10, 13  Assessment requested  Conclusion  Conclusion  Conclusion  The parcel has protected trees, ancient woodland and ecological constraints, is in a high green belt and and scape harm combined with significant visual amenity impacts which cannot be mitigated for.	gas pipes, pylons,								
Access to the site could be achieved.  Access to the site could be achieved.  Access to the wider oad network  Other Economic specify  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  The site is predominantly more than 15 minutes walking distance of a Primary School  Secondary School  The site is predominantly within 20 minutes public transport distance of a Secondary School  SP/Health  Centre/Walk in  Brategic  Centre/Employment  Area  Centre/Foodstore  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of an Employment Area  Centre/Foodstore  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character  John Centre Area  Any character  John Centre Area  Houses are predominantly traditional styled semi-detached and detached with generous plot sizes.  John Centre Area  No connections to local generous plot sizes.  Would not result in the loss of a playing field or sports pitch.  Sustainability Appraisal  Sustainability Appraisal  Employment Conclusion  The parcel has protected trees, ancient woodland and ecological constraints, is in a high green belt and and and scape harm combined with significant visual amenity impacts which cannot be mitigated for.	culverts, rights of								
Access to the site could be achieved.    X	way)								
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				be m	iitigate	a for.			
Employment uses have greater character harm.	⊨mpioyment uses hav	e greater ch	aracter narm.						

Site Addres	ss	Land South of Foley Road W	f Streetly Ceme	etery and	l betw	een Li	ttle Har	dwick	Road	and
Ward		Aldridge Cent South		Call for	Site	Ref	Green	Belt F	Parcel	089
Site Area (h	a)	22.57								
Site Refere	nce	SA-0229-WAI	_							
			Background	I/Contex	t					
Current uses (list)	Agr	iculture and hors	siculture.							
Surrounding land uses	es uses to the East is horsiculture and residential, to the South is residential and to the East agriculture.									
			Constra							
Gateway Constraints (where affecting part of submitted site)  Name / Details				5					СО	nount vered a's)
SSSI/ SAC/ S		, . <del></del>	N/A						0	
Local Nature		/eteran Trees	N/A N/A						0	
Flood Risk Zo		<del>-</del>	N/A						0	
Registered Pa		arden	N/A						0	
Scheduled Ar			N/A						0	
Operational E		ound	N/A						0	
Common Lan Existing Polic		D Green Belt - El	N/A						0	
Designations (list)	y OAI	o Green Ben - E	1							
			nd Landscape			ssess	ment			
Criteria		ssment		Ratir	ng		_			
Green Belt Harm		b-parcel makes ution to preventi		Very High	High	Mod High	Mod	Low Mod	Low	Very
Панн		est Midlands con		Har	Har	Har	Har m	Har	Har	Har
		ining the separa	•	m	m	m	""	m	m	m
	and St	reetly (adjoining	Sutton Coldfield	),						
		eventing encroad								
		yside. The subpa northwest and so								
		nent edges of Ald								
		y, both forming p		X						
		ds conurbation.								
		weaken this narr								
		hich is already c d-over developm								
		ood Road.	ioni diong							
Landscape	The la	ndscape is consi				Mod	Mod	Lo		Low
Sensitivity		moderate sensit		al		High		Mc	od	
		pment, based or								
		inced landform for a contraction of the contraction	haracter with regular							
			embination of open				v			
	and en	closed areas an	d the presence o	of			X			
		ent pylon routes	es.							
		ndscape is consi moderate sensit		1						
	overall	וווטטבומנע אבוואוו	iivity to							

a degree natural field pa would be developed small so and large set height.	ment development. The area has see of rural character, with some features of value and a historic ttern west of the A452 which see disrupted by large scale oment. There are some existing cale industrial/employment areas ge agricultural buildings, which back from the roads and low in There is the potential for small expansion these areas without ng existing landscape features of						
	sessment against environmental, social and economi						
Criteria	Assessment	Rati	ng				
0 " 11/	Environmental (1)						
Greenfield/ Previously Developed Land	The parcel is a greenfield.	X					
Topography	The land slopes significantly but over a distance of 550m which is considered sufficient that there would not be any significant barrier to developing this site.			х			
Agricultural Land Quality	No information available.	X					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are a number of established trees along the parcel boundary and defining fields which could be worthy of retention and would require a survey. The required retention and or mitigation could have an impact on the capacity of the site for development due to potential shading and the overall size of the site.	lished trees along the parcel boundary and nich could be worthy of retention and would. The required retention and or mitigation apact on the capacity of the site for					
Biodiversity or Geodiversity on site or significantly affecting boundaries		x					
Heritage Assets on site or significantly affecting boundaries	Expansion Zone 1  There are no recorded heritage assets here.			х			
Impact on visual amenity of adjacent land users, including existing residents	The parcel is large and helps to define the character of this side of Foley Road West which is semi-rural and open and signifies the beginning of the Streetly area where semi-rural and urban areas meet. Any development here would have a significant detrimental impact on the visual amenities from houses opposite and highways users. The scale of the parcel and surrounding topography would mean that the	х					

	development of the parcel would have a significant impact			
	on the wider character of the area.			
Flood risk, drainage and ground water				
Ground	To the East of the parcel is a former landfill site which could			
Contamination	cause ground gas issues which will require assessment during development.		Х	
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	The parcel is adjacent residential properties and an employment use is unlikely to be acceptable, limitations on employment uses here could be unviable. There are no significant noise issues which could significantly harm amenity for housing here.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic		1	
Employment Development	Significant constraints exist within this assessment and there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.	^		
Employment Land	Not employment land and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Approximately 3.5 ha of the site near the centre from North east to South West is covered in a high power line which would prevent development below them and in close proximity which would significantly impact on the capacity and layout of the site.	х		
Highways access and transportation	No significant issues, would not be able to have direct access onto island however access can be achieved onto Beacon Hill and Aldridge Road.			x

	Footpaths	may be required.							
Impact on the wider		ant issues identifie	ed.				Х		
road network							^		
Other Economic									
(specify)									
		Soc							
Access time by wall	servio	es in accordance	with BCP Policy I	HOU2.	o key r	esiden	tial		
Primary School		predominantly wit f a Primary School		alking		Х			
Secondary School		predominantly wit f a Secondary Sch		ublic transport			Х		
GP/Health	The site is	predominantly wit	hin 15 minutes w	alking		Х			
Centre/Walk in	distance o	f a Health Centre A	•		٨				
Strategic		predominantly wit	ublic transport						
Centre/Employment	distance o	f an Employment A			Х	Х			
Area									
Centre/Foodstore		predominantly wit	alking		Х				
		f a Fresh Food and							
Any character Houses are a mix of traditional and modern designed detached and traditional constraints on semi-detached on a mix of generous and modest sized plots.									
constraints on	semi-deta	ched on a mix of g	enerous and mod	lest sized plots.					
density (list)	NI	tion to a local aval							
Connections to local cycle route networks	No connec	ction to a local cycl	e route network.		X				
Public Open Space	Not public	open space.					Х		
Loss of Playing Field		result in the loss of	of a playing field o	or enarte nitch					
/ Sports Pitches	vvodia not	result in the loss t	n a playing held c	n sports pitch.			Х		
Other Social									
	I.	Opport	unities						
Could combine with	adiacent p								
	ensive sche		X						
3311171311		Sustainabilit	ty Appraisal						
Sustainability Appraisa	al Housing			ts for SA Object	ives 1	2 4 8	3 9		
Conclusion									
Sustainability Appraisa	Sustainability Appraisal								
	Employment Conclusion  Assessment requested								
		Concl	usion						
The topography, high are significant constra						sual an	nenity		

Site Addres	S	Land North of	Beacon Hill								
Ward		Aldridge Cent South		Call	l for	Site F	Ref	Greer	Belt F	Parcel	093
Site Area (h	a)	4.49									
Site Referei	nce	SA-0230-WAI	_								
			Background	d/Cor	ntex	t					
Current uses	Agr	iculture									
(list) Surrounding	То	the North and W	est are residenti	al use	es, to	the Ea	ast agr	iculture	and to	the Sc	outh
land uses		iculture, resident									
			Constr							_	
Gateway Cor affecting par	Name / Details	S							nount vered n's)		
SSSI/ SAC/ S			N/A							0	-,
Ancient Wood			N/A							0	
Local Nature		9	N/A							0	
Flood Risk Zo Registered Pa		ordon	N/A N/A							0	
Scheduled Ar			N/A							0	
Operational B			N/A		0						
Common Lan			N/A							0	
(list)  Criteria	Δεςρο	Green Belt ar	nd Landscape		sitiv Ratin		sessi	ment			
Green Belt		b-parcel makes	a strong		/ery		Mod	T	Low		Very
Harm		ution to preventi		H	ligh	High Har	High	Mod Har	Mod	Low Har	Low
	the We	est Midlands con	urbation,	1	Har	m	Har	m	Har	m	Har
		ining the separat			m		m		m		m
		reetly (adjoining eventing encroad		1),							
		yside. The subpa		d							
	to the i	northwest and so	outheast by the								
		nent edges of Alc			χ						
		y, both forming p ds conurbation.			^						
		weaken this narr									
		hich is already c									
		d-over developm	ent along								
Landscape		ood Road. a largely open a	nd visually		High		/lod	Mod	Lo	w I	Low
Sensitivity		ent area, culmin			9.1		ligh	Woo	Mo		
	promin	ent and generall	y undeveloped								
		feature along th									
		which forms a sc nding settlement		0							
		naing settlement ice of prominent					Х				
		provides an urba									
		tracts from the re									
		ter and perceptu									
	me are	ea, overall the lar	iuscape is								

sensitiv The are sensitiv Large s the sma to the e provide Steetly	red to have a moderate-high ity to residential development. a is considered to have a high ity to employment development. cale development would disrupt all scale field pattern, particularly ast of Doe Bank Lane, which is rural and open backdrop to and Pheasey.  sessment against environmental, social and economic	c crite	eria	
Criteria	Assessment	Ratii	ng	
O (" - 1 - 1 /	Environmental			
Greenfield/	The parcel is greenfield.	X		
Previously		X		
Developed Land Topography	The ground slope is to significant rising up from East to			
Тородгартту	West and could be a significant constraint.	X		
Agricultural Land	No information available.	Х		
Quality		^		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are a number of established trees along the parcel boundary and defining fields which could be worthy of retention and would require a survey. The required retention and or mitigation could have an impact on the capacity of the site for development due to potential shading and the overall size of the site.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Urban Matrix Recovery Zone		х	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The parcel is large and helps to define the character of Beacon Hill which is semi-rural and open and signifies the transition from the Walsall Area which is predominantly characterised by urban development. Any development here would have a significant detrimental impact on the visual amenities from houses opposite and highways users. The scale of the parcel and the topography of the parcel and surrounding area would mean that the development of the parcel would have a significant impact on the wider character of the area.	x		

Flood risk, drainage	Not in a flood zone 2 or 3.			
and ground water	140t III a 1100d 20110 2 01 0.			X
Ground Contamination	No record of contamination. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			х
Ground stability Air Quality impact of adjoining uses	No record of ground stability issues here.  Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
Noise impact of adjoining uses	The parcel is adjacent residential properties and an employment use is unlikely to be acceptable, limitations on employment uses here could be unviable. There are no significant noise issues which could significantly harm amenity for housing here.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future		x	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	growth.  Approximately 1.2 ha of the site near the centre is covered in a high power line which would prevent development below them and in close proximity which would significantly impact on the capacity of the site.	х		
Highways access and transportation	No significant issues, would not be able to have direct access onto island however access can be achieved onto Beacon Hill and Aldridge Road. Footpaths may be required.			x

Impact on the wider	No signific	ant concerns.			.,				
road network	l				Х				
Other Economic									
(specify)									
		Social							
Access time by wall		c transport (except Primary schools: walking only) tes in accordance with BCP Policy HOU2.	o key r	esiden	tial				
		site is more than 15 minutes walking distance of							
Primary School	a Primary		X						
Secondary School	The site is	predominantly within 20 minutes public transport f a Secondary School			х				
GP/Health		site is more than 15 minutes walking distance of							
Centre/Walk in		Sentre Area	X						
Strategic	The whole	whole site is within 20 minutes public transport distance							
Centre/Employment	of an Emp	loyment Area			Х				
Area									
Centre/Foodstore		ne whole site is more than 15 minutes walking distance of Fresh Food and Centre Area							
Any character		e predominantly traditional detached on modest and	d medi	um size	ed				
constraints on	plots.								
density (list)									
Connections to local cycle route networks	No connec	ction to a local cycle route network.	X						
Public Open Space	Not public	open space.			Х				
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х				
Other Social									
		Opportunities							
No specific op	portunities id								
·		Sustainability Appraisal							
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object	tives 1	2, 4, 8	3, 9,				
Conclusion	J	12, 14 and positive impact for SA Objectives 5, 10							
Sustainability Appraisal The site has some negative impacts for SA Objectives 1, 2, 6, 7, 9,									
Employment Conclusion 12 and positive impact for SA Objectives 5, 13									
		Conclusion							
		and landscape harm and significant detrimental har							
		visual prominance from the highway, residential p							
		icant detrimental consequences for the character of	the are	a and v	would				
likely result in little just	ification for	retaining adjoining parcels.							

Site Addres	SS	Land Between	n Back Lane &	Ch	ester	Road						
Ward		Aldridge Cent South	ral and	Ca	III for	Site	Ref	Green	Belt F	Parcel	042	
Site Area (h	na)	19.54										
Site Refere	nce	SA-0244-WAI										
			Background	d/C	ontex	t						
Current uses (list)	Agr	iculture and hors	siculture.									
Surrounding land uses	Puk	olic house, reside	ential, agriculture	e, re	tail, ca	r bod	y repai	rs and h	orsicult	ure.		
			Constr	aint	S							
Gateway Constraints (where affecting part of submitted site)  Name / Details				S						СО	nount vered a's)	
SSSI/ SAC/ S			N/A							0	<u> 0,                                 </u>	
		/eteran Trees	N/A							0		
Local Nature		9	N/A							0		
Flood Risk Zo			N/A							0		
Registered Pa			N/A N/A							0		
Operational E			N/A							0		
Common Lan		Odrid	N/A							0		
Existing Police Designations (list)	,	O Green Belt - E	nv i	Se	nsitiv	rity A	SSASS	ment				
Criteria	Asses	ssment	ia Lanascape		Rating							
Green Belt		b-parcel makes	a strong		Very	High	Mod	Mod	Low	Low	Very	
Harm	contrib	ution to preventi	ng the sprawl of	•	High	Har	High	Har	Mod	Har	Low	
		est Midlands con			Har m	m	Har m	m	Har m	m	Har m	
		iting encroachme yside, and make:							- 111			
	contrib separa (adjoin parcel	ution to maintain tion of Aldridge a ing Sutton Coldf abuts the settlen	ning the and Streetly ield). The sub- nent edge of									
	Midlan edge a slope,	ge, which forms p ds conurbation. It Aldridge is at the so land to the ea	The Green Belt ne crest of a ast sloping			Х						
	A452 v alterna downs a weak	ill has a degree of yould constitute a tive boundary, b lope would none kening of the inte	a strong ut expansion theless constitu	te								
Landscape		ndscape is consi						Low Low				
Sensitivity	resider develo its com	moderate-high s ntial and employing pment, based or abbination of pron-	ment n ounced slopes (	in			X		TVIC	~		
		and its strongly r eloped character										

Detailed assessment against environmental, social and economic criteria

Criteria									
	Environmental								
Greenfield/ Previously Developed Land	Greenfield.	х							
Topography	The land rises significantly up from East to West which means any development would be prominent from the East and across the boundary to Lichfield. Mitigation for allowing development here is achievable and not a barrier to development itself.		х						
Agricultural Land Quality	The Holford Farm map indicates that the land is classed as agricultural land graded 3a. This is considered to be high quality agricultural land.	Х							
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are 3 protected trees along the North East boundary to Ivy Cottage which are referenced, 03/2010 T1, T2 and T3. There are a number of established trees around the field perimeters. A tree survey would be required to determine which are worthy of retention. The retention of some or all of the trees would not significantly prohibit development here.		X						
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required. Holly Lane Hedges are a SLINC and an ecological survey is required to determine the extent of this network and to inform of any mitigation required to support development here or near to it.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2 The site falls within Nature Recovery Network Zone Core Expansion Zone 1			x					
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х					
Impact on visual amenity of adjacent land users, including existing residents	The topography increase from East to West is significant and any development would have a significant local impact from public rights of way and the highway in particular which would not be compatible with the existing rural character of the area. Wider impacts would be seen from the East along Chester Road and beyond into Lichfield, these visual amenity impacts would also be significant.	х							
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.	х							
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х						
Ground stability	No record of ground stability issues here.			X					

Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	There are no significant noise constraints which would need to be considered for housing or employment development however mitigation would be required to ensure that existing uses do not cause unacceptable noise impacts on potential residential occupiers and that any employment uses protect existing residential occupiers from noise.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Footpath 48 Aldridge runs between Back Lane and Hobbs Hole Lane, crossing the scramble track and golf course. There's a pedestrian link between Back Lane and Chester Road (adjacent to the Plough and Harrow), which was retained when Holly Lane was stopped		х	
Highways access and transportation	This is an extensive site on the western side of Chester Road and to the east of Back Lane. There is the potential for multiple access points onto the A462 Chester Road subject to visibility requirements being met. Back Lane is unsuitable for access unless extensive highway upgrading works are undertaken to bring it up to current highway design standards (widening, carriageway, footway, drainage, lighting etc.). Likewise Hobs Hole Lane will require extensive improvements including widening, lighting footway provision etc.	X		

		e, which is an adopted public highway, dissects				
		tween Back Lane and Chester Road and would				
		accommodated/stopped up.				
		enerally is remote and will struggle to meet local				
	and nation	al policies on sustainability, accessibility etc. The				
	site is poo	rly served by public transport and is some				
	distance fr	om community and retail facilities.				
Impact on the wider	Developm	ent here would require wider highway	V			
road network	infrastructi	ure improvements.	X		ı	
Other Economic						
(specify)						
\ 1		Social				
Access time by walk	ring or publi	c transport (except Primary schools: walking only) t	o kev r	esiden	tial	
	servic	es in accordance with BCP Policy HOU2.	o noy i	00.401.		
Primary School		The whole site is more than 15 minutes walking distance of				
1 milary concor	a Primary		Х			
Secondary School		predominantly more than 25 minutes public	X			
Secondary School	transport of	listance of a Secondary School	^			
GP/Health	The whole	site is more than 15 minutes walking distance of	Х			
Centre/Walk in	a Health C	Sentre Area	^			
Strategic	The site is	predominantly within 30 minutes public transport				
Centre/Employment		f an Employment Area				
Area		1 3/ 3 3 3				
Centre/Foodstore	The whole	site is more than 15 minutes walking distance of				
		ood and Centre Area	X			
Any character		cter of housing here is defined by large traditional s	tyled h	ouses	on	
constraints on	modest pla		.,	0 0.000	• • •	
density (list)	modot pic	7.0.				
Connections to local	No connec	ctions to a local cycle route network.				
cycle route networks	140 connec	bilons to a local cycle route fictwork.	X			
Public Open Space	Not public	open space.			Х	
Loss of Playing Field						
	vvould flot	result in the loss of a playing field or sports pitch.			Х	
/ Sports Pitches						
Other Social		0 1				
		Opportunities				
No specific op	oortunities id					
		Sustainability Appraisal				
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object			6, 6,	
Conclusion		7, 8, 9, 12, 14 and positive impact for SA Objective	es 5, 1	0, 13		
Sustainability Appraisa	al	The site has some negative impacts for SA Object	tives 2,	3, 6, 7	', 9, ¯	
<b>Employment Conclusion</b>	on	12 and positive impact for SA Objectives 5, 13				
		Conclusion				
The land has a high a	gricultural ra	ating and its topography ensures that there would	be sign	nificant	local	
		antly at odds with the parcels surroundings and ex				
		ieve a safe access are extensive and could be a sign				
		d no access to a primary school, secondary school,				
		tigation which may not be viable.	iocai i	iodilii C	ond 6	
or 1000 certile all Would	a require illi	nganon willon may not be viable.				

375

Site Address												
Site Area (ha) 0.24  Site Reference SA-0245-WAL  Current uses (list) Predominantly the location of a pond which serve an agricultural field. (list) Surrounding Industry (list) Source residential.  Constraints (where affecting part of submitted site) SSSI/ SAC/ SINC N/A OAncient Woodland / Veteran Trees N/A OANCIENT OANC	Site Address	<b>.</b>	Land South o	f Hobs Hole La	ane corne	er of	f Cł	nester	Road			
Sackground/Context	Ward			tral and	Call for	Sit	e F	Ref	Green	Belt F	Parce	051
Predominantly the location of a pond which serve an agricultural field.	Site Area (ha	1)	0.24									
Current uses (list) Surrounding land uses  To the North, South and West is agriculture to the East across Chester Road are some residential.  Constraints  Constraints  Constraints  Constraints (where affecting part of submitted site)  SSSI/ SAC/ SINC  N/A  Ancient Woodland / Veteran Trees  N/A  Coal Nature Reserve  N/A  Registered Park & Garden  N/A  Operational Burial Ground  N/A  Common Land  SAD Green Belt and Landscape Sensitivity Assessment  Criteria  Green Belt  The sub-parcel makes a strong contribution to preventing the sprand of the West Midlands conurbation, maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. The southwest of the sub-parcel adjoins the settlement edge of Aldridge, which forms part of the West Midlands conurbation, Any expansion of Aldridge and Streetly (adjoining Sutton Coldfield), notably when travelling along Little Aston Road and the railway line between the two settlements, and would increase containment of Green Belt land to the north and south.  The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character.	Site Reference	се	SA-0245-WA	L								
To the North, South and West is agriculture to the East across Chester Road are land uses   Surrounding some residential.				Backgroun	d/Contex	κt						
Some residential.   Constraints   Constrai		Pre	dominantly the lo	ocation of a pon	d which s	erve	an	agricu	Itural fie	eld.		
Constraints (where affecting part of submitted site)				and West is ag	riculture to	o the	Ea	ast acro	oss Che	ester Ro	oad ar	е
Same of Submitted Site)   Name / Details   Same / Details   Same / Sam	land uses											
SSSI/ SAC/ SINC N/A 0 Ancient Woodland / Veteran Trees N/A 0 Local Nature Reserve N/A 0 Registered Park & Garden N/A 0 Scheduled Ancient Monument N/A 0 Scheduled Ancient Monument N/A 0 Common Land N/A 0 Common Land N/A 0  Existing Policy Designations (list)  SAD Green Belt - ENV1  SAD Green Belt - ENV1  SAD Green Belt - ENV1  Fit Bub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. The southwest of the sub-parcel adjoins the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Any expansion of Aldridge and Streetly (adjoining Sutton Coldfield), notably when travelling along Little Aston Road and the railway line between the two settlements, and would increase containment of Green Belt land to the north and south.  Landscape The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character.	0.1	- 4	4- (								Ι	
SSSI/ SAC/ SINC N/A Ancient Woodland / Veteran Trees N/A 0 Ancient Woodland / Veteran Trees N/A 0 Flood Risk Zone 3 N/A 0 Registered Park & Garden N/A 0 Operational Burial Ground N/A 0 Operational Burial Ground N/A 0 Operational Burial Ground N/A 0 Common Land N/A 0 Existing Policy Designations (list)  The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. The southwest of the sub-parcel adjoins the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Any expansion of Aldridge eastwards would weaken the gap between Aldridge and Streetly (adjoining Sutton Coldfield), notably when travelling along Little Aston Road and the raliway line between the two settlements, and would increase containment of Green Belt land to the north and south.  Landscape Sensitivity  The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character.				Name / Detail	S						СО	vered
Local Nature Reserve   N/A	SSSI/ SAC/ SI	SSSI/ SAC/ SINC										
Registered Park & Garden   N/A   0   0	Ancient Woodla	and / \	/eteran Trees	N/A							0	
Registered Park & Garden N/A 0 0   Scheduled Ancient Monument N/A 0 0   Operational Burial Ground N/A 0 0    Common Land N/A 0 0    Existing Policy Designations (list)    Green Belt and Landscape Sensitivity Assessment    Criteria Assessment Rating   Green Belt Harm    The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. The southwest of the sub-parcel adjoins the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Any expansion of Aldridge eastwards would weaken the gap between Aldridge and Streetly (adjoining Sutton Coldfield), notably when travelling along Little Aston Road and the railway line between the two settlements, and would increase containment of Green Belt land to the north and south.  Landscape Sensitivity    The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character.			е								0	
Scheduled Ancient Monument   Ni/A   Operational Burial Ground   Ni/A   Oto												
Operational Burial Ground   N/A   N/A   O   O												
Sad Green Belt - ENV1												
SAD Green Belt - ENV1		rial Gr	round									
Criteria   Assessment   Rating		1041	D.O D.H. E								0	
Green Belt Harm  The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. The southwest of the Sub-parcel adjoins the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Any expansion of Aldridge eastwards would weaken the gap between Aldridge and Streetly (adjoining Sutton Coldfield), notably when travelling along Little Aston Road and the railway line between the two settlements, and would increase containment of Green Belt land to the north and south.  Landscape Sensitivity  The sub-parcel makes a strong very light by sprawl of the Sprawl of the West Midlands conurbation. Any expansion of Aldridge eastwards would weaken the gap between Aldridge and Streetly (adjoining Sutton Coldfield), notably when travelling along Little Aston Road and the railway line between the two settlements, and would increase containment of Green Belt land to the north and south.  Landscape Sensitivity  The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character.	Designations		o Green Ben - L	1441								
Green Belt Harm  The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. The southwest of the sub-parcel adjoins the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Any expansion of Aldridge eastwards would weaken the gap between Aldridge and Streetly (adjoining Sutton Coldfield), notably when travelling along Little Aston Road and the railway line between the two settlements, and would increase containment of Green Belt land to the north and south.  Landscape Sensitivity  The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character.			Green Belt au	nd Landscape	Sensiti	vity	As	sessi	ment			
Harm contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. The southwest of the subparcel adjoins the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Any expansion of Aldridge eastwards would weaken the gap between Aldridge and Streetly (adjoining Sutton Coldfield), notably when travelling along Little Aston Road and the railway line between the two settlements, and would increase containment of Green Belt land to the north and south.  Landscape Sensitivity  Landscape Sensitivity  The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character.	Criteria /	Asses	ssment		Rati	ng						
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Sensitivity overall moderate-high sensitivity to residential and employment development, based on its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character.				idered to have a	n High	$\frac{1}{1}$	N	lod	Mod	Lo	w	Low
residential and employment development, based on its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character.												
development, based on its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character.												
its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character.												
undeveloped character.	i i	ts com	bination of pron	in			Х					
Detailed accomment against anvironmental social and accommic aritoria		<u>indeve</u>										

Detailed assessment against environmental, social and economic criteria

Criteria						
	Environmental					
Greenfield/ Previously Developed Land	Although predominantly Greenfield, historic maps and planning history indicate that there was a bungalow in the West corner of the parcel		х			
Topography	The area is flat but lower than the adjacent agricultural field to the South.			X		
Agricultural Land Quality	The Holford Farm map indicates that the land is classed as agricultural land graded 3a. This is considered to be high quality agricultural land.	Х				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are trees along the boundary which may be worthy of protection and if retained would significantly reduce the developable area. A tree survey is required.	Х				
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		x			
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х		
Impact on visual amenity of adjacent land users, including existing residents	The parcel is very small and any development would unlikely result in any significant local impact with less impact on visual amenity in any wider sense. Existing trees could be mitigation.			x		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Most of the site is an existing pool which is likely to be due to the adjoining field and the topography. Mitigation could be significant and outside of the parcel.	х				
Ground Contamination	No record of ground contamination here.			Х		
Ground stability Air Quality impact of adjoining uses	No record of ground stability issues here.  Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X		
Noise impact of adjoining uses	There are no significant noise constraints which would need to be considered for housing or employment development.			х		
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		х			
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х		

Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
Other Environmental	Economic			
Employment	This site does not meet the threshold for employment			
Development	allocation in the Black Country Plan.	X		
Opportunities	allocation in the Black Country Flan.	- 1		
Employment Land	Not employment land other significant issues exist.			
		X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Footpath 48 Aldridge continue across Druids Heath Golf Course on the south side of Hobbs Hole Lane but doesn't cross the below shaded site.		х	
Highways access and transportation	This narrow wedge of land could potentially be developed for a small number of dwellings. Improvements Hobs Hole Lane in the form of footway provision and, potentially, an uncontrolled pedestrian crossing on Chester Road, may be required. Alternatively the site could be incorporated into the larger CFS317 site to the south.		х	
Impact on the wider	No concerns raised.			Х
road network Other Economic				
(specify)				
	Social			
Access time by wal	king or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health	The whole site is more than 15 minutes walking distance of	Х		
Centre/Walk in	a Health Centre Area			
Strategic Centre/Employment Area	The whole site is within 30 minutes public transport distance of an Employment Area			
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	Х		
Any character constraints on density (list)	The only houses nearby are semi-detached and traditionally s	styled.		

Connections to local cycle route networks	No connec	ctions to a local cyc		Х					
Public Open Space	Not public	open space.					Х		
Loss of Playing Field		result in the loss of	f a playing field o	r sports pitch.			х		
/ Sports Pitches							^		
Other Social									
<b>Opportunities</b>									
The site could be incorporated into the larger CFS317 site to the south.									
	Sustainability Appraisal								
Sustainability Appraisa	al Housing	The site has some	e negative impac	ts for SA Object	ives 2,	3, 5, 6	5, 7,		
Conclusion		9, 12, 14 and pos	itive impact for S	A Objectives 10	, 13				
Sustainability Appraisa		The site has some			ives 2,	3, 5, 6	5, 7,		
Employment Conclusion	on	9, 12 and positive	impact for SA O	bjectives 13					
		Conclu	usion						
High green belt and la	ndscape hai	m combined with s	significant charac	ter impact if dev	eloped	l. Smal	l plot,		
	mainly a pond, could provide mitigation required outside of the parcel, scope to be included with CFS 317								
	to provide visual and drainage mitigation but adjacent land has similar green belt, landscape and amenity								
constraints and develo	pment is un	likely to be support	ted.						

Site Addres	s	Land adjacen	t Irish Harp, No	orth of L	ittle	e Ast	on Ro	ad			
Ward		Aldridge Cent South	tral and	Call fo	r S	ite F	Ref	Green	Belt F	Parce	l 056
Site Area (h	ıa)	3.71									
Site Refere	nce	SA-0248-WA	L								
			Background	d/Conte	xt						
Current uses (list)	Agr	iculture									
Surrounding land uses		To the North agriculture, East a Public House, to the South residential and to the West leisure uses.									
			Constra	aints							
Gateway Constraints (where affecting part of submitted site)  Name / Details			6						co	nount vered a's)	
SSSI/ SAC/ S			N/A							0	
		/eteran Trees	N/A							0	
Local Nature		9	N/A							0	
Flood Risk Zo			N/A							0	
Registered Pa			N/A							0	
Scheduled Ar			N/A							0	
Operational B		ound	N/A							0	
Common Lan		D Green Belt - E	N/A							0	
Existing Polic Designations (list)	y SAI	o Green Beit - E	IN V I								
			nd Landscape				sess	ment			
Criteria		sment		Rat	_						
Green Belt		b-parcel makes		Very High		High	Mod High	Mod	Low Mod	Low	Very
Harm		ution to preventi est Midlands con		Har		Har	Har	Har	Har	Har	Har
		ining the separa		m		m	m	m	m	m	m
		reetly (adjoining		)							
		eventing encroad		<b>'</b>							
		yside. The south									
		adjoins the settle									
		je, which forms p									
		ds conurbation.		of							
		je eastwards wo		X							
		tween Aldridge									
		ing Sutton Coldf									
		ravelling along L e railway line bet									
		nents, and would									
		nment of Green I									
		and south.									
Landscape		ndscape is consi	dered to have a	n Hig	h		/lod	Mod	Lo	w	Low
Sensitivity	overall	moderate-high	sensitivity to			Н	ligh		Mo	od	
	reside	ntial and employ	ment								
		pment, based or									
			ination of pronounced slopes (ir				X				
		and its strongly r									
	undeve	eloped character	ped character.								

Detailed assessment against environmental, social and economic criteria

Criteria	Assessment	Rating			
	Environmental				
Greenfield/ Previously Developed Land	The parcel is greenfield.	Х			
Topography	The site slopes significantly from the North down to the South and is considered to be a constraint to development.		X		
Agricultural Land Quality	Apart from the North West area which is 3b The Holford Farm map indicates that the land is classed as agricultural land graded 3a. This is considered to be high quality agricultural land.	Х			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The are no protected trees here, although there are a number of established trees which may be worthy of retention around the perimeter of the parcel, the retention of which would not significantly reduce the developable area.		х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х	
Impact on visual amenity of adjacent land users, including existing residents	Due to the Topography and existing character of the area, development here would have a significant impact on the rural character of the area, in particular from the highway in particular Little Aston Road, significant wider impacts would be seen from land to the South which are lower ground meaning that the impact would be significant and out of character.	х			
Flood risk, drainage and ground water	Not in a flood zone 2 or 3. Scope for SUDS.			х	
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х		
Ground stability	No records of ground stability issues here.			Х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.		V	Х	
Noise impact of adjoining uses	Road noise in relation to housing development can be mitigated for and due to the distance to neighbouring uses an employment might be acceptable with mitigation.		X - Em plo yme nt	X - Res iden tial	

Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
Francis von aust	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Approximately 1.19 ha of the site is covered in a high power line which would prevent development below them and in close proximity which would have a significant impact on the capacity of the site.	X		
Highways access and transportation	Gould Firm Lane is unsuitable for access unless significant upgrading including carriageway widening and footway provision. Access onto A454 Little Aston Road could be possible subject to significant improvements including footway provision, possible localised widening to provide a right turn lane and pedestrian crossing facilities. The site is relatively remote and questions whether development on this site would meet National and Local sustainability and accessibility policies.  Commercial uses could be possible due to its proximity to the strategic highway network subject to a suitable access being possible.	х		
Impact on the wider road network	Wider road network improvement required although not significant in a wider context could be a cost barrier to developing this parcel in isolation.	Х		
Other Economic (specify)				
	Social			

Access time by wall	king or publi	c transport (except Primary schools: walking only) t	o key r	esider	ntial		
		ces in accordance with BCP Policy HOU2.					
Primary School	The whole a Primary	site is more than 15 minutes walking distance of School	X				
Secondary School		site is within 20 minutes public transport distance adary School			Х		
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of Centre Area	Х				
Strategic Centre/Employment Area		site is within 30 minutes public transport distance loyment Area					
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	X				
Any character constraints on density (list)  The character of nearby housing is a mix or terraced, semi-detached and detached traditional styled houses.							
Connections to local cycle route networks	No connec	ction to a local cycle route network.	Х				
Public Open Space	Not public	open space.			Х		
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х		
Other Social							
		Opportunities					
No specific op	portunities i	dentified. X					
		Sustainability Appraisal					
Sustainability Appraisa Conclusion	al Housing	The site has some negative impacts for SA Object 7, 9, 12, 14 and positive impact for SA Objectives			5, 6,		
Sustainability Appraisa Employment Conclusion		The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12 and positive impact for SA Objectives 13					
		Conclusion					
	ue to the cha	and landscape harm area and development would aracter of the area and topography, in addition highwarrier.					

Site Addres	ss	Land to the re	ear of Wheatlan	d Grove	& Hay	/field (	Grove				
Ward		Aldridge Cent South	tral and	Call for	Site I	Ref	Green	Belt F	Parcel	070	
Site Area (h	na)	1.38									
Site Refere	nce	SA-0249-WA	L								
			Background	I/Conte	<b>c</b> t						
Current uses	Agr	iculture		.,							
(list)											
Surrounding land uses	Tot	the North is a sc	hool, the East ar	nd South	agricult	ture an	d reside	ntial to	the W	est	
			Constra	ints							
Gateway Constraints (where affecting part of submitted site)			Name / Details	3					CO	nount vered a's)	
SSSI/ SAC/ S			N/A						Ò	,	
Ancient Wood			N/A						0		
Local Nature Flood Risk Zo		9	N/A N/A						0		
Registered Pa		arden	N/A						0		
Scheduled Ar			N/A						0		
Operational E		ound	N/A						0		
Common Lan			N/A						0		
Existing Police Designations (list)	-	O Green Belt - E	INV I								
			nd Landscape			ssess	ment				
Criteria		sment		Rati	ng						
Green Belt Harm		b-parcel makes	a strong ing the sprawl of	Very High	High	Mod High	Mod	Low Mod	Low	Very	
Hallii		est Midlands con		Har	Har m	Har	Har m	Har	Har m	Har	
		ining the separa		m	- "	m	- '''	m	1111	m	
			Sutton Coldfield	),							
		eventing encroa									
	-	/side. The A452 a clear boundary									
		release of the				х					
		t having too grea				^					
			d the railway line								
			over that forms its rould limit impact								
		countryside bey									
Landscape			idered to have ar	n High	n N	Mod	Mod	Lo	w	Low	
Sensitivity	overall	moderate sensi	tivity to residentia	al	H	ligh		Mo	d		
			n the absence of								
		inced landform f of rural charact									
		atterns, the comb									
			d the presence of	of							
		ent pylon routes					X				
			idered to have an	1							
		moderate sensi	tivity to ent. The area ha	9							
	a degre	ee of rural chara features of valu	cter, with some	3							

would be developed and larger set height. scale eximpacting value.	ttern west of the A452 which we disrupted by large scale ment. There are some existing cale industrial/employment areas ge agricultural buildings, which back from the roads and low in There is the potential for small expansion these areas without and existing landscape features of  sessment against environmental, social and economi	c crite	aria			
Criteria	Assessment	Rati				
	Environmental					
Greenfield/ Previously Developed Land	The parcel is greenfield.	Х				
Topography	The parcel slopes down from North to South, this drop is considered moderate and would not be a significant barrier to development.		Х			
Agricultural Land Quality	No information available.	Х				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There is one protected tree at the far North of the site reference: AB 9/1964 T5. There are other established trees around the perimeter of the site which may be worthy of retention and a tree assessment is required. If all tree merit					
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X			
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			x		
Impact on visual amenity of adjacent land users, including existing residents	The parcel can be seen just from 5 houses, the topography means that there is a long view from these houses of fields, however it is considered that the reduction of visual amenity would not be significant by itself to warrant the retention of the field for agriculture and so the local impact would not be significant. Because of the shallow depth of the parcel when seen from houses on higher ground in the West it would be seen in the context of existing housing, likewise views from the adjacent public footpath would be similar.			х		
Flood risk, drainage and ground water	Not in a flood zone 2 or 3. Scope for SUDS.			X		

Ground	No record of ground contamination here.			v
Contamination	-			Х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	An employment use would likely result in unacceptable noise and disturbance to residents and students. A residential use would be similar to existing adjoining uses and raise no concerns.	X - Em plo yme nt		X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is a footpath to the North adjacent the site.		X	
Highways access and transportation	Access to this site is via Daniels Lane along the northern boundary. Daniels Lane is unadopted and is considered unsuitable to serve as access to a residential without upgrading along the site frontage involving possible land acquisition. It is possible that limited access could be achieved by acquisition of property in Wheatland Grove.	х		
Impact on the wider road network	No concerns raised			X

Other Economic								
(specify)								
			cial					
Access time by wall	Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.							
Primary School	The whole Primary S		ninutes walking di	stance of a			Х	
Secondary School	of a Secor	ndary School	minutes public tran				Х	
GP/Health Centre/Walk in		site is more than Centre Area	15 minutes walkir	ng distance of	X			
Strategic Centre/Employment Area		site is within 20 r loyment Area	minutes public tran	sport distance			х	
Centre/Foodstore		predominantly m f a Fresh Food ar	es walking	X				
Any character constraints on density (list)  The adjacent houses are modern traditionally designed modest detached houses on small plots.								
Connections to local cycle route networks	No connec	ction to a local cyc	cle route network.		X			
Public Open Space	Not public	open space.					Х	
Loss of Playing Field / Sports Pitches	Would not	result in the loss	of a playing field o	or sports pitch.			Х	
Other Social								
		Oppor	tunities					
Potential opportunity purchase of			Х					
		Sustainabil	ity Appraisal					
Sustainability Appraisa Conclusion		SA not required	due to gateway co	onstraints.				
Sustainability Appraisal Employment Conclusion  SA not required due to gateway constraints.								
There is no suitable a		Conc	lusion					

There is no suitable access to the site. Residential uses do not raise significant concerns however the need to purchase property/land outside of the parcel and which has not come forward as part of the call for sites consultation to facilitate the development, is a gateway constraint.

Site Address	S	Between Little	e Aston Road &	Cheste	r Road	ł				
Ward		Aldridge Cent South	tral and	Call for	Site I	Ref	Greer	n Belt F	Parcel	058
Site Area (ha	a)	0.94								
Site Referen	се	SA-0251-WA	L							
			Background	I/Contex	ĸt					
Current uses (list)	Hor	siculture.								
Surrounding land uses	Pub		e Aston Road wit e East is a busy i al.							
			Constra	ints						
Gateway Constraints (where affecting part of submitted site)  Name / Details				3					co	nount vered n's)
SSSI/ SAC/ SI			N/A						0	
Ancient Wood			N/A						0	
Local Nature F		9	N/A						0	
Flood Risk Zor			N/A						0	
Registered Pa			N/A N/A						0	
Scheduled And Operational Bu			N/A N/A		0					
Common Land		Ourid	N/A						0	
Existing Policy Designations (list)	JAI	O Green Belt - E	nd Landscape	Sansitiv	zitv. Λε	22022	ment			
Criteria	Δεερε	sment	iu Lanuscape	Ratir		3553	illelit			
		b-parcel makes	a strong	Very		Mod	T	Low		Very
Harm	contrib the We	ution to preventi est Midlands con	ng the sprawl of urbation,	High Har m	High Har m	High Har m	Mod Har m	Mod Har m	Low Har m	Low Har m
maintaining the separa and Streetly (adjoining and preventing encroa countryside. The south parcel adjoins the settl Aldridge, which forms Midlands conurbation. Aldridge eastwards wo gap between Aldridge (adjoining Sutton Coldwhen travelling along I and the railway line be settlements, and would containment of Green north and south.		Sutton Coldfield chment on the west of the sub- ement edge of part of the West Any expansion of the West Any expansion of the weaken the and Streetly ield), notably ittle Aston Road tween the two I increase Belt land to the	f X			Mod				
Sensitivity	overall resider	moderate-high s	ment			Mod High	Mod	Lo Mo		Low
	of pron strongl	ounced slopes ( y rural, undevelo	ped character.			X				
Deta	iled as	ssessment aga	ainst environn	nental, s	ocial	and e	conom	ic crit	eria	

Criteria	Assessment	Rating			
	Environmental				
Greenfield/ Previously Developed Land	The parcel is greenfield.	Х			
Topography	The parcel has little if any change in topography.			Х	
Agricultural Land Quality	Not agricultural land.			Х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, there are established trees around the parcel which may be worthy of retention and a tree assessment is required. If some or all of the trees were retained there would not be a significant impact on the capacity for development on the parcel.		х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2  This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Urban Matrix Recovery Zone		X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х	
Impact on visual amenity of adjacent land users, including existing residents	There would be a significant change in character in this prominent area between Aldridge and Streetly which is semi-rural and which this parcel contributes to that character. Development here would be seen from adjacent highway users and from adjoining houses. Residential buildings would have less impact than employment buildings due to the presence of existing houses here but would still be significant, employment use buildings would have more impact. Due to the topography of the parcel and surrounding sites there would be less than significant wider impacts.	X			
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х	
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х		
Ground stability	No record of ground stability issues here.			Х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х	
Noise impact of adjoining uses	Noise mitigation from the adjoining can be mitigated for in respect of housing. Employment uses could have an unacceptable impact on existing residential houses for which mitigation and restrictions on employment uses could render such development unviable.	X - Em plo yme nt	X - Res ide ntia I		

Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for bedrock and			
Resource Areas	superficial sand and gravel shall take place.		Х	
Mineral	No mineral infrastructure constraints.			
Infrastructure and				х
Brickworks				^
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities	Little Aston WwTW has capacity for 4780 houses. It has			
- electricity, gas,	limited headroom for population increase due to housing			
water, sewage	forecast and limited capacity available performance.			
treatment	However there are no physical constrains preventing			
	expansion.			
	Broadband superfast speeds are available in this area.		Х	
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
	growth.			
Infrastructure	No evidence of infrastructure constraints.			
constraints on /				
under site (electric				
cables/sub-stations,				Х
water/sewage pipes,				^
gas pipes, pylons,				
culverts, rights of				
way) Highways access	Potential for access onto A454 Little Aston Road or A452			
and transportation	Chester Road subject to visibility requirement being met.			
and transportation	Footway widening will be required along the Little Aston			
	Road frontage. Direct frontage access to individual			
	dwellings will be restricted. Some commercial uses could			
	be considered. Notwithstanding there are existing		Х	
	residential properties in the locality, the sites relative			
	remoteness questions whether development on this site			
	would meet National and Local sustainability and			
	accessibility policies, however there are bus services on			
	Little Aston Road.			
Impact on the wider	No concerns raised.			Х
road network Other Economic				
(specify)				
(Specify)	Social			
Access time by wal	king or public transport (except Primary schools: walking only) to	o kev r	esiden	tial

Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.

Primary School	The whole site is more than 15 minutes walkin	g distance of	Х				
1 Illiary Corloca	a Primary School						
Secondary School	The whole site is within 20 minutes public tran	sport distance			Х		
Occordary Corloca	of a Secondary School				^		
GP/Health	The whole site is more than 15 minutes walkin	g distance of	Х				
Centre/Walk in	a Health Centre Area						
Strategic	The whole site is within 20 minutes public transport distance						
Centre/Employment	of an Employment Area				X		
Area							
Centre/Foodstore	The whole site is more than 15 minutes walkin	g distance of	Х				
	a Fresh Food and Centre Area						
Any character The character is defined by large traditional styled detached houses on medium							
constraints on	constraints on to large plots and traditionally styled detached houses on medium sized plots.						
density (list)							
Connections to local	No connection to a local cycle route network.		Х				
cycle route networks			^				
Public Open Space	Not public open space.				X		
Loss of Playing Field	Would not result in the loss of a playing field o	r sports pitch.			Х		
/ Sports Pitches					^		
Other Social							
	Opportunities						
No specific opp	ortunities identified.	Х					
	Sustainability Appraisal						
Sustainability Appraisa		ts for SA Object	ives 1,	2, 5, 6	. 7,		
Conclusion	9, 12, 14 and positive impact for Sa	•		•	, .		
Sustainability Appraisa		•	,				
Employment Conclusion							
' '	Conclusion						

High green belt and landscape harm and significant local visual harm to the semi-rural character of the area in respect of residential and a greater impact from employment uses which are also not compatible with adjacent land uses likely to require mitigation and restrictions which make such uses unviable.

Site Addres	SS	Land North of	Bourne Farm									
Ward		Aldridge Cent		Ca	ıll for	Site F	Ref	Green	Belt F	Parce	063	
Site Area (l	na)	0.33										
Site Refere	nce	SA-0253-WA	<u> </u>									
			Background	d/C	ontex	t						
Current uses	And	cillary garden to t	ormer restauran	nt an	d anci	llary la	nd adi	oining fa	arm bui	Idings		
Surrounding land uses	urrounding To the North is the railway and agricultural land beyond. To the East is a residential											
			Constr	aint	S							
Gateway Co affecting pa		ts (where bmitted site)	Name / Details	S						СО	nount vered a's)	
SSSI/ SAC/ S	SINC		N/A							Ò		
		/eteran Trees	N/A							0		
Local Nature	Reserv	e	N/A							0		
Flood Risk Zo	one 3		N/A							0		
Registered P	ark & G	arden	N/A							0		
Scheduled A			N/A							0		
Operational E		round	N/A							0		
Common Lar			N/A							0		
Existing Police Designations (list)	,	D Green Belt - E	NV1									
			nd Landscape	Se Se			sess	ment				
Criteria		ssment			Ratin	ıg						
Green Belt		ib-parcel makes			Very	High	Mod	Mod	Low	Low	Very	
Harm		oution to all Gree			High Har	Har	High Har	Har	Mod Har	Har	Low Har	
		panding the Gree this location from			m	E	m	m	m	m	m	
		Aldridge or Stree										
		narrow gap betv										
	would	therefore be high	n for release in									
		ction with releas				Χ						
		etween the sub-p										
		y. Harm would b										
		e to encompass	and between the	е								
Landscape		<u>ea and Aldridge.</u> ndscape is consi	dered to have a	n	High		/lod	Mod	Lo	w	Low	
Sensitivity		l moderate sensi					ligh		Mo			
		pment, based or	•	_								
		inced landform f										
		e of rural charact										
		atterns, the comb		,								
		nclosed areas an		of								
			ent pylon routes.									
		ndscape is considered to have an moderate sensitivity to						X				
		yment developm		as								
		ee of rural chara										
	natura	l features of valu	e and a historic									
		attern west of the										
		be disrupted by										
	aevelo	pment. There ar	e some existing									

and larg are set height. scale e impacti value.	cale industrial/employment areas ge agricultural buildings, which back from the roads and low in There is the potential for small xpansion these areas without ng existing landscape features of  sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Rati		
	Environmental			
Greenfield/	The parcel is greenfield.			
Previously		X		
Developed Land				
Topography	The land slopes down from North to South, however this is not significant. The land to the West of the parcel is significantly low, the tree boundary likely helps retain the steep bank, land to the South is also on much lower ground.	х		
Agricultural Land Quality	Not agricultural land.			X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are established tree around the boundary of the parcel which could be worthy of retention and require assessment.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	The railway bridge is adjacent the parcel and is locally listed. HER number: 1879. Carries the former Midland Railway Water Orton Branch over Chester Road. Blue engineering brick. Large-span segmental arch built on a skew.		x	
Impact on visual amenity of adjacent land users, including existing residents	Development here would be incongruous and have significant local and wider visual impact due to the elevated position which would be seen when leaving Streetly and which would likely open up views of the existing houses to the West which along parts of Chester Road are not prominent.	х		
Flood risk, drainage and ground water	Although not in a flood zone 2 or 3, due to the topography the parcel could contribute to an existing flood zone 3 area to the South and a SUDS scheme would be necessary to ensure that there is no increased flood risks.		х	
Ground Contamination	The parcel has a record of ground contamination which requires assessment during development. Ground gas issues are likely – Bourne Farm housing built with ground		x	

	gas protection – site investigation carried out but no current access to records.			
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
adjoining uses	-			^
Noise impact of adjoining uses	The restaurant to the South could be put back into use. There is a current application for a nursery. In either case it is considered that there is sufficient space between the parcel and the building that noise mitigation in respect of	X - Em	X - Res	
	future housing can be achieved, however the railway is on the opposite side, overall there could be a reduction in the developable area. An employment use would have an unacceptable impact on the adjoining houses.	plo yme nt	ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel shall take place.	X- Res ide ntia I	X- Em plo yme nt	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Branton Hill Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		X	
Waste Infrastructure	The site is within 250m of Branton Hill Quarry although recorded as being infilled and not operational, the site was in operation at the time of the site visit and for the purposes of this assessment is fully taken into account.		X- Res ide ntia	X- Em ploy men
Other Farrison mental	Quarry site closed in Ma		_	t
Other Environmental	No other issues identified.			Х
Employment	Economic  This site does not meet the threshold for employment			
Development Opportunities	allocation in the Black Country Plan.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be		x	
	managed through Western Power Distribution and Cadent			

		rd asset management plans in advance of future					
	growth.						
Infrastructure		36, 37 and 38 Aldridge cross the Bliss quarry and					
constraints on /	enabling re	esidential development sites.					
under site (electric							
cables/sub-stations,					Х		
water/sewage pipes,							
gas pipes, pylons,							
culverts, rights of							
way)	^	this site would not be considered onto A452					
Highways access		this site would not be considered onto A452					
and transportation		oad due to its proximity to the railway bridge and netry. Access will therefore be over third party land	X				
i.		netry. Access will therefore be over third party land outh or west.					
Impact on the wider	No concer						
road network	INO COLICE	ns raiseu.			Х		
Other Economic							
		Social					
Access time by walk	king or publi	c transport (except Primary schools: walking only) t	o key r	esiden	tial		
	servic	ces in accordance with BCP Policy HOU2.					
Drimany School	The whole	site is more than 15 minutes walking distance of	Х				
Primary School	a Primary		^				
Secondary School		site is within 20 minutes public transport distance			Х		
•		ndary School					
GP/Health		site is more than 15 minutes walking distance of	Χ				
Centre/Walk in		Centre Area					
Strategic		site is within 30 minutes public transport distance					
Centre/Employment	of an Emp	loyment Area					
Area Contro/Foodstore	The stubole	10 10 mm of the AF minutes walking distance of					
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	X				
Any character		cter is defined by large traditional new houses on m	adium	eized i	nlots		
constraints on	THE GIAIA	cter is defined by large traditional new houses on in	Culuiii	SIZCU	piots.		
density (list)							
Connections to local	No connec	ctions to a local cycle route network.					
cycle route networks	INO OCITICA	otions to a local cycle reate nettient.	X				
Public Open Space	Not public	open space.			Х		
Loss of Playing Field		result in the loss of a playing field or sports pitch.					
/ Sports Pitches					Х		
Other Social							
		Opportunities					
No specific op	portunities i	dentified. X					
		Sustainability Appraisal					
Sustainability Appraisa	I Housing	SA not required due to gateway constraints.					
Conclusion		SA not required due to gateway constraints.					
Sustainability Appraisa		SA not required due to gateway constraints.					
Employment Conclusion	on	· · · · · · · · · · · · · · · · · · ·					
		Conclusion					

No access is a gateway constraint for this parcel, in addition the visual harm from developing the parcel would be significant due to the topography and the parcel is unlikely to deliver more than a few houses limited due to the parcel size. Noise mitigation would also be significant and employment uses incompatible with the existing surrounding uses.

In addition the site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic which is a significant barrier to housing development.

Site Addres	s	Land rear of	41 - 47 Little Ha	rdwick F	Road a	nd Le	ster Gr	ove.			
Ward		Aldridge Cent South	tral and	Call for	Site I	Ref	Green	Belt F	Parcel	081	
Site Area (h	a)	1.06									
Site Referei	псе	SA-0255-WA	L								
			Background	I/Contex	ct .						
Current uses	For	mer plant nursei		.,							
(list)											
Surrounding land uses	Tot	the North and Ea	ast agriculture, to	the Sout	th resid	lential a	and to th	ne Wes	t agric	ulture.	
			Constra	ints							
Gateway Cor affecting par			Name / Details	3						ount vered i's)	
SSSI/ SAC/ S			N/A						Ò	,	
Ancient Wood			N/A						0		
Local Nature Flood Risk Zo		9	N/A N/A						0		
Registered Pa		arden	N/A						0		
Scheduled Ar			N/A						0		
Operational B	urial Gr	ound	N/A						0		
Common Lan			N/A					0			
Existing Policy Designations (list)  SAD Green Belt - ENV1											
		Green Belt a	nd Landscape	Sensitiv	vity As	ssess	ment				
Criteria		ssment		Rati	ng						
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low Mod	Low	Very Low	
Harm		ution to preventi est Midlands con	ng the sprawl of	High Har	Har	High Har	Har	Har	Har	Har	
		ining the separa		m	m	m	m	m	m	m	
			Sutton Coldfield	),							
		eventing encroa									
			arcel is contained	d							
		northwest and so nent edges of Alo									
		y, both forming p		X							
		ds conurbation.									
		weaken this nari									
	• .	hich is already o									
		d-over developn ood Road.	nent along								
Landscape			idered to have a	n High	<u> </u>	Mod	Mod	Lo	w	Low	
Sensitivity			tivity to residenti			ligh		Mc	od		
			n the absence of								
		inced landform f									
		of rural charact atterns, the comb									
			d the presence of	of							
		ent pylon routes					Х				
	The lar	ndscape is cons	idered to have a	1							
		moderate sensi									
		ment developm ee of rural chara	ent. The area ha cter, with some	S							

field par would be developed small so and larged are set height. scale ex impacting value.	features of value and a historic ttern west of the A452 which be disrupted by large scale of scale industrial/employment areas ge agricultural buildings, which back from the roads and low in There is the potential for small expansion these areas without and existing landscape features of sessment against environmental, social and economic	c crite	eria	
Criteria	Assessment	Ratin		
	Environmental			
Greenfield/ Previously Developed Land	The parcel is previously developed in part, it is difficult is determine the extent of this as the previous known use is not currently implemented, however it is estimated to be about 50% with the Eastern part predominantly not previously developed.		x	
Topography	The parcel is flat.			X
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are three TPO trees to the East of the site amongst a large group of trees which cover a third of the parcel. The TPO references are AB 9/1964 T130, T131 and T132. Within this area of trees there may be other trees which are worthy of retention and a survey would be required, there are also other trees around the boundary and across the site which also need assessment. If some or all of these trees merited retention there would be a significant impact on the developable area.	х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2  This site falls within two Nature Recovery Network Zones, Core Expansion Zone 2 and Urban Matrix Recovery Zone 2	X		
Heritage Assets on site or significantly affecting boundaries	No recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	There are a number of buildings on the parcel associated with the previous use and that use could be reinstated, if so it is likely that some of the areas within the parcel without buildings would be required for parking. The retention of trees to the East would restrict wider visual harm impacts from the urban area and views from the West would not be dissimilar to the existing view of the urbanised areas. For		х	

	these reasons the visual amenity impact of any development			
	here in a local or wider sense would not be significant.			
Flood risk, drainage	Not in a flood zone 2 or 3. Scope for SUDS.			
and ground water	The time the second of the second for the second for			Х
Ground	The parcel has a record of ground contamination which		.,	
Contamination	requires assessment during development.		X	
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
adjoining uses				^
Noise impact of	The nursery use could be re-instated and would likely			
adjoining uses	generate noise and disturbance through trips to and from			
	the buildings which would not be dissimilar to the comings	<b>X</b> -		Х-
	and goings from housing development or employment	Em		Res
	development. However employment development would	plo		iden
	likely cause noise and disturbance through the use and the	yme nt		tial
	restrictions and mitigation conditions required to ensure	THE.		
	satisfactory amenity could render such limited uses			
Mineral Extraction	unviable.  The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for bedrock and			
Resource Areas	superficial sand and gravel shall take place.		X	
1030dice Alcas	Superficial saile and graver shall take place.			
Mineral	No mineral infrastructure constraints.			
Infrastructure and				v
Brickworks				X
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to			х
Availability of utilities	be developed within the plan period.  Little Aston WwTW has capacity for 4780 houses. It has			
- electricity, gas,	limited headroom for population increase due to housing			
water, sewage	forecast and limited capacity available performance.			
treatment	However there are no physical constrains preventing			
	expansion.			
	Broadband superfast speeds are available in this area.		Х	
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
Liferit	growth.			
Infrastructure	There are no known infrastructure constraints here.			
constraints on /				
under site (electric				
cables/sub-stations,				х
water/sewage pipes,				
gas pipes, pylons, culverts, rights of				
way)				
u,	I .			

I limburgue	A ==== 1 :	this site appropriate he views a security			
Highways access and transportation	shared dri be unsuita acquisitior incorporat	this site appears to be via a narrow, private veway(s) from Little Hardwick Road. This would ble for any modest development without land a to provide a widened access. The site could be ed into a wider development package (CFS172). By to be suitable for any intensive commercial use.	x		
Impact on the wider	No wider of				Х
road network					
Other Economic					
(specify)		Social			
Access time by wall	king or publi	c transport (except Primary schools: walking only) t	o key r	esiden	tial
_	servio	ces in accordance with BCP Policy HOU2.			
Primary School	The whole a Primary	site is more than 15 minutes walking distance of School	X		
Secondary School		site is within 20 minutes public transport distance adary School			X
GP/Health	The whole	site is more than 15 minutes walking distance of	Х		
Centre/Walk in		Centre Area	^		
Strategic Centre/Employment Area		site is within 30 minutes public transport distance loyment Area			
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	X		
Any character constraints on density (list)		cter here is defined by traditional style bungalows a styled new large detached houses on modest plots.		dern	
Connections to local cycle route networks	No connec	ction to a local cycle route network.	X		
Public Open Space	Not public	open space.			Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х
Other Social					
		Opportunities			
CFS172 - combined Officers a	would remo				
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	al Housing	SA not required due to gateway constraints.			
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.			
		Conclusion			
would likely need to be	e retained s	e access without additional land which is a gatewa o only 50% of the parcel could be developed if oth in particular with neighbouring uses.			

Site Addres	s	Land South o	f Little Aston R	oad and	East c	of Gree	en Lane	)		
Ward		Aldridge Cent South	tral and	Call for	Site I	Ref	Green	Belt F	Parce	l 60
Site Area (h	a)	8.82								
Site Referen	псе	SA-0266-WA	L							
			Background	I/Contex	at .					
Current uses	Agr	iculture	<u> </u>							
(list)			<del> </del>							
Surrounding land uses	the		otel and agricultu ay line, quarry ar							e, to
			Constra	nints						
Gateway Cor affecting par			Name / Details	5					co	nount vered a's)
SSSI/ SAC/ S	INC		N/A						0	
Ancient Wood			N/A						0	
Local Nature		9	N/A						0	
Flood Risk Zo			N/A						0	
Registered Pa			N/A						0	
Scheduled Ar			N/A						0	
Common Lan	onal Burial Ground N/A on Land N/A			0						
Existing Policy Designations (list)	y SAI	O Green Belt - E	NV1							
1		Green Belt a	nd Landscape			ssess	ment			
Criteria		ssment		Ratir	ng	_			1	
Green Belt Harm	contrib the We	est Midlands con	ng the sprawl of	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
	separa (adjoin preven country southw settlem forms p conurb eastwa betwee Sutton travelling the rail settlem contain north a	nent edge of Ald part of the West pation. Any expanded ands would weak en Aldridge and a Coldfield), notal ing along Little A way line betweet ments, and would inment of Green I and south.	rield) and ent on the arcel adjoins the ridge, which Midlands en the gap Streetly (adjoiningly when ston Road and the two land to the Belt land to the	<b>x</b>						
Landscape Sensitivity			idered to have a	n High		Mod High	Mod	Lo		Low
Sensitivity	resider develo of pron	moderate-high a ntial and employ pment, based or nounced slopes ( y rural, undevelo	ment n its combination (in parts) and its			X		IVIC		

Detailed as	sessment against environmental, social and economic	c crite	eria	
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/ Previously Developed Land	The parcel is greenfield	Х		
Topography	The highest point of the parcel is to the South West and drops is height significantly to the North East. Although not a barrier to development this would be a constraint.		х	
Agricultural Land Quality	The Holford map indicates that the Northern part is a grade 2 and grade 3a, it is considered that on this basis the parcel is high agricultural land quality across the site.	х		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees. There are some established trees and hedges along the shared boundary which require assessment if some or all were retained there would not be a significant impact on the developable area.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required. In addition a survey is required to assess the impact on the wildlife corridor and to determine suitable mitigation.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	Development of this parcel would have a significant local and wider impact on the semi-rural character of the area which is predominantly defined by agricultural fields, the topography would ensure any development would be visible from a wide area including Lichfield and it would be prominent when travelling to and from Aldridge and Streetly.	х		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	The parcel has a record of ground contamination which requires assessment during development.		х	
Ground stability Air Quality impact of adjoining uses	No record of ground stability issues here.  Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
Noise impact of adjoining uses	There are no significant sources of noise here which would have an unacceptable impact on the amenities of residents here. An employment use here would impact on nearby houses in terms of noise and use restrictions would make employment uses unviable.	X - Em plo yme nt		X - Res iden tial

Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. In this instance the access is already off a strategic highway and is opposite the site having a less than significant impact on development. The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel shall take place.		x	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Branton Hill Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		х	
Waste Infrastructure	The site is within 250m of Branton Hill Quarry although recorded as being infilled and not operational, the site was in operation at the time of the site visit and for the purposes of this assessment is fully taken into account.  Quarry site closed in Ma		X- Res ide ntia I	X- Em ploy men t
Other Environmental	No other issues identified.			X
Employeeset	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Approximately 1.7 ha of the site is covered in a high power line which would prevent development below them and in close proximity which would have an impact on the capacity of the site and could result in a contrived layout.	X		
Highways access and transportation	Access to this could be from A4154 Little Aston Road or Green Lane. Extensive upgrading of the roads will be required including localised widening and footway provision. Notably there is no continuous footway provision along Little Aston Road to Aldridge Town Centre. The sites' relative remoteness questions whether development on this site would meet National and Local sustainability and accessibility policies, however there are buses which run on Little Aston Road. Without significant upgrading to Green Lane and Little Aston Road to A452 Chester Road, it is difficult to see how commercial development could be achieved.	X		

Impact on the wider	No concer	ns raised				
road network	140 Concer	ns raiseu.			Х	
Other Economic						
(specify)						
(opec)		Social				
Access time by wall	kina or publi	c transport (except Primary schools: walking only) t	o kev r	esiden	tial	
, , , , , , , , , , , , , , , , , , ,		es in accordance with BCP Policy HOU2.	, .	00.00.		
Diameter Outstand		predominantly more than 15 minutes walking				
Primary School	distance o	f a Primary School	X			
Casandan, Cabaal	The whole	site is within 20 minutes public transport distance			Х	
Secondary School		ndary School			^	
GP/Health	The whole	site is more than 15 minutes walking distance of	Х			
Centre/Walk in		Centre Area	^			
Strategic		site is within 20 minutes public transport distance				
Centre/Employment	of an Emp	loyment Area			Х	
Area						
Centre/Foodstore		the whole site is more than 15 minutes walking distance of				
		a Fresh Food and Centre Area				
Any character	The character of housing here is defined by large traditional styled detached					
constraints on	houses on	large plots.				
density (list)	NI.	Control to the standard				
Connections to local	No connec	ction to a local cycle network.	Х			
cycle route networks Public Open Space	Not public	open space			Х	
Loss of Playing Field		result in the loss of a playing field or sports pitch.			^	
/ Sports Pitches	vvoula fiot	result in the loss of a playing field of sports pitch.			Х	
Other Social						
Other Social		Opportunities				
No specific op	portunities i					
тто оробию ор	portaritios i	Sustainability Appraisal				
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object	ives 1	2 3 4	5	
Conclusion	ai i iousiiig	6, 7, 8, 9, 12, 14 and positive impacts for SA Object			΄, Ο,	
Sustainability Appraisa	al	·		o, .o		
Employment Conclusion		Assessment requested				
113/1113111 23/10100		Conclusion				
Highest green belt har	rm and land	scape sensitivity additional significant constraints in	nclude	visual	harm	
		and lack of suitable highway infrastructure, in pa				
		se are out of character.				

Site Addres	ss	Between Vigo	Road & Boatr	nan's Lar	ne					
Ward		Aldridge Cent South	ral and	Call for	Site I	Ref	Green	Belt F	Parcel	34
Site Area (I	ha)	0.35								
Site Refere	nce	SA-0277-WAI	_							
			Background	d/Contex	t					
Current uses (list)	Nil	use								
Surrounding		the North is a Ho			r quarr	y, to th	e South	is a qu	arry a	nd
land uses	indu	ustrial estate and								
			Constr							
Gateway Constraints (where affecting part of submitted site)			Name / Detail	5					co	nount vered a's)
SSSI/ SAC/ S			N/A						Ò	
		eteran Trees	N/A						0	
Local Nature Flood Risk Z							0			
Registered P		arden	N/A N/A				0			
Scheduled A			N/A					0		
Operational B			N/A						0	
Common Lar			N/A						0	
Existing Police Designations (list)	,	D Green Belt - El	NV1							
		Green Belt ar	nd Landscape			ssess	ment			
Criteria	Asses	ssment								
				Ratir	ng		_		ı	
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Green Belt Harm	contrib	b-parcel makes ution to maintain	ing the		High Har	Mod High Har	Har	Low Mod Har	Har	Very Low Har
	contrib separa	b-parcel makes ution to maintain tion of Aldridge	ning the and Brownhills,	Very High	High	High		Mod		Low
	contrib separa and Ale	b-parcel makes ution to maintain tion of Aldridge a dridge and Bloxy	ning the and Brownhills, wich, and a	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	contrib separa and Ale modera	b-parcel makes ution to maintain tion of Aldridge	ning the and Brownhills, vich, and a so preventing the	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	contrib separa and Ald modera sprawl and pro	b-parcel makes ution to maintain tion of Aldridge ard Bloxvate contribution to the West Midleventing encroad	ning the and Brownhills, wich, and a congreventing the lands conurbation the control on the	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	contrib separa and Ald modera sprawl and pro	b-parcel makes ution to maintain tion of Aldridge addridge and Bloxvate contribution to the West Mideventing encroadyside. The sub-p	ning the and Brownhills, wich, and a copreventing the lands conurbation the arcel is contained.	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	contrib separa and Ald modera sprawl and pro country to the i	b-parcel makes ution to maintain tion of Aldridge addridge and Bloxy ate contribution to the West Mideventing encroadyside. The sub-paorth and northw	ning the and Brownhills, wich, and a co preventing the lands conurbation on the arcel is contained to the co	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	contrib separa and Ald moders sprawl and pro- country to the it settlem	b-parcel makes ution to maintain tion of Aldridge addridge and Bloxy ate contribution to the West Mideventing encroadyside. The sub-phorth and northwhents of Brownhi	ning the and Brownhills, wich, and a conurbation or the arcel is contained and Shelfield	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	contrib separa and Ald moders sprawl and pro- country to the it settlem and to	b-parcel makes ution to maintain tion of Aldridge addridge and Bloxy ate contribution to the West Mideventing encroadyside. The sub-phorth and northwhents of Brownhithe south and ea	ning the and Brownhills, vich, and a congression or preventing the lands conurbation on the arcel is contained est by the lls and Shelfield ast by the	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	contrib separa and Ald moders sprawl and pro- country to the in- settlem and to settlem	b-parcel makes ution to maintain tion of Aldridge addridge and Bloxy ate contribution to the West Mideventing encroadyside. The sub-phorth and northwhents of Brownhi	ning the and Brownhills, wich, and a congreventing the lands conurbation on the arcel is contained est by the list and Shelfield ast by the ridge. Any	Very High Har m	High Har m	High Har	Har	Mod Har	Har	Low Har
	contrib separa and Ald modera sprawl and pro- country to the in settlem and to settlem bounda fragile	b-parcel makes ution to maintain tion of Aldridge addridge and Bloxy ate contribution to the West Mideventing encroacy side. The sub-parorth and northwhents of Brownhithe south and eart edge of Aldrary change would settlement gaps	ning the and Brownhills, wich, and a concentration of the arcel is contained the arcel is and Shelfield ast by the cridge. Any discount weaken the between	Very High Har m	High Har m	High Har	Har	Mod Har	Har	Low Har
	contrib separa and Ald modera sprawl and pro- country to the i settlem and to settlem bounda fragile Aldridg	b-parcel makes ution to maintain tion of Aldridge addridge and Bloxvate contribution to the West Mideventing encroacyside. The sub-parcet and northwhents of Brownhithe south and eart edge of Aldrary change would settlement gaps to and Brownhills	aing the and Brownhills, wich, and a so preventing the lands conurbation on the arcel is contained the last by the	Very High Har m	High Har m	High Har	Har	Mod Har	Har	Low Har
	contrib separa and Ale modera sprawl and pro country to the i settlem and to settlem bounda fragile Aldridg Aldridg	b-parcel makes ution to maintain tion of Aldridge addridge and Bloxy ate contribution to the West Mideventing encroacy side. The sub-parth and northwhents of Brownhithe south and early change would settlement gaps the and Brownhills and Subhall a	ning the and Brownhills, wich, and a so preventing the lands conurbation chment on the arcel is contained the last by the lidge. Any dischards weaken the between as as well as Shelfield, and	Very High Har m	High Har m	High Har	Har	Mod Har	Har	Low Har
	contrib separa and Ale modera sprawl and pro country to the i settlem and to settlem bounda fragile Aldridg Would is	b-parcel makes ution to maintain tion of Aldridge addridge and Bloxvate contribution to the West Mideventing encroacyside. The sub-parents of Brownhithe south and early change would settlement gaps and Brownhills pe, Rushall and Saffect the integrit	aing the and Brownhills, wich, and a concentration of the arcel is contained ast by the arcel is and Shelfield ast by the between s, as well as Shelfield, and by of adjacent	Very High Har m	High Har m	High Har	Har	Mod Har	Har	Low Har
	contrib separa and Ale modera sprawl and pre country to the re settlem and to settlem bounda fragile Aldridg would a Green	b-parcel makes ution to maintain tion of Aldridge and Bloxy ate contribution to fithe West Mideventing encroady side. The sub-phorth and northwhents of Brownhilthe south and eatent edge of Aldrary change would settlement gaps and Brownhills affect the integrit Belt either throught	aing the and Brownhills, wich, and a so preventing the lands conurbation chment on the arcel is contained est by the list and Shelfield est by the between s, as well as Shelfield, and by of adjacent gh increased	Very High Har m	High Har m	High Har	Har	Mod Har	Har	Low Har
	contrib separa and Ale modera sprawl and pre country to the re settlem and to settlem bounda fragile Aldridg would Green contain	b-parcel makes ution to maintain tion of Aldridge addridge and Bloxvate contribution to the West Mideventing encroacyside. The sub-parents of Brownhithe south and early change would settlement gaps and Brownhills pe, Rushall and Saffect the integrit	aing the and Brownhills, wich, and a copreventing the lands conurbation chment on the arcel is contained est by the list and Shelfield est by the between s, as well as Shelfield, and by of adjacent gh increased diconnectivity.	Very High Har m	High Har m	High Har	Har	Mod Har	Har m	Low Har
Harm	contrib separa and Ale modera sprawl and pre country to the re settlem and to settlem bounda fragile Aldridg Would Green contain The lar overall	b-parcel makes ution to maintain tion of Aldridge addridge and Bloxy ate contribution to of the West Mideventing encroacy side. The sub-parcet and northwhents of Brownhilthe south and early change would settlement gaps the and Brownhills affect the integrit Belt either through ment or reduced addrage is consimoderate sensiti	aing the and Brownhills, wich, and a conventing the lands conurbation on the arcel is contained the last by the convention of the last by the convention of adjacent gh increased do connectivity. It is and so the last by the last by the convention of adjacent gh increased do connectivity.	Very High Har m	High Har m	High Har m	Har	Mod Har m	Har m	Low Har m
Harm	contrib separa and Ale modera sprawl and pre country to the re settlem and to settlem bounda fragile Aldridg Would Green contain The lar overall and en	b-parcel makes ution to maintain tion of Aldridge addridge and Bloxy ate contribution to the West Mideventing encroacy side. The sub-parcet and northwhents of Brownhithe south and early change would settlement gaps the and Brownhills affect the integrif Belt either through moderate sensity moderate sensity ployment development development development development of the maintain ployment development and safety change is consistent of the maintain ployment development dev	aing the and Brownhills, wich, and a so preventing the lands conurbation on the arcel is contained the last by the last by the last by the last by the between as well as Shelfield, and by of adjacent gh increased donnectivity. It is and some the last by the last last last last last last last last	Very High Har m	High Har m	High Har m	Har	Mod Har m	Har m	Low Har m
Harm	contrib separa and Ale modera sprawl and pre country to the re settlem and to settlem bounda fragile Aldridg Would a Green contain The lar overall and en there a	b-parcel makes ution to maintain tion of Aldridge and Bloxy ate contribution to of the West Mideventing encroacy side. The sub-parcet and northwhents of Brownhilthe south and early change would settlement gaps and Brownhills and Brownhills affect the integrit Belt either through moderate sensing moderate sensing ployment develoure some criteria.	aing the and Brownhills, wich, and a so preventing the lands conurbation comment on the arcel is contained the last by the last last last last last last last last	Very High Har m	High Har m	High Har m	Mod	Mod Har m	Har m	Low Har m
Harm	contrib separa and Ale moders sprawl and pre country to the re settlem and to settlem bounds fragile Aldridg Would a Green contain The lar overall and en there a moders	b-parcel makes ution to maintain tion of Aldridge addridge and Bloxy ate contribution to the West Mideventing encroacy side. The sub-parcet and northwhents of Brownhithe south and early change would settlement gaps the and Brownhills affect the integrif Belt either through moderate sensity moderate sensity ployment development development development development of the maintain ployment development and safety change is consistent of the maintain ployment development dev	aing the and Brownhills, wich, and a so preventing the lands conurbation chment on the arcel is contained to the last by the lidge. Any discontained weaken the between so, as well as Shelfield, and by of adjacent gh increased disconnectivity. It dered to have tivity to residentic indicating a low is is counter	Very High Har m	High Har m	High Har m	Har	Mod Har m	Har m	Low Har m

across	and statutory sites extending arge parts of the area.			
	sessment against environmental, social and economi			
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/ Previously Developed Land	The land forms the banks to the canal which is on higher ground and is considered to be mainly developed.			х
Topography	Both parts of the parcel are significantly graded to account for the difference between the ground level and the Canal. This land cannot be regraded without significant supporting structures which would require part of the parcel and which are unlikely to	х		
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Trees cover more than 50% of the parcel and although not protected they are established and may be worthy of retention. A tree survey is required.	х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The canal is a SLINC and the trees in the parcel form part of the habitat of the SLINC and it is likely that any loss of trees would be detrimental to biodiversity.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value.  Predominant Ecological Valuation of the Black Country Green Belt Score = 5  The site falls within a Nature Recovery Network Core Habitat Zone	х		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The topography would ensure that any development here would be prominent and likely visible from Walsall Road to the South as well as the from the canal, this can be mitigated through design. There are considered to be no significant local impacts.			х
Flood risk, drainage and ground water	Although not in a flood zone 2 or 3 surface water runoff could contribute to adjacent flood risk zones and SUDS is required to mitigate for this and could have an impact on the developable area which is already limited which combined with the topography c	х		
Ground Contamination	All of the parcel has a record of land where contamination may need to be assessed during development. Mining of coal and lignite, brick and tile manufacture, subsequent infilling.		х	
Ground stability	Mining of coal and lignite. Coal mining risk assessment required.		Х	

Air Quality impact of adjoining uses	Walsall Road is in a Nitrogen Dioxide - Area of Exceedance 2015 zone which is in close proximity and may justify ventilation and extraction systems for houses or workplaces here.	Х		
Noise impact of adjoining uses	The parcel is adjacent active quarries and an industrial estate, any housing here would need significant noise mitigation which in private amenity areas would not be achievable. It is considered that satisfactory levels of amenity cannot be achieved here. An employment use here raises no significant noise concerns which can't be mitigated.			x
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Highfields North which is a dormant site and Sandown Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. As this is a dormant site, mineral working may not commence until a modern schedule of working conditions has been approved by the Council which allows for control over noise which would affect existing adjacent housing and taking account of the context of this existing site adjacent to houses noise mitigation would also benefit these houses. For these reasons the impact on this site is considered less than significant. Sandown Quarry is also subject to a call for sites submission, however until it is developed the above issues remain significant. The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.	X- Res ide ntia I	X- Em plo yme nt	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Highfield North and Sandown Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		х	
Waste Infrastructure	Within 250 metres of the site is Empire Treatment Works a large hazardous waste treatment and transfer facility, Highfields South Landfill Site, D E O'Reilly non hazardous waste transfer and Vigo Utopia treatment Plant which treats ground gas from the adj		X- Res ide ntia I	X- Em ploy men t
Other Environmental	No other issues identified.  Economic			Х
Employment	This site does not meet the threshold for employment			
Development Opportunities	allocation in the Black Country Plan.	Х		
Employment Land	Not employment land near to residential uses.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х

Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, pylons, dulverts, rights of way)  Highways access and transportation and transport distance of a Eresh Food and Centre Area  The whole site is within 15 minutes walking distance of a Fresh Food and Centre Area  The nearest residential properties are to the North Eas	Availability of utilities  – electricity, gas, water, sewage treatment	currently r limited hea however the provision of Broadband There are Minor local managed	WwTW has capacity for 3220 houses. Site is eceiving upgrades in AMP6 (2015-2020) It has adroom based on current quality performance here are no physical constrains regarding of additional treatment capacity. It is superfast speeds are available in this area, no significant gas capacity issues here. It is electricity capacity constraints will be through Western Power Distribution and Cadent rd asset management plans in advance of future		x	
and transportation  canal. It's not really possible to see how any of this site could be practically developed other than perhaps absorbed into the adjacent existing premises. No concerns raised about access.  Impact on the wider road network  Other Economic (specify)  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The site is predominantly more than 15 minutes walking distance of a Primary School  Secondary School  GP/Health  The whole site is within 25 minutes public transport distance of a Secondary School  GP/Health  Centre/Walk in Health Centre Area  Strategic  Centre/Employment  Area  Centre/Foodstore  The whole site is within 15 minutes public transport distance of an Employment Area  Any character constraints on density (list)  Connections to local cycle route networks.  Public Open Space  Not public open space.  Not public open space.  Opportunities  No specific opportunities identified.  Sustainability Appraisal  San or required due to gateway constraints.  Sustainability Appraisal  San or required due to gateway constraints.	constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	infrastruct work woul The towpa developme	ure to support the canal and significant structural d be required to develop any part of the parcel. Ith also runs adjacent the parcel. There is a ent buffer wh	X		
Contre/Foodstore	and transportation	canal. It's could be p into the acabout acce	not really possible to see how any of this site tractically developed other than perhaps absorbed lijacent existing premises. No concerns raised ess.			x
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School The site is predominantly more than 15 minutes walking distance of a Primary School  Secondary School The whole site is within 25 minutes public transport distance of a Secondary School  GP/Health The whole site is within 15 minutes walking distance of a Leattere/Walk in Health Centre Area  Strategic The whole site is within 20 minutes public transport distance of an Employment Area  Centre/Foodstore The whole site is within 15 minutes walking distance of an Employment Area  Any character The mearest residential properties are to the North East and are modern 3 - 4 storey flats over garages.  Connections to local cycle route networks  Public Open Space Not public open space.  Loss of Playing Field Vould not result in the loss of a playing field or sports pitch.  Other Social Opportunities  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  Sustainability Appraisal  Sustainability Appraisal  Sustainability Appraisal  Sustainability Appraisal	road network	No signific	ant concerns.			X
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School The site is predominantly more than 15 minutes walking distance of a Primary School  Secondary School GP/Health Centre/Walk in Health Centre Area Strategic Centre/Employment Area Centre/Foodstore The whole site is within 15 minutes walking distance of a Employment Area Area Centre/Foodstore The whole site is within 20 minutes public transport distance of an Employment Area Area Centre/Foodstore The whole site is within 15 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on density (list) Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Opportunities No specific opportunities identified.  Sustainability Appraisal Sustainability Appraisal SA not required due to gateway constraints Sustainability Appraisal Sustainability Appraisal Sa not required due to gateway constraints Sustainability Appraisal						
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School The site is predominantly more than 15 minutes walking distance of a Primary School  Secondary School The whole site is within 25 minutes public transport distance of a Secondary School  GP/Health The whole site is within 15 minutes walking distance of a Health Centre Area  Strategic The whole site is within 20 minutes public transport distance of an Employment Area  Centre/Femployment Area  Any character Centre/Foodstore The whole site is within 15 minutes walking distance of a Fresh Food and Centre Area  Any character Constraints on density (list)  Connections to local Centre Area The nearest residential properties are to the North East and are modern 3 - 4 storey flats over garages.  No connection to a local cycle route network.  Public Open Space Not public open space.  Loss of Playing Field / Sports Pitches  Other Social  Opportunities  No specific opportunities identified.  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  Sustainability Appraisal  SA not required due to gateway constraints.	(specify)		Social			
Primary School The site is predominantly more than 15 minutes walking distance of a Primary School The whole site is within 25 minutes public transport distance of a Secondary School GP/Health Centre/Walk in The whole site is within 15 minutes walking distance of a Health Centre Area Strategic Centre/Employment Area The whole site is within 20 minutes public transport distance of an Employment Area Centre/Foodstore The whole site is within 20 minutes public transport distance of an Employment Area Area Centre/Foodstore The whole site is within 15 minutes walking distance of a Fresh Food and Centre Area Any character constraints on density (list) Connections to local cycle route networks Public Open Space Loss of Playing Field Vould not result in the loss of a playing field or sports pitch.  Other Social  Opportunities No specific opportunities identified.  Sustainability Appraisal Sustainability Appraisal Sustainability Appraisal Sustainability Appraisal Sustainability Appraisal Sustainability Appraisal	Access time by wall	king or publi		o key r	esiden	tial
Secondary School   Secondary School   The whole site is within 25 minutes public transport distance of a Secondary School   The whole site is within 15 minutes walking distance of a Centre/Walk in Health Centre Area   X Health Centre Area   The whole site is within 20 minutes public transport distance of an Employment Area   X X X X X X X X X X X X X X X X X X				-		
GP/Health Centre/Walk in Strategic Centre/Employment Area  Centre/Foodstore  The whole site is within 20 minutes public transport distance of an Employment Area  Centre/Foodstore  The whole site is within 20 minutes public transport distance of an Employment Area  The whole site is within 15 minutes walking distance of an Employment Area  Any character Constraints on density (list)  Connections to local cycle route networks  Public Open Space Loss of Playing Field / Sports Pitches  Other Social  Opportunities  No specific opportunities identified.  Sustainability Appraisal  SA not required due to gateway constraints.  Sustainability Appraisal  SA not required due to gateway constraints.	Primary School	distance o	f a Primary School	Х		
Centre/Walk in   Health Centre Area   Strategic   The whole site is within 20 minutes public transport distance of an Employment Area   X   X   X		of a Secor	ndary School		Х	
Centre/Employment Area  Centre/Foodstore  The whole site is within 15 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on density (list)  Connections to local cycle route networks  Public Open Space  Loss of Playing Field / Sports Pitches  Other Social  Opportunities  No specific opportunities identified.  Sustainability Appraisal	Centre/Walk in	Health Ce	ntre Area		Х	
Any character constraints on density (list)  Connections to local cycle route networks  Public Open Space Not public open space.  Loss of Playing Field / Sports Pitches  Other Social  Opportunities  No specific opportunities identified.  Sustainability Appraisal  SA not required due to gateway constraints.	Centre/Employment Area	of an Emp	loyment Area		Х	X
constraints on density (list)  Connections to local cycle route networks  Public Open Space Not public open space.  Loss of Playing Field / Sports Pitches  Other Social  Opportunities  No specific opportunities identified.  Sustainability Appraisal	Centre/Foodstore		· · · · · · · · · · · · · · · · · · ·		X	
Cycle route networks Public Open Space Not public open space.  Loss of Playing Field Would not result in the loss of a playing field or sports pitch.  Other Social  Opportunities  No specific opportunities identified.  Sustainability Appraisal	constraints on			re mod	lern 3 -	4
Public Open Space Not public open space.  Loss of Playing Field / Sports Pitches Other Social  Opportunities  No specific opportunities identified.  Sustainability Appraisal		No connec	ction to a local cycle route network.	Х		
Other Social  Opportunities  No specific opportunities identified.  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  Sustainability Appraisal  Sustainability Appraisal  Sustainability Appraisal  Sustainability Appraisal	Public Open Space					Χ
Opportunities  No specific opportunities identified.  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  SA not required due to gateway constraints.  Sustainability Appraisal		Would not	result in the loss of a playing field or sports pitch.			X
No specific opportunities identified.  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  SA not required due to gateway constraints.	Other Social					
Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  SA not required due to gateway constraints.	<b>N</b> 1	,				
Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  SA not required due to gateway constraints.	No specific op	portunities i				
Sustainability Appraisal  SA not required due to gateway constraints		al Housing	<u> </u>			
Employment Conclusion SA not required due to gateway constraints.	Sustainability Appraisa		SA not required due to gateway constraints.			

#### Conclusion

The parcel is largely the embankment to the canal and taking account of the likely requirement for a development buffer these are insurmountable issues to developing the parcel.

Sandown Quarry is a permitted minerals working site also subject to a call for sites submission, however until it is developed the amenity issues remain significant in regards to residential amenity.

Ward Aldridge Central and South Call for Site Ref Green  Site Area (ha) 0.24  Site Reference SA-0283-WAL	
· · · · · · · · · · · · · · · · · · ·	Belt Parcel 72
Site Reference SA-0283-WAL	
Background/Context	
Current uses Nil use, corner amenity land.	
(list) Surrounding To the North East and South are residential uses with agriculture to	the West
land uses	
Constraints	
Gateway Constraints (where Name / Details	Amount
affecting part of submitted site)	covered (ha's)
SSSI/ SAC/ SINC N/A	0
Ancient Woodland / Veteran Trees N/A	0
Local Nature Reserve N/A	0
Flood Risk Zone 3 N/A	0
Registered Park & Garden N/A	0
Scheduled Ancient Monument N/A	0
Operational Burial Ground N/A Common Land N/A	0
Common Land N/A Existing Policy SAD Green Belt - ENV1	0
Designations	
(list)	
Green Belt and Landscape Sensitivity Assessment	
Criteria Assessment Rating	
Green Belt The sub-parcel makes a strong Very High Mod Mod	Low Low Very
Harm contribution to preventing the sprawl of Har Har High Har	Mod Har Low
the West Midiands Conditioni,	m m m
maintaining the separation of Walsall and Aldridge/Rushall and preventing	
encroachment on the countryside. The	
sub-parcel is contained to the north,	
northeast and southwest by the	
settlement edges of Rushall, Aldridge	
and Walsall, all forming part of the West	
Midlands conurbation. Bosty Lane	
hounding the perthenset of the out percel	
bounding the northeast of the sub-parcel	
creates a strong distinction between the	
creates a strong distinction between the sub-parcel and the inset settlement to	
creates a strong distinction between the sub-parcel and the inset settlement to the northeast. There are no strong	
creates a strong distinction between the sub-parcel and the inset settlement to the northeast. There are no strong boundary features present between the	
creates a strong distinction between the sub-parcel and the inset settlement to the northeast. There are no strong boundary features present between the remainder of the sub-parcel and adjacent inset settlements of Aldridge	
creates a strong distinction between the sub-parcel and the inset settlement to the northeast. There are no strong boundary features present between the remainder of the sub-parcel and adjacent inset settlements of Aldridge and Walsall to the northwest and	
creates a strong distinction between the sub-parcel and the inset settlement to the northeast. There are no strong boundary features present between the remainder of the sub-parcel and adjacent inset settlements of Aldridge and Walsall to the northwest and southwest. The railway line, although a	
creates a strong distinction between the sub-parcel and the inset settlement to the northeast. There are no strong boundary features present between the remainder of the sub-parcel and adjacent inset settlements of Aldridge and Walsall to the northwest and southwest. The railway line, although a clear physical	
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creates a strong distinction between the sub-parcel and the inset settlement to the northeast. There are no strong boundary features present between the remainder of the sub-parcel and adjacent inset settlements of Aldridge and Walsall to the northwest and southwest. The railway line, although a clear physical feature, is in this sub-area centrally located between settlements, such that	
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creates a strong distinction between the sub-parcel and the inset settlement to the northeast. There are no strong boundary features present between the remainder of the sub-parcel and adjacent inset settlements of Aldridge and Walsall to the northwest and southwest. The railway line, although a clear physical feature, is in this sub-area centrally located between settlements, such that	

	Canal would also potentially increase containment of							
	land bet (B97A).	ween Rushall and Aldridge						
Landscape Sensitivity	The lan	dscape is considered to have te-high overall sensitivity to	High	Mod High	Mod	Low		Low
	resident of criteri modera no criter The land modera develop would d pattern settleme and Rus B4154 E exisiting potentia develop woodlar connect area is o	tial development as the majority is are assessed as having either the or greater/high sensitivity, and tria override that judgement. It descape is considered to have te-high sensitivity to employment ment. Large scale development isrupt the small scale field which contributes to the ent setting of Walsall, Aldridge shall. The area north of the Bosty Lane, lies adjacent to an industrial estate which has the all to reduce sensitivity to further ment, however, a strong and boundary, reduces ivity between the areas and the designated for its natural and		X				
		e qualities. sessment against environme	ntal soc	rial and o	conomi	c crito	ria	
Criteria	iieu as	Assessment	iitai, soc	iai aiiu e	COHOIII	Ratir		
Oritoria		Environme	ntal			rtatii	<u>'9</u>	
Greenfield/ Previously Developed La	nd	Largely greenfield with a tarmac through it which is no overgrown	public foo				х	
Topography		The parcel declines slightly from the North East to South West, but this is not significant or a barrier to developing the parcel.					х	
Agricultural La Quality	and	Not agricultural land.						х
Tree Preserva Orders / Matura Trees of Value site or significations affecting boun	re e on antly	There are no protected trees here however, there are established trees which cover about two thirds of the parcel and could be worthy of retention. A Tree survey is required. The retention of some or all of the trees would have a significant impact on the developable area of the site.						
Biodiversity or Geodiversity or or significantly affecting boun	on site	Any loss of trees would require a protected species survey to be carried out and any mitigation could reduce the developable area.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value,  Habitat Features, Nature Conservation Designation Value,  Adjacency to SSSIs or Ancient Woodland, Historic  Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value.  The higher the score the higher the ecological value.  Predominant Ecological Valuation of the Black Country  Green Belt Score = 3						

	The site falls within the Nature Recovery Network Urban			
	Matrix Recovery Zone 1			
Heritage Assets on site or significantly affecting boundaries	No recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The corner defines the start of agricultural land from the highway and any development were would be out of character and prominent, If otherwise acceptable a bungalow would have less impact and design cues should be taken from the adjoining houses.			х
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	No record of ground contamination here.			Х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	An employment use would have unacceptable impacts on the neighbouring houses if uses were not restricted and mitigation through condition, however such constraints are likely unviable. A residential use would require mitigation from road noise but there are no significant noise constraints in this regard.	X- Em plo yme nt		X- Res iden tial
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric	There is a path running through the parcel.		Х	

achlac/out stations						
cables/sub-stations, water/sewage pipes,						
gas pipes, pylons,						
culverts, rights of						
way)						
Highways access	Potential for	or limited residential development with perhaps a	X-		v	
and transportation		cess on Walsall Road positioned as far as	Em		X- Res	
		om the signalised junction. Not suitable for	plo		iden	
	commercia		yme		tial	
Impact on the wider	No signific	ant wider impacts.	nt			
road network	140 Sigrillio	ant wider impacts.			X	
Other Economic						
(specify)						
		Social				
Access time by wall		c transport (except Primary schools: walking only) to the series in accordance with BCP Policy HOU2.	o key r	esiden	tial	
Primary School	The whole a Primary	site is more than 15 minutes walking distance of School	X			
Secondary School		The whole site is within 20 minutes public transport distance of a Secondary School				
GP/Health	The whole	site is more than 15 minutes walking distance of	Х			
Centre/Walk in		entre Area	^			
Strategic		site is within 20 minutes public transport distance				
Centre/Employment	of an Emp	loyment Area			Х	
Area	<del> </del>					
Centre/Foodstore		The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area				
Any character		st housing to the South is a pair of detached tradition	nal stv	/led		
constraints on		and they combined with the openness of the adjac			al	
density (list)		the character of the area.	J			
Connections to local	No connec	ction to a local cycle route network.	Х			
cycle route networks			^			
Public Open Space		open space.			Х	
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			Х	
/ Sports Pitches						
Other Social						
		Opportunities				
No specific op	portunities id					
		Sustainability Appraisal				
Sustainability Appraisa	al Housing	The significant reasons for rejecting this site, as list	sted in	the		
Conclusion		assessment, demonstrate that this site would not alternative.			ole	
Sustainability Appraisa		The significant reasons for rejecting this site, as list				
Employment Conclusion	on	assessment, demonstrate that this site would not	be a re	asonal	ole	
		alternative.				
		Conclusion				
		cape sensitivity, other constraints in relation to res				
		al development is very limited and does not mee				
		an. In addition Employment uses cannot achieve sa	ate acc	ess an	d are	
unlikely to be viable he	∍re.					

Site Addres	ss	Berryfields Fa	ırm							
Ward		Aldridge Cent South	ral and	Call for	Site F	Ref	Green	Belt F	Parcel	75
Site Area (I	ha)	20.57								
Site Refere	nce	SA-0284-WA								
			Background	d/Contex	t					
Current uses (list)	Hoi	rsiculture and res	sidential uses.							
Surrounding			North is agriculture and residential, to the east agriculture and employm						loymer	nt
land uses	use	es, to the South t			and agr	iculture	to the	west.		
			Constr	aints						
•	rt of sul	ts (where bmitted site)	Name / Detail	S						ount /ered 's)
SSSI/ SAC/ S			N/A						0	
		/eteran Trees	N/A						0	
Local Nature		e	N/A						0	
Flood Risk Z			N/A						0	
Registered Park & Garden N/A Scheduled Ancient Monument N/A								0		
Operational I			N/A N/A						0	
Common Lar		ouria	N/A						0	
Existing Police		D Green Belt - E								
Designations (list)	,	D Green Beit E	1441							
	1	Green Belt au	nd Landscape	Sensitiv	itv As	sessi	nent			
Criteria	Asses	ssment	то = што остро	Ratir						
Green Belt		ıb-parcel makes	a strong	Very		Mod	Mod	Low	Low	Very
Harm		oution to preventi			High Har	High	Har	Mod	Har	Low
		est Midlands con	,	Har	m	Har	m	Har	m	Har
		ining the separa		m		m		m		m
		dridge/Rushall a								
		achment on the c								
		arcel is contained	·							
		ast and southwe nent edges of Ru	•							
		alsall, all forming		st .						
		ds conurbation.		^						
		ing the northeast		el						
		s a strong distinc								
	sub-pa	arcel and the inse	et settlement to							
		rtheast. There ar	•							
		ary features pres		X						
		nder of the sub-p								
		nt inset settleme								
	and W	alsall to the north	iwesi and							

southwest. The railway line, although a

feature, is in this sub-area centrally located between settlements, such that expansion up to it from either north or south would weaken the fragile

settlement gap. Development to the east of the Rushall Canal would also

clear physical

	potentia	ally increase containment of land						
	between	n Rushall and Aldridge (B97A).						
Landscape	The lan	dscape is considered to have	High	Mod	Mod	Lov	v	Low
Sensitivity		te-high overall sensitivity to		High		Mod	d	
		tial development as the majority						
		ia are assessed as having either te or greater/high sensitivity, and						
		ria override that judgement.						
		dscape is considered to have						
		te-high sensitivity to employment						
		ment. Large scale development						
		lisrupt the small scale field						
		which contributes to the		v				
		ent setting of Walsall, Aldridge shall. The area north of the		X				
		Bosty Lane, lies adjacent to an						
		g industrial estate which has the						
		al to reduce sensitivity to further						
		ment, however, a strong						
		nd boundary, reduces						
		tivity between the areas and the						
		designated for its natural and equalities.						
Det		sessment against environme	ntal soc	ial and e	conomi	c crite	ria	
Criteria	unou uo	Assessment	inai, coo	iai aiia o		Rating		
- Ciliona		Environme	ntal			1100	-9	
Greenfield/		Where the farmhouse is there are		sidential b	uildings,			
Previously		buildings in connection with agric						X
Developed L	and	development takes up a very sma		of the par	cel			^
		which is predominantly greenfield						
Topography		The land rises significantly up from South to North and					Х	
Agricultural L	and	would be a constraint to develope Not agricultural land.	nent.					
Quality	-and	Trot agricultural laria.						Х
Tree Preserv	ation/	There are no protected trees here	e, howeve	er there are	e			
Orders / Mat		established tree around the boun	dary of th	e parcel a	nd			
Trees of Valu		which define field boundaries wh					Х	
site or signific		retention and require assessmen						
affecting bou	indaries	all of these trees would not a be	a significa	int barrier	to			
Biodiversity of	nr	development.  Any loss of trees would require a	protected	l species s	SURVEV			
Geodiversity		to be carried out to determine the						
or significant		required mitigation. In addition th						
affecting bou	indaries	covers are area alongside Walsa						
		likely be required and could redu						
		The ecological valuation of the B						
		based on a set of assumptions the developing a set of criteria which						
		attribute a relative value to individ					Х	
		Green Belt. A Valuation Matrix wa						
		following attributes to calculate a final ecological value score						
		for each Landscape Unit: Land U						
		Habitat Features, Nature Conser			√alue,			
		Adjacency to SSSIs or Ancient W			onor			
		Landscape Characterisation (HLO Axiophyte Value (TAV) and Bree						
		Axiophyte Value (TAV) and Breeding Farmland Birds Value The higher the score the higher the ecological value.						

	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 5			
	The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Core Expansion Zone 1			
Heritage Assets on	There are no recorded heritage assets here.			
site or significantly				X
affecting boundaries				
Impact on visual	Large open site prominent from Aldridge Road and Walsall			
amenity of adjacent	Road. Any development would have a significant local and	Х		
land users, including	wider impact (due to the topography) changing the semi-			
existing residents	rural character of the area.			
Flood risk, drainage	Not in a flood risk zone 2 or 3. Scope for SUDS.			
and ground water				Х
Ground	No record of ground contamination here. Sites with previous			
Contamination	agricultural uses require contamination surveys due to		X	
	fertilizer use, sewage sludge presence of heavy metals.			
Ground stability	No record of ground stability issues here.			X
Air Quality impact of	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
adjoining uses				
Noise impact of	No significant concerns, the employment uses are not			
adjoining uses	adjoining the parcel and mitigation could ensure there are			
	no significant impacts in relation to residential uses.		Х	
	Employment uses could be located away from residential			
	and mitigation would also be achievable to protect existing			
10 15 4	amenity, albeit reducing the developable area.			
Mineral Extraction	Mineral resource areas excluded from the Proposed MSAs			
and Mineral	do not have the same degree of protection and are not a			Х
Resource Areas	barrier to non-mineral development.			
Mineral	No mineral infrastructure constraints.			
Infrastructure and	No mineral infrastructure constraints.			
				Х
Brickworks				
Waste Infrastructure	No waste infrastructure constraints			
				Х
Other Environmental	No other issues identified.			X
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			>
				Х
Viability	There are no known significant risks to viability and likely to			Х
A 11 1 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	be developed within the plan period.			
Availability of utilities	Goscote WwTW has capacity for 3220 houses. Site is			
<ul><li>electricity, gas,</li></ul>	currently receiving upgrades in AMP6 (2015-2020) It has			
water, sewage	limited headroom based on current quality performance			
treatment	however there are no physical constrains regarding			
	provision of additional treatment capacity.			
	Broadband ultrafast speeds are available in this area.		Х	
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
	growth.			

Infrastructure		runs along the South West boundary and			
constraints on /		ent would need to be set away from the canal			
under site (electric	reducing tl	he developable area.			
cables/sub-stations,				Х	
water/sewage pipes,				^	
gas pipes, pylons,					
culverts, rights of					
way)					
Highways access		to Walsall Road achievable for residential or			х
and transportation		nt use, no significant concerns.			~
Impact on the wider	No signific	ant concerns			х
road network					
Other Economic					
(specify)					
		Social			
Access time by wal		c transport (except Primary schools: walking only) to transport (except Primary schools: walking only) to transport (except Policy HOU2.	o key r	esiden	ıtial
The whole site is more than 15 minutes walking distance of					
Primary School	School	X			
0		site is within 20 minutes public transport distance			. v
Secondary School		ndary School			Х
GP/Health		site is more than 15 minutes walking distance of	<b>V</b>		
Centre/Walk in	a Health C	Centre Area	X		
Strategic	The site is	predominantly within 20 minutes public transport			
Centre/Employment	distance o			Х	
Area		• •			
Centre/Foodstore	The whole	site is more than 15 minutes walking distance of	Х		
	a Fresh Fo	ood and Centre Area	^		
Any character	Housing d	oes not define the character, the nearest housing is	traditi	onal se	emi-
constraints on	detached,	traditional detached bungalows and farm buildings.			
density (list)					
Connections to local	No connec	ction to a Local Cycle Route Network.	X		
cycle route networks			^		
Public Open Space	Not public	open space.			X
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			х
/ Sports Pitches					^
Other Social					
		Opportunities			
Could be combined	with adjace				
	125.	<b>A</b>			
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object	tives 1.	2, 3, 4	1, 5,
Conclusion	9	6, 7, 8, 9, 12, 14 and positive impact for SA Objec			. ,
Sustainability Appraisa	al	The site has some negative impacts for SA Object			5, 6,
Employment Conclusi		7, 9, 12 and positive impact for SA Objectives 13			
		Conclusion			
Highest greenbelt harr	n and landso	Conclusion cape sensitivity combined with significant local and w	/ider vis	sual an	nenity

	SS	Hay Head Farm North										
Ward		Aldridge Ce South	ntral and	Call for	Site R	Ref	Green	Belt F	Parcel	86		
Site Area (l	na)	15.88										
Site Refere	nce	SA-0289-W	AL									
			Background	d/Contex	t							
Current uses	Agric	ulture										
(list) Surrounding	To th	e North open s	space Fast agric	ulture to the South agriculture and to the West								
land uses		culture.										
	Constraints											
	Gateway Constraints (where affecting part of submitted site)		Name / Details	6						ount rered 's)		
SSSI/ SAC/ S			N/A						Ò			
Ancient Woo		teran Trees	N/A						0			
Local Nature Flood Risk Zo			N/A N/A						0			
Registered P		den	N/A						0			
Scheduled A			N/A						0			
Operational Burial Ground N/A				0								
Common Lar			N/A		0							
•	Existing Policy Designations (list)  SAD Green Belt - ENV1											
	(	Green Belt a	nd Landscape	Sensitiv	ity As	sess	ment					
Criteria	Assess			Ratir	ng		_					
Green Belt		-parcel makes		Very High	High	Mod High	Mod	Low Mod	Low	Very Low		
Harm		t Midlands con	ing the sprawl of	Har	Har	Har	Har	Har	Har	Har		
			•	m	m	<b>~</b>	m	m	m	m		
	mannan	illu ille sebala	ition of Walsall.			m						
	Aldridge	, and Streetly (	tion of Walsall, (adjoining Sutton			- 111						
	Aldridge Coldfield	, and Streetly ( l), and prevent	(adjoining Sutton ing encroachme			- 111						
	Aldridge Coldfield on the W	, and Streetly ( I), and prevent /alsall Arboret	(adjoining Sutton ing encroachme um, with its well-			- !!!						
	Aldridge Coldfield on the W defined	, and Streetly ( I), and prevent /alsall Arborett boundaries, or	adjoining Sutton ing encroachme um, with its well- eastwards into	nt		- 111						
	Aldridge Coldfield on the W defined I the 'core	, and Streetly ( I), and prevent /alsall Arboreto boundaries, or ' of the gap be	adjoining Sutton ing encroachme um, with its well- eastwards into tween Walsall			- 111						
	Aldridge Coldfield on the W defined I the 'core and Aldr weaken	, and Streetly ( I), and prevent /alsall Arboreto coundaries, or of the gap be idge. This wou the integrity of	adjoining Sutton ing encroachme um, with its well- eastwards into tween Walsall ald significantly the Green Belt i	nt x		- 111						
	Aldridge Coldfield on the W defined I the 'core and Aldr weaken terms of	, and Streetly ( I), and prevent /alsall Arboreto coundaries, or of the gap be idge. This wou the integrity of separation of	adjoining Sutton ing encroachme um, with its well- eastwards into tween Walsall ald significantly the Green Belt itowns, and would	nt x		-111						
	Aldridge Coldfield on the W defined I the 'core and Aldr weaken terms of increase	, and Streetly ( I), and prevent /alsall Arboreto coundaries, or ' of the gap be idge. This wou the integrity of separation of containment of	adjoining Sutton ing encroachme um, with its well- eastwards into tween Walsall ald significantly the Green Belt i	nt x		- 111						
Landscape	Aldridge Coldfield on the W defined I the 'core and Aldr weaken terms of increase to the no	, and Streetly ( I), and prevent /alsall Arboreto coundaries, or of the gap be idge. This wou the integrity of separation of containment of	(adjoining Sutton ing encroachme um, with its well- eastwards into tween Walsall ald significantly the Green Belt itowns, and would of Green Belt lan	nt X			Mod		w			
Landscape Sensitivity	Aldridge Coldfield on the W defined I the 'core and Aldr weaken terms of increase to the no	, and Streetly ( I), and prevent /alsall Arboreto coundaries, or of the gap be idge. This wou the integrity of separation of containment of	(adjoining Sutton ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt itowns, and would of Green Belt land	nt x		lod	Mod	Lo		Low		
	Aldridge Coldfield on the W defined I the 'core and Aldr weaken terms of increase to the no The land moderat residenti	, and Streetly (d), and prevent (alsall Arborett (boundaries, or ed) of the gap be idge. This wouthe integrity of separation of econtainment (both. echigh overall al development)	adjoining Sutton ing encroachme um, with its well- eastwards into tween Walsall ald significantly the Green Belt it towns, and would of Green Belt land idered to have sensitivity to nt as the majority	nt X		lod lo	Mod	Lo				
	Aldridge Coldfield on the W defined I the 'core and Aldr weaken terms of increase to the no The land moderat residenti of criteria	, and Streetly (d), and prevent valsall Arborett coundaries, or different formal for the integrity of separation of containment conth.  Iscape is consecting development are assessed	adjoining Sutton ing encroachme um, with its well-eastwards into tween Walsall ald significantly the Green Belt itowns, and would Green Belt land idered to have sensitivity to at as the majority das having either	nt X n dd d High		lod lo	Mod	Lo				
	Aldridge Coldfield on the W defined I the 'core and Aldr weaken terms of increase to the no The land moderat residenti of criteria moderat	, and Streetly (d), and prevent valsall Arborett coundaries, or different forms of the gap be idge. This wouthe integrity of separation of containment corth.  Iscape is conse-high overall all developmer a are assessed or greater/high.	adjoining Sutton ing encroachme um, with its well-eastwards into tween Walsall ald significantly the Green Belt itowns, and would Green Belt landidered to have sensitivity to at as the majority das having either gh sensitivity, and	nt X n dd d High		lod lo	Mod	Lo				
	Aldridge Coldfield on the W defined I the 'core and Aldr weaken terms of increase to the no The land moderat residenti of criteria moderat no criter	, and Streetly (d), and prevent valsall Arborett coundaries, or different formal for the integrity of separation of containment conth.  Iscape is consecting development are assessed	adjoining Sutton ing encroachme um, with its well-eastwards into tween Walsall ald significantly the Green Belt itowns, and would Green Belt land idered to have sensitivity to at as the majority das having either gh sensitivity, and judgement.	nt X n dd d High		lod lo	Mod	Lo				
	Aldridge Coldfield on the W defined I the 'core and Aldr weaken terms of increase to the no The land moderat residenti of criteria moderat no criter The land have mo	, and Streetly (i), and prevent (alsall Arborett (alsall	(adjoining Suttoning encroachmeum, with its well-eastwards into tween Walsall and significantly the Green Belt intowns, and would Green Belt land idered to have sensitivity to the as the majority das having either gh sensitivity, and idered to also ensitivity to	x n dd d High	H	lod lo	Mod	Lo				
	Aldridge Coldfield on the W defined I the 'core and Aldr weaken terms of increase to the no The land moderat residenti of criteria moderat no criter The land have modernous	, and Streetly (d), and prevent (alsall Arborett (boundaries, or d) of the gap be idge. This wouthe integrity of separation of a containment of containment (alscape is considerate-high separate) and evelopment are assessed to greater/high separate considerate-high separate development developm	adjoining Sutton ing encroachme um, with its well-eastwards into extween Walsall ald significantly the Green Belt intowns, and would Green Belt land idered to have sensitivity to extra the majority das having either gh sensitivity, and idered to also ensitivity to ent as large-sca	nt X n dd d High	H	lod igh	Mod	Lo				
	Aldridge Coldfield on the W defined I the 'core and Aldr weaken terms of increase to the no The land moderat residenti of criteria moderat no criter The land have mo employn built form	, and Streetly (d), and prevent (alsall Arborett (alsall Arborett (alsall Arborett (alsall Arborett) out the gap be idge. This wouthe integrity of separation of a containment of a containment (alscape is consequent) and development are assessed er greater/high sequent development would impact	adjoining Sutton ing encroachme um, with its well-eastwards into atween Walsall ald significantly the Green Belt intowns, and would Green Belt land idered to have sensitivity to as having either gh sensitivity, and judgement, idered to also ensitivity to ent as large-scat the small-scale	nt X n dd d High	H	lod igh	Mod	Lo				
	Aldridge Coldfield on the V defined I the 'core and Aldr weaken terms of increase to the no The land moderat residenti of criteria moderat no criter The land have mo employn built forn historic f	, and Streetly (d), and prevent (alsall Arborett (alsall Arborett (alsall Arborett (alsall Arborett) out the gap be idge. This wouthe integrity of separation of a containment of a containment (alscape is consequent) and development are assessed er greater/high sequent development would impact	adjoining Sutton ing encroachme um, with its well-eastwards into tween Walsall ald significantly the Green Belt intowns, and would Green Belt land idered to have sensitivity to as having either gh sensitivity, and judgement. Idered to also ensitivity to ent as large-scatt the small-scaled reduce the role	nt X n dd d High	H	lod igh	Mod	Lo				

modern 20th century development, e.g.					
large-scale commercial buildings and					
agricultural storage sheds are scattered					
throughout the area, reducing sensitivity.					
Anomalies to the Overall Landscape					
Sensitivity Rating					
The immediate area surrounding the					
cluster of large-scale					
commercial/industrial buildings bounded					
by the A454 and Airfield Drive has a					
moderate overall sensitivity to residential					
and employment development. This is					
due to the combination of the urbanising					
visual influence of this prominent					
modern development, reduced					
tranquillity from the busy A454 and					
larger scale of the landscape					
characterised by the former Aldridge					
Airport land (which still has sensitivities					
relating to its recreational value,					
openness/visual prominence and					
proximity to valued natural features).					
Detailed assessment against environme	ntal soc	ial and e	conomic	criteria	

Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Ratir	ng					
	Environmental							
Greenfield/ Previously Developed Land	Parcel is predominantly greenfield there are existing stables, farm building and storage buildings.		X					
Topography	The parcel increases in height from West to East the incline is not significant and not considered a barrier for development which cannot be mitigated for.		X					
Agricultural Land Quality	The site is less than 20ha and is considered to represent less than significant development of agricultural land.			Х				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are established trees around the boundary of the parcel and which define field boundaries which could be worthy of retention and require assessment. The retention of some or all of these trees would not a be a significant barrier to development.		х					
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require a protected species survey to be carried out to determine the impact and consider required mitigation. In addition Hay Head Park SLINC is to the North of the parcel and any Ecology survey will need to take account of the relationship between the SLINC and the Parcel.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5		X					

	The site falls within 3 Nature Recovery Network Zones, Core Habitat Zone, Core Expansion Zone 1 and Urban Matrix			
Heritage Assets on	Recovery Zone 1 There are no recorded heritage assets here.			
site or significantly affecting boundaries				Х
Impact on visual amenity of adjacent land users, including existing residents	The character of the area is defined by its open fields and semi-rural character, development here would be in isolation and would change the wider character, neither employment use or residential use development would be seen in the context of existing nearby similar uses and would have a significant local impact on visual amenity. Wider impacts are limited due to the favourable topography around the site.	х		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			Х
Ground Contamination	No record of ground contamination issues here. Sites with previous agricultural uses require contamination surveys due to fertiliser use, sewage sludge presence of heavy metals.			х
Ground stability	0.7ha of the parcel along the Southern edge is identified to be untreated limestone. In relation to the wider parcel this is not a significant area and could be used for ecology enhancement/mitigation.		Х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	There are no sources of noise nearby noise sensitive areas which cannot be mitigated for.			Х
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			X
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
Employment	Economic Significant constraints exist within this assessment and			
Employment Development Opportunities	there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x

	T						
Infrastructure constraints on /		on Way long distance walking route cro n of the application site, along with sev					
under site (electric		public rights of way across the Dingle.					
cables/sub-stations,		ights of way requirements for proposed					
water/sewage pipes,		ent to ensure continued	1		X		
gas pipes, pylons,	developine	ent to ensure continued					
culverts, rights of							
way)							
Highways access	Access to	this site onto Longwood Lane should b	Δ				
and transportation		subject to the required visibility being					
and transportation		Lane has poor pedestrian provision ar		X-	X-		
		any development on this site will require		Res	Em		
		ents to Longwood Lane in this respect.		ide	plo		
		emote and may struggle to meet nation		ntia	yme		
		es in terms of sustainability and access		1	nt		
		access location on Longwood Lane ma					
		suitable for commercial uses.	.,				
Impact on the wider	No signific						
road network					X		
Other Economic							
(specify)							
· · · · · · · · · · · · · · · · · · ·		Social					
Access time by wall		c transport (except Primary schools: w es in accordance with BCP Policy HO		o key r	esiden	tial	
		site is more than 15 minutes walking of		Х			
Primary School		a Primary School					
	The whole site is within 20 minutes public transport distance						
Secondary School		a Secondary School				X	
GP/Health		site is more than 15 minutes walking of	distance of				
Centre/Walk in		entre Area		X			
Strategic		site is within 20 minutes public transpo	ort distance				
Centre/Employment		loyment Area				Χ	
Area	· ·	•					
Centre/Foodstore	The whole	site is more than 15 minutes walking of	distance of	Х			
		ood and Centre Area					
Any character		st housing is traditional detached ribbo	n developme	nt, hov	vever		
constraints on	housing do	bes not define any character here.					
density (list)							
Connections to local	No connec	tion to a local cycle route network.		Χ			
cycle route networks							
Public Open Space		open space, impacts on adjacent oper nitigated for.	ı space		X		
Loss of Playing Field	Would not	result in a loss of a playing field or spo	orts pitch.			Х	
/ Sports Pitches			-			^	
Other Social							
		Opportunities					
Could combine with		tes to spread	Х				
constraint costs, high	ways and lin	nestone mining.	^				
		Sustainability Appraisal					
Sustainability Appraisa	al Housing	The site has some negative impacts f	or SA Object	ives 2,	3, 4, 5	5, 6,	
Conclusion	_	7, 8, 9, 12, 13, 14 and positive impact	t for SA Objec	ctives '	10		
Sustainability Appraisal							
<b>Employment Conclusion</b>	on	Assessment requested					
		Conclusion					
Highest green belt and	landscape	harm, untreated limestone reduces the	developable	area b	ut still:	some	
potential for development	nent especia	ally if combined with adjacent sites to	o form a mo	re con	nprehe	nsive	
		e further North from Sutton Road and i	ntroduce mor	e signi	ficant v	/isual	
amenity harm and are	not suitable	for allocation.					

Site Addres	SS	Land East o	f Hayhead Far	m House	)						
Ward		Aldridge Ce South	ntral and	Call for	Site I	Ref	Greer	Belt F	Parcel	090	
Site Area (h	na)	0.55									
Site Refere	nce	SA-0290-W	AL								
			Background	d/Contex	ct						
Current uses	Agric	ulture									
(list) Surrounding land uses	To th	e North and Ea	ast is agriculture	to the We	est and	South	is open	space			
			Constr	aints							
Gateway Co affecting pai			Name / Details	S						nount vered n's)	
SSSI/ SAC/ S			N/A						0	. •,	
Ancient Woo		teran Trees	N/A						0		
Local Nature			N/A						0		
Flood Risk Zo Registered P		don	N/A N/A						0		
Scheduled A			N/A						0		
Operational E			N/A							0	
Common Lar			N/A						0		
Existing Police Designations (list)	-	Green Belt - E	NV1								
			nd Landscape			ssess	ment				
Criteria	Assess			Ratii	ng						
Green Belt Harm		-parcel makes		Very High	High	Mod High	Mod	Low Mod	Low	Very	
Папп		t Midlands con	ng the sprawl of	Har	Har	Har	Har	Har	Har	Har	
			tion of Walsall,	m	m	m	m	m	m	m	
	Aldridge	, and Streetly (	adjoining Sutton								
			ing encroachme								
			um, with its well-								
		boundaries, or e' of the gap be	eastwards into								
			lld significantly	X							
			the Green Belt i	n							
			towns, and woul								
			of Green Belt lan	d							
Landasana	to the no		idayad ta baya	Llink		Mod	Mod		<u> </u>	Low	
Landscape Sensitivity		dscape is consi e-high overall:		High		digh	Mod	Lo Mo		Low	
Constitution			nt as the majority								
			d as having eithe								
			gh sensitivity, an	d							
		ia override tha									
		dscape is consi oderate-high se				X					
			ent as large-sca	le		^					
			t the small-scale								
	historic f	ield pattern an	d reduce the role								
		ea in providing									
			ldridge. Howeve	r							

modern 20th century development, e.g.					
large-scale commercial buildings and					
agricultural storage sheds are scattered					
throughout the area, reducing sensitivity.					
Anomalies to the Overall Landscape					
Sensitivity Rating					
The immediate area surrounding the					
cluster of large-scale					
commercial/industrial buildings bounded					
by the A454 and Airfield Drive has a					
moderate overall sensitivity to residential					
and employment development. This is					
due to the combination of the urbanising					
visual influence of this prominent					
modern development, reduced					
tranquillity from the busy A454 and					
larger scale of the landscape					
characterised by the former Aldridge					
Airport land (which still has sensitivities					
relating to its recreational value,					
openness/visual prominence and					
proximity to valued natural features).					
Detailed accessment against environme	ntal coo	ial and a	aanami	oritorio	

Detailed as	sessment against environmental, social and economi	Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Ratii	ng			
	Environmental					
Greenfield/ Previously Developed Land	The parcel is greenfield.			х		
Topography	The site is predominantly flat with a very shallow slope down North to South.			Х		
Agricultural Land Quality	Pre1988 Grade 3 - Good to moderate. There is not an up to date assessment available.		Х			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are established trees around the boundary of the parcel and which define field boundaries which could be worthy of retention and require assessment. The retention of some or all of these trees would not a be a significant barrier to development.  Adjacent the parcel to the East is Cuckoos Nook and The Dingle Nature Reserve which has a dense strip of trees which would reduce the developable area of the parcel but not by a significant amount.		x			
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require a protected species survey to be carried out to determine the impact and consider required mitigation. Adjacent the parcel to the East is Cuckoos Nook and The Dingle Nature Reserve which is a SSSI, the relationship between features in the parcel and this area would need to be considered in any biodiversity assessment.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-		х			

	Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 4 The site falls within a Nature Recovery Network Core			
	Habitat Zone			
Heritage Assets on	There are no recorded heritage assets here.			
site or significantly				Х
affecting boundaries Impact on visual	The character of the area is defined by its open fields and			
amenity of adjacent	semi-rural character, development here would be in isolation			
land users, including	and would change the wider character, neither employment			
existing residents	use or residential use development would be seen in the	X		
	context of existing nearby similar uses and would have a			
	significant local impact on visual amenity. Wider impacts are limited due to the favourable topography around the site.			
Flood risk, drainage	Not in a flood risk zone 2 or 3. Scope for SUDS.			
and ground water				Х
Ground Contamination	No record of ground contamination issues here.			
Contamination	Sites with previous agricultural uses require contamination surveys due to fertiliser use, sewage sludge presence of			X
	heavy metals.			
Ground stability	Most of the site is on an area of untreated limestone works	Х		
,	and is not suitable for development.	^		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			
Noise impact of	The site is near to residential uses to the South and West,			
adjoining uses	housing here would be acceptable in noise impact terms but		Х	
	an employment use could be restricted due to the surrounding uses.			
Mineral Extraction	Mineral resource areas excluded from the Proposed MSAs			
and Mineral	do not have the same degree of protection and are not a			х
Resource Areas	barrier to non-mineral development.			^
Mineral	No mineral infrastructure constraints.			
Infrastructure and				Х
Brickworks				
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
Ctror Environmental	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to			х
Availability of utilities	be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is			
- electricity, gas,	significant headroom based on current quality performance			
water, sewage	and there are no land or other constraints preventing			х
treatment	expansion.			<b>A</b>
	Broadband superfast speeds are available in this area.			
	There are no significant gas capacity issues here.			

	managed	lised electricity capacity constraints will be through Western Power Distribution and Cadent rd asset management plans in advance of future			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are across this and severa	no recorded definitive public rights of way present is site, but the Beacon Way Long Distance Route all definitive public rights of way run to the north of the Dingle.		х	
Highways access and transportation	No suitable CFS318.	e access, cannot be achieved without adjacent	Х		
Impact on the wider road network Other Economic		ant issues.			Х
(specify)		Social			
Access time by wall	king or publi	c transport (except Primary schools: walking only) t	o key r	esiden	tial
Primary School	The whole	es in accordance with BCP Policy HOU2. site is more than 15 minutes walking distance of	х		
•	a Primary The whole	School site is within 20 minutes public transport distance			v
Secondary School	of a Secon	ndary School			Х
GP/Health Centre/Walk in	a Health C	site is more than 15 minutes walking distance of centre Area	Х		
Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area			х
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	Х		
Any character constraints on density (list)	The neare	st houses to the South are traditional styled detache	ed hou	ses.	
Connections to local cycle route networks	No connec	ction to a local cycle route network.	Х		
Public Open Space		open space, impacts on adjacent open space nitigated for.		Х	
Loss of Playing Field / Sports Pitches		result in a loss of a playing field or sports pitch.			х
Other Social		On a sufficient in a			
If combined with adja	cent narcel	Opportunities			
some opportun		e access.			
Custoin ability Assessing	al Harrain n	Sustainability Appraisal			
Sustainability Appraisa Conclusion		SA not required due to gateway constraints.			
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.			
• •		Conclusion			
when assessing this	parcel. Little	harm, untreated limestone and no access are insue potential to overcome some or all of these and m a more comprehensive scheme due to other sig	no op	portur	ity to

	S	Land adjacen	t and to the Ea	st of 15 -	17 Lo	ngwoo	od Lane	<del>9</del>			
Ward		Aldridge Cent South	ral and	Call for	Site F	Ref	Green	Belt F	Parcel	092	
Site Area (h	na)	1.6									
Site Refere	nce	SA-0292-WA	L								
			Background	d/Contex	t						
Current uses (list)	Agr	iculture									
Surrounding		he North and Ea	•	est resid	ential a	nd hor	siculture	e and to	the S	outh	
land uses	agri	culture and resid	dential. Constra	ninte							
Gateway Co	nstraint	's (where	Name / Details						Am	ount	
affecting par	t of sub									ered	
SSSI/ SAC/ S			N/A						0		
Ancient Wood			N/A						0		
Local Nature		9	N/A						0		
Flood Risk Zo			N/A						0		
Registered Pa			N/A						0		
Scheduled Ar Operational E			N/A N/A						0	0	
Common Lan		Ouriu	N/A						0		
Existing Police		D ENV1 Green E							_   0		
Designations (list)											
	I	Green Belt ar	nd Landscape	Sensitiv	ity As	sessr	nent				
Criteria	Asses	sment	•	Ratir							
Green Belt	The su	b-parcel makes	a strong	Very	High	Mod	Mod	Low	Low	Very	
Harm		ution to preventi			Har	High	Har	Mod	Har	Low	
		st Midlands con	urbation,	Har m	m	Har m	m	Har m	m	Har m	
		ining the	Ndridae end								
		tion of Walsall, A	alondoe and								
	Succu			d							
1	preven		on Coldfield), an								
		ting encroachme	on Coldfield), an ent on the Walsa								
	Arbore		on Coldfield), an ent on the Walsa I-defined	III							
	Arbore bounda	ting encroachme tum, with its wel	on Coldfield), an ent on the Walsa I-defined ds into the 'core	· II							
	Arbore bounds of the Q Aldridg	ting encroachme tum, with its wel aries, or eastwar gap between Wa e. This would	on Coldfield), an ent on the Walsa I-defined ds into the 'core Ilsall and	III							
	Arbore bounds of the Q Aldridg signific	ting encroachme tum, with its wel aries, or eastwar gap between Wa e. This would antly weaken the	on Coldfield), an ent on the Walsa l-defined ds into the 'core llsall and e integrity of the	· II							
	Arbore bounds of the of Aldridg signific Green	ting encroachmentum, with its well aries, or eastwar gap between Ware. This would antly weaken the Belt in terms of secondarials.	on Coldfield), an ent on the Walsa l-defined ds into the 'core alsall and e integrity of the separation of	X							
	Arbore bounda of the Q Aldridg signific Green towns,	ting encroachmentum, with its well taries, or eastwar gap between Ware. This would antly weaken the Belt in terms of and would incre	on Coldfield), an ent on the Walsa l-defined ds into the 'core alsall and e integrity of the separation of	X							
	Arbore bounds of the of Aldridg signific Green towns, of Gree	ting encroachmentum, with its well taries, or eastwar gap between Ware. This would antly weaken the Belt in terms of and would incre	on Coldfield), an ent on the Walsa l-defined ds into the 'core alsall and e integrity of the separation of	X							
Landscape	Arbore bounda of the of Aldridg signific Green towns, of Gree Belt lar	ting encroachmentum, with its well taries, or eastwar gap between Ware. This would antly weaken the Belt in terms of and would incre	on Coldfield), an ent on the Walsa I-defined ds into the 'core Isall and e integrity of the separation of ase containmen	X		<b>Jod</b>	Mod	Lo	w	Low	
Landscape Sensitivity	Arbore bounds of the Q Aldridg signific Green towns, of Green Belt lar moders	ting encroachmentum, with its well aries, or eastwark gap between Ware. This would antly weaken the Belt in terms of and would increan and to the north.  Indicape is considete-high overall setting the setting t	on Coldfield), an ent on the Walsa l-defined ds into the 'core alsall and e integrity of the separation of ase containmen dered to have sensitivity to	X High		/lod ligh	Mod	Lo Md		Low	
	Arbore bounds of the Q Aldridg signific Green towns, of Green Belt lar moders resider	ting encroachmentum, with its well aries, or eastwar gap between Ware. This would antly weaken the Belt in terms of and would increan and to the north. Indicape is considere-high overall state and development.	on Coldfield), and ent on the Walsa l-defined ds into the 'core alsall and e integrity of the separation of ase containmendered to have sensitivity to at the majority	X t			Mod			Low	
	Arbore bounds of the Q Aldridg signific Green towns, of Gree Belt lar moders resider of crite	ting encroachmentum, with its well aries, or eastwark gap between Ware. This would antly weaken the Belt in terms of and would increased to the north. Indicape is considere-high overall state are assessed	on Coldfield), and the Walsa land on the Walsa land de integrity of the separation of ase containmen dered to have sensitivity to as the majority I as having either	t High			Mod			Low	
	Arbore bounds of the Q Aldridg signific Green towns, of Gree Belt lar moders resider of crite moders	ting encroachmentum, with its well taries, or eastwark gap between Ware. This would antly weaken the Belt in terms of and would increased to the north. Indicape is considere-high overall state-high overall state or greater/high	on Coldfield), and ent on the Walsa l-defined ds into the 'core alsall and e integrity of the separation of ase containmendered to have sensitivity to as the majority I as having either gh sensitivity, and ent on the sensitivity, and the sensitivity and t	t High			Mod			Low	
	Arbore bounds of the Q Aldridg signific Green towns, of Gree Belt lar moders resider of crite moders no crite	ting encroachmentum, with its well taries, or eastwark gap between Ware. This would antly weaken the Belt in terms of and would increased to the north. Indicape is considered high overall state or greater/higheria override that	on Coldfield), and ent on the Walsa land defined disall and entegrity of the separation of ase containmendered to have sensitivity to as the majority das having either gh sensitivity, and judgement.	t High		ligh	Mod			Low	
	Arbore bounds of the Q Aldridg signific Green towns, of Gree Belt lar moders resider of crite moders no crite The lar	ting encroachmetum, with its well taries, or eastwar gap between Water. This would antly weaken the Belt in terms of and would increed and to the north. Indicape is considered are assessed at e or greater/high override that and scape is considerate override that and scape is considerate or greater/high override that and scape is considerate.	on Coldfield), and ent on the Walsa land defined disall and entegrity of the separation of ase containmendered to have sensitivity to at as the majority disall sensitivity, and indicate to also	t High			Mod			Low	
	Arbore bounda of the galaridge signification of Green towns, of Green Belt lar modera resider of crite modera no crite The lar have many signification of the lar have many significant of the lar hav	ting encroachmentum, with its well taries, or eastwark gap between Ware. This would antly weaken the Belt in terms of and would increased to the north. Indicape is considered high overall state or greater/higheria override that	on Coldfield), and ent on the Walsa ledefined ds into the 'core alsall and e integrity of the separation of ase containmendered to have sensitivity to as the majority as having either the sensitivity, and independ to also insitivity to	t High		ligh	Mod			Low	
	Arbore bounda of the Q Aldridg signific Green towns, of Gree Belt lar modera resider of crite modera no crite The lar have memploy built fo	ting encroachmentum, with its well taries, or eastwark gap between Ware. This would antly weaken the Belt in terms of and would increed to the north. Indicape is considered are assessed at e or greater/high cria override that and scape is considerate-high semoderate-high semoderate-hig	on Coldfield), and ent on the Walsa l-defined ds into the 'core alsall and e integrity of the separation of ase containmen dered to have sensitivity to as the majority as having either gh sensitivity, and judgement, dered to also as it in small-scale et the small-scale	t High		ligh	Mod			Low	

betwee modern large-so agricult through	rea in providing a rural gap n Walsall and Aldridge. However, 20th century development, e.g. cale commercial buildings and ural storage sheds are scattered out the area, reducing sensitivity.			
	sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/ Previously Developed Land	The parcel is greenfield.	Х		
Topography	The land rises from West to East, the change is not significant and would not be a significant constraint to development.		х	
Agricultural Land Quality	Pre1988 Grade 3 - Good to moderate. There is not an up to date assessment available.		Х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are established trees around the boundary of the parcel and which define field boundaries which could be worthy of retention and require assessment. The retention of some or all of these trees would not a be a significant barrier to development.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require a protected species survey to be carried out to determine the impact and consider required mitigation.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  The site falls within a Nature Recovery Network Core Habitat Zone		x	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	Although the character to the South begins to change to urban this part of Longwood Lane is rural and development of this parcel would be a significant change to the character which would have a local detrimental impact on the visual amenities of the area, both highway users and nearby residents. Wider impacts would be limited due to the favourable topography and development to the South.	х		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	No record of ground contamination here. Sites with previous agricultural uses require contamination surveys due to fertiliser use, sewage sludge presence of heavy metals.			х

Ground stability	The East part of the site may be within an area of untreated Limestone, anything within this identified area is not safe to build on and would have a minor reduction to the developable area.		х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	The site adjoins residential uses to the South, housing here would be acceptable in noise impact terms, an employment use could be restricted due to nearby residential uses.		X- Em plo yme nt	X- Res iden tial
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			x
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
E	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints here.			x
Highways access and transportation	Access to this site onto Longwood Lane should be achievable subject to the required visibility being met. It may be preferable to combine this with the adjoining sites CFS215, CFS318, GBP094. Longwood Lane has poor pedestrian provision and therefore any development on this site will require improvements to Longwood Lane in this respect. The site is relatively remote and will have to demonstrate compliance with local policies in terms of sustainability and accessibility.	x		

Impact on the wider	No signific	ant concerns					
road network	l re organic	an concomo					Х
Other Economic							
(specify)							
		So	cial				
Access time by wall	servic	es in accordance	with BCP Policy F	IOU2.	o key r	esiden	tial
Primary School	a Primary	School	15 minutes walkin		X		
Secondary School	of a Secon	site is within 20 r ndary School			X		
GP/Health Centre/Walk in		e whole site is more than 15 minutes walking distance of lealth Centre Area					
Strategic Centre/Employment Area		whole site is within 20 minutes public transport distance in Employment Area					X
Centre/Foodstore		site is more than ood and Centre A	15 minutes walkir rea	g distance of	X		
Any character constraints on density (list)	The chara houses.	cter of housing he	ere is defined by tra	aditional styled i	inter-w	ar deta	ched
Connections to local cycle route networks	No connec	ction to a local cyc	cle route network.		X		
Public Open Space	Not public	open space.					Χ
Loss of Playing Field / Sports Pitches	Would not	result in the loss	of a playing field o	r sports pitch.			X
Other Social							
		Oppor	tunities				
It may be preferable adjoining sites CFS2 visual harm is con combined as they wou character, developroble	15, CFS318 sidered to b uld form par	e, GBP094. The le less when t of an emerging		х			
			ity Appraisal				
Sustainability Appraisa Conclusion	_		ne negative impac d positive impact fo				, 7,
Sustainability Appraisa Employment Conclusion		Assessment req	uested				
			lusion				
Highest green belt and significant. Highway in with adjacent sites how	mprovement	requirements co	uld be considered				

	SS	Land Rear of 493 Sutton Road									
Ward		Aldridge Cent South	tral and	Call for	Site F	Ref	Green	Belt F	Parcel	094	
Site Area (	na)	1.13									
Site Refere	nce	SA-0293-WA	L								
			Background	I/Contex	t						
Current uses	No	nlanning history			art of the curtilage of a house, lawful use not						
(list)	dete	ermined.									
Surrounding			culture to the Eas	st a local i	nature	reserv	e to the	South	resider	ıtial,	
land uses	and	to the West agr	Constra	into							
0-1		ta foods and							A	4	
Gateway Co affecting pa		omitted site)	Name / Details	•						ount rered 's)	
SSSI/ SAC/		_	N/A						0		
		/eteran Trees	N/A N/A						0		
Local Nature Flood Risk Z		<del>2</del>	N/A N/A						0		
Registered P		arden	N/A						0		
Scheduled A			N/A						0		
Operational I		ound	N/A			0					
Common Lar		2 5 1 1 1 2 5	N/A						0		
Existing Police Designations (list)	,	D ENV1 Green E	seit								
	<u> </u>	Green Belt a	nd Landscape	Sensitiv	ity As	sess	ment				
Criteria		sment		Ratir	ng						
Green Belt		b-parcel makes		Very	High	Mod High	Mod	Low Mod	Low	Very Low	
Harm			ng the sprawl of	High	Har	riigii	Har		Har	LOW	
			urhation	Har		Har		Har		Har	
		est Midlands con ining the separa		Har m	m	Har m	m	Har m	m	Har m	
	mainta	ining the separa					m				
	mainta Aldridg Coldfie	ining the separa le and Streetly (a eld) and preventi	tion of Walsall,	m			m				
	mainta Aldridg Coldfie on the	ining the separa le and Streetly (a ld) and preventi countryside.	tion of Walsall, adjoining Sutton ng encroachmen	m			m				
	mainta Aldridg Coldfie on the Howev	ining the separa le and Streetly (a ld) and preventi countryside. er release of lar	tion of Walsall, adjoining Sutton ng encroachmen nd on the urban	m			m				
	mainta Aldridg Coldfie on the Howev fringes	ining the separa le and Streetly (a eld) and preventi countryside. er release of lar of the sub-para	tion of Walsall, adjoining Sutton ng encroachmen od on the urban el that have less	m	m		m				
	mainta Aldridg Coldfie on the Howev fringes signific settlem	ining the separa le and Streetly (a led) and preventi countryside. er release of lar of the sub-parc ant boundaries land country	tion of Walsall, adjoining Sutton ng encroachmen of on the urban el that have less between side would resul	m t	m		m				
	mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh	ining the separa le and Streetly (a eld) and preventi countryside. er release of lar of the sub-parc ant boundaries hent and country tly less harm tha	tion of Walsall, adjoining Sutton ng encroachmen ad on the urban el that have less between side would resulan release of the	m t	m		m				
Landscane	mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core au	ining the separa le and Streetly (a ld) and preventi countryside. ler release of lar of the sub-parc ant boundaries hent and country tly less harm that rea between tow	tion of Walsall, adjoining Sutton ng encroachmen of on the urban el that have less between side would resulan release of the ns.	m t	m X	m		m	m	m	
Landscape Sensitivity	mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core au	ining the separa le and Streetly (a eld) and preventi countryside. er release of lar of the sub-parc ant boundaries nent and country ty less harm that ea between town ndscape is consi	tion of Walsall, adjoining Suttoning encroachment of on the urbaniel that have less between side would resultan release of the ins.	m t	X		Mod		m		
Landscape Sensitivity	mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core au The lau modera resider	ining the separa le and Streetly (a ld) and preventi countryside. er release of lar of the sub-parc ant boundaries ent and country tly less harm that ea between tow adscape is consi ate-high overalls	tion of Walsall, adjoining Sutton on the urban of that have less between uside would result an release of the ons. Idered to have sensitivity to ont as the majority	t High	X	m Mod		m Lo	m	m	
	mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core au The lau modera resider of crite	ining the separa le and Streetly (a eld) and preventi countryside. er release of lar of the sub-parc ant boundaries hent and country tly less harm that he between town dscape is consi ate-high overalls atial developmentia are assessed	tion of Walsall, adjoining Sutton on the urban of that have less between side would resultan release of the ins. Idered to have sensitivity to as the majority das having eithe	t High	X	m Mod		m Lo	m	m	
	mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core an The lan modera resider of crite modera	ining the separa le and Streetly (a led) and preventi countryside. er release of lar of the sub-parc ant boundaries a nent and country tly less harm that rea between tow adscape is consi- ate-high overall a ntial development ria are assessed ate or greater/high	tion of Walsall, adjoining Sutton ng encroachmen ad on the urban el that have less between release of the ns. idered to have sensitivity to at as the majority d as having eithe gh sensitivity, an	t High	X	m Mod		m Lo	m	m	
	mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core ai The lai modera resider of crite modera no crite	ining the separa le and Streetly (a led) and preventi countryside. For release of lar of the sub-parc ant boundaries hent and country titly less harm that the between tow indscape is consi- ate-high overall a natial development ria are assessed ate or greater/higheria override that	tion of Walsall, adjoining Sutton ng encroachment of on the urban el that have less between release of the rele	t High	X	m Mod		m Lo	m	m	
	mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core ai The lai modera resider of crite modera no crite The lai	ining the separa le and Streetly (a led) and preventi countryside. er release of lar of the sub-parc ant boundaries a nent and country tly less harm that rea between tow adscape is consi- ate-high overall a ntial development ria are assessed ate or greater/high	tion of Walsall, adjoining Sutton ng encroachment of on the urban el that have less between side would result an release of the ens. Idered to have sensitivity to that as the majority of as having either gh sensitivity, and i judgement.	t High	X	Mod ligh		m Lo	m	m	
	maintal Aldridge Coldfie on the Howeve fringes significate settlem in slight core and The land moderate resider of critee moderate no crite The land have memploy	ining the separa le and Streetly (a let) and preventi countryside. er release of lar of the sub-parc ant boundaries lent and country itly less harm tha ea between tow adscape is consi ate-high overall seria development inial development inial development inial development inial override that andscape is consi ate or greater/hig eria override that indscape is consi noderate-high ser inoderate-high ser inoderat	tion of Walsall, adjoining Sutton on gencroachment of on the urban el that have less between side would result an release of the res. Idered to have sensitivity to as having either gh sensitivity, and judgement. Idered to also ensitivity to ent as large-scal	m High	X	m Mod		m Lo	m	m	
	mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core ai The lai modera resider of crite modera no crite The lai have m employ built fo	ining the separate and Streetly (and preventional streetly (and preventional streetly (and preventional streetly less harm that the abetween towardscape is considered and scape is considered override that and scape is considered and scape is considered and scape is considered and scape is considered that and scape is considered and scape is	tion of Walsall, adjoining Sutton on gencroachment of on the urban el that have less between side would result an release of the ons. Idered to have sensitivity to ont as the majority of as having either gh sensitivity, and judgement. Idered to also ensitivity to ent as large-scale the small-scale	m High	X	Mod ligh		m Lo	m	m	
	maintal Aldridge Coldfiel on the Howeve fringes significe settlem in sligh core and The land modera resider of crite modera no crite The land have memploy built fo historice	ining the separate and Streetly (and preventional streetly (and preventional streetly (and preventional streetly less harm that the substantial developmential developmential are assessed at each of the substantial developmential de	tion of Walsall, adjoining Sutton ng encroachment of on the urban el that have less between side would result an release of the ins. Idered to have sensitivity to at as the majority of as having either gh sensitivity, and judgement. Idered to also ensitivity to ent as large-scale the small-scale of reduce the role	m High	X	Mod ligh		m Lo	m	m	
	mainta Aldridg Coldfie on the Howev fringes signific settlem in sligh core ai The lai modera resider of crite modera have m employ built fo historic of the a	ining the separate and Streetly (and preventional streetly (and preventional streetly (and preventional streetly less harm that the sub-parce and boundaries hent and country the less harm that the sea between town ascape is considered by the less harm that are assessed at ear greater/high and scape is considered by the less harm the less harm that are assessed at ear greater/high sea less harm that the less harm that are also hard impacts and the less harm that the	tion of Walsall, adjoining Sutton ng encroachment of on the urban el that have less between side would result an release of the ins. Idered to have sensitivity to at as the majority of as having either gh sensitivity, and judgement. Idered to also ensitivity to ent as large-scale the small-scale of reduce the role	m High	X	Mod ligh		m Lo	m	m	

large-so	cale commercial buildings and			
	ural storage sheds are scattered			
	out the area, reducing sensitivity.			
	sessment against environmental, social and economi			
Criteria	Assessment	Ratii	าg	
	Environmental			
Greenfield/	The parcel is greenfield.	X		
Previously Developed Land		X		
Topography	The highest point is the South West and the parcel, the			
	North East is lower but the change is not significant to be a		Χ	
	significant constraint to development.			
Agricultural Land	Pre1988 Grade 3 - Good to moderate. There is not an up to		Х	
Quality	date assessment available.		~	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees within the parcel, however there are established trees around the boundary of the parcel and which define field boundaries which could be worthy of retention and require assessment. The retention of some or all of these trees would not a be a significant barrier to development.  Overall much of the site could be developed even if all trees are protected, apart from those required to provide access. There are protected trees on the East boundary within the adjoining nature reserve which would limit development near to them and would result in some reduction to the developable area.		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require a protected species survey to be carried out to determine the impact and consider required mitigation.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  The site falls within a Nature Recovery Network Core Habitat Zone		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	Although the character to the South begins to change to urban this part of Longwood Lane is rural and development of this parcel would be a significant change to the character which would have a local detrimental impact on the visual amenities of the area, both highway users and nearby residents. Wider impacts would be limited due to the favourable topography and development to the South.	X		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х

01	Ni I . C I C C C I			
Ground Contamination	No record of ground contamination here. Sites with previous agricultural uses require contamination surveys due to fertiliser use, sewage sludge presence of heavy metals.		x	
Ground stability	The East part of the site may be within an area of untreated Limestone, anything within this identified area is not safe to build on and would have a minor reduction to the developable area.		х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	The site adjoins residential uses to the South, housing here would be acceptable in noise impact terms, an employment use could be restricted due to nearby residential uses.		X- Em plo yme nt	X- Res iden tial
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development Opportunities	there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			х
Highways access and transportation	Access to this site is via a narrow track off Sutton Road. This is unsuitable to serve as access to any significant development on this site unless land acquisition provides suitable access improvements. The site may be better served combined with CFS215, CFS318, GBP092. Longwood Lane has poor pedestrian provision and	Х		

on	Conclusion			
ıl	SA not required due to gateway constraints			
ıı ⊓ousing	SA not required due to gateway constraints.			
l Housing 1	Sustainability Appraisal			
s parcel.				
sites submi				
	Opportunities			
would not result in the loss of a playing field or sports pitch.				Х
the charac	npact on the quality of the open space and changing racter. On balance this is not considered to be			
some impa			Х	
Not public	onen enace. The parcel is adiacent a nature			
No connection to a local cycle route.		Х		
		,	J	
		d by la	rge	
a Fresh Food and Centre Area				
The whole site is more than 15 minutes walking distance of				
of an Employment Area				Х
The whole site is more than 15 minutes walking distance of a Health Centre Area		Х		
of a Secondary School				Х
The whole	site is more than 15 minutes walking distance of	y		
		o key r	esiden	itial
	0001011			
Two significant concerns.				Х
	ents to Longwood Lane in this respect. The site is			
	The site re No signific  In Sig	Services in accordance with BCP Policy HOU2.  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is within 20 minutes public transport distance of a Secondary School  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of an Employment Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  The nearest housing adjoins the Southern boundary is define traditional styled detached houses.  No connection to a local cycle route.  Not public open space. The parcel is adjacent a nature reserve and development would be seen from it having some impact on the quality of the open space and changing the character. On balance this is not considered to be significant.  Would not result in the loss of a playing field or sports pitch.  Opportunities  sites submissions were they could allow access to sparcel.  Sustainability Appraisal  Il Housing  SA not required due to gateway constraints.	with local policies in terms of sustainability and accessibility. The site requires additional land to achieve access.  No significant concerns.  Social  ting or public transport (except Primary schools: walking only) to key reservices in accordance with BCP Policy HOU2.  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is within 20 minutes public transport distance of a Secondary School  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of an Employment Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  The nearest housing adjoins the Southern boundary is defined by latraditional styled detached houses.  No connection to a local cycle route.  Not public open space. The parcel is adjacent a nature reserve and development would be seen from it having some impact on the quality of the open space and changing the character. On balance this is not considered to be significant.  Would not result in the loss of a playing field or sports pitch.  Opportunities  sites submissions were a they could allow access to a parcel.  Sustainability Appraisal  Il Housing  SA not required due to gateway constraints.	with local policies in terms of sustainability and accessibility. The site requires additional land to achieve access.  No significant concerns.  Social  ting or public transport (except Primary schools: walking only) to key resider services in accordance with BCP Policy HOU2.  The whole site is more than 15 minutes walking distance of a Primary School  The whole site is within 20 minutes public transport distance of a Secondary School  The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of an Employment Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  The nearest housing adjoins the Southern boundary is defined by large traditional styled detached houses.  No connection to a local cycle route.  Not public open space. The parcel is adjacent a nature reserve and development would be seen from it having some impact on the quality of the open space and changing the character. On balance this is not considered to be significant.  Would not result in the loss of a playing field or sports pitch.  Opportunities  sites submissions were they could allow access to a parcel.  Sustainability Appraisal  Housing SA not required due to gateway constraints.

Site Addres	North of Sutton Road Between Front of Three Crowns									
Ward		Aldridge Cent South	ral and	Call for	Site F	Ref	Green	Belt F	Parcel	095
Site Area (h	a)	0.85								
Site Referei	псе	SA-0294-WA	L							
			Background	d/Contex	<b>t</b>					
Current uses (list)	Gra	ass highway verge.								
Surrounding land uses				utton						
			Constr	aints						
Gateway Constraints (where affecting part of submitted site)			Name / Details	S					CO	nount vered a's)
SSSI/ SAC/ S			N/A						Ò	
Ancient Wood			N/A						0	
Local Nature		9	N/A						0	
Flood Risk Zo			N/A N/A						0	
Registered Pa Scheduled Ar			N/A N/A				0			
Operational B			N/A				0			
Common Lan		Odrid	N/A						0	
Designations (list)		Croon Bolt or	ad I andagan	Concitio	eitre A c	2222	m o n t			
Criteria	Λεερε	sment	nd Landscape	Ratir		55622	ment			
Green Belt		b-parcel makes	a strong	Very		Mod	T	Low		Very
Harm	contrib the We	ution to preventiest Midlands con ining the	ng the sprawl of	_	High Har m	High Har m	Mod Har m	Mod Har m	Low Har m	Low Har m
	separa Streetly preven Arbore bounds of the Q Aldridg signific Green towns, of Gree Belt lar	ation of Walsall, Aldridge, and ly (adjoining Sutton Coldfield), and ating encroachment on the Walsall etum, with its well-defined aries, or eastwards into the 'core' gap between Walsall and ge. This would cantly weaken the integrity of the Belt in terms of separation of and would increase containment		x t						
Landscape Sensitivity		ndscape is considered to have		High		∕lod ligh	Mod	Lo Mo		Low
Solidation	resider of crite modera no crite The lar have m	te-high overall sensitivity to tial development as the majority is are assessed as having either te or greater/high sensitivity, and ria override that judgement. dscape is considered to also oderate-high sensitivity to ment development as large-scale m would impact the small-scale		r d		Х				

historic field pattern and reduce the role of the area in providing a rural gap between Walsall and Aldridge. However, modern 20th century development, e.g. large-scale commercial buildings and agricultural storage sheds are scattered throughout the area, reducing sensitivity.  Detailed assessment against environmental, social and economic criteria					
Criteria	Assessment	Rati	ng		
Greenfield/	Environmental Greenfield parcel				
Previously Developed Land	Greenileid parcei	X			
Topography	Rises from West to East, not significant.			Х	
Agricultural Land Quality	Not agricultural land.			Х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees but a number of established trees in the middle strip of highway verge. This parcel is unlikely to provide development in isolation and the release of any land would form a more comprehensive parcel so the retention of some or all trees would not raise any significant constraints.		х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require a protected species survey to be carried out to determine the impact and consider required mitigation.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2  The site falls within 2 Nature Recovery Network Zones, Urban Matrix Recovery Zone 1 and Core Habitat Zone		X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х	
Impact on visual amenity of adjacent land users, including existing residents	The highway verge is considered to have high visual amenity value and it helps to define the spacious character of this area which sees the transition of development from the urban to rural, the loss of these verges would have a significant local impact. Although wider impacts are limited by topography and development, this is a busy road and the impact would extend to substantial numbers of highway users.				
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.				
Ground Contamination	No record of ground contamination here.			х	
Ground stability	The ground is recorded as a treated limestone area.	X			

Air Quality impact of	The parcel is within the limestone consideration zone for the Three Crowns mine. Part of this mine which the parcel is within has been treated but a comprehensive site investigation report produced by a specialist Consultant Mining Engineer to assess the effect of the proposed development on the underground limestone infilling is required before any development can be considered. Three Crowns PH now has permission for housing.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			
adjoining uses	That in a rating of Blooked ratio of Exposed allos 2016.			Х
Noise impact of adjoining uses	The site adjoins residential uses to the East and West, housing here would be acceptable in noise impact terms, an employment use could be restricted due to nearby residential uses.		X- Em plo yme nt	X- Res iden tial
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			X
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			X
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints here.			x
Highways access and transportation	This land is part of the public highway. It is difficult to see how this can could be developed but if it was deemed suitable it would require a legal highway Stopping Up Order.		X	
Impact on the wider road network	No significant concerns.		X	

Other Economic							
(specify)							
		Social					
Access time by walk		c transport (except Primary schools: walking only) to ses in accordance with BCP Policy HOU2.	o key ı	esiden	tial		
Primary School		e whole site is more than 15 minutes walking distance of rrimary School					
Secondary School		ne whole site is within 20 minutes public transport distance a Secondary School					
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of entre Area	Х				
Strategic Centre/Employment Area		he whole site is within 20 minutes public transport distance f an Employment Area					
Centre/Foodstore		The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area					
Any character constraints on density (list)	The nearest housing on Sutton Road is defined by large traditional styled detached houses.						
Connections to local cycle route networks	No connec	tion to a local cycle route.	Х				
Public Open Space	Not public	open space.			Х		
Loss of Playing Field / Sports Pitches		result in the loss of a playing field or sports pitch.			х		
Other Social							
		Opportunities					
No specific op	portunities id	dentified.					
		Sustainability Appraisal					
Sustainability Appraisa Conclusion	The site has some negative impacts for SA Object 9, 12, 14 and positive impact for SA Objectives 5,			, 7,			
Sustainability Appraisal  The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.							
		Conclusion					
	ural, the nar	harm and the parcel is a strong part of the charact row strip would prevent the type of housing which de straint.					

Site Addres	s	Corner of Longwood Road and Beacon Hill								
Ward		Aldridge Cent South	ral and	Call for	Site I	Ref	Green Belt Parcel 097			097
Site Area (h	a)	0.56								
Site Referei	псе	SA-0296-WAI								
Backgro				I/Contex	ĸt					
Current uses (list)	and	enity and provide Beacon Hill. The Bouth.								
Surrounding land uses		the North resider ad and Barr Bead							Beaco	n
land daca	1100	ad and ban beat	Constra		o tric v	vest rec	Sideritia	1.		
Gateway Constraints (where affecting part of submitted site)		Name / Details						СО	nount vered a's)	
SSSI/ SAC/ S			N/A						0	
Ancient Wood Local Nature			N/A N/A						0	
Flood Risk Zo		<del>.</del>	N/A						0	
Registered Pa		arden	N/A						0	
Scheduled Ar			N/A						0	
Operational B Common Lan		ound	N/A N/A						0	
Existing Policy Designations (list)  SAD ENV1 Green Belt										
	·	Green Belt ar	nd Landscape			ssessi	nent			
Criteria		sment		Ratii Very	ng					
Green Belt Harm	the sub contrib however either s significant develo small g connection	p-parcel makes a ution to all Greel er, its release in settlement would ant linear expan pment, losing on paps that maintai	tent of development means that to-parcel makes a weak aution to all Green Belt purposes; er, its release in association with the tettlement would constitute a cant linear expansion of inset toment, losing one of the valuable aps that maintain visual tion with the wider Green Belt		High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
Landscape Sensitivity	promin promin skyline ridge, v surrout presen routes and de charac the are conside sensitiv The ar- sensitiv	nis is a largely open and visually cominent area, culminating in a cominent and generally undeveloped cyline feature along the Barr Beacordge, which forms a scenic backdropurrounding settlement. While the resence of prominent electricity pylorutes provides an urbanising influent detracts from the rural and natural arracter and perceptual attributes of e area, overall the landscape is considered to have a moderate-high ensitivity to residential development area is considered to have a high ensitivity to employment developme arge scale development would disru				Mod High	Mod	Lo		Low

to the e provide Steetly	all scale field pattern, particularly ast of Doe Bank Lane, which s rural and open backdrop to and Pheasey.  sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Ratio		
	Environmental		<u> </u>	
Greenfield/	The parcel was previously a road and although now			
Previously	predominantly covered in tree planting it is considered to be			Х
Developed Land	previously developed.			
Topography	The parcel is at the top of a steep hill and is not flat, the topography would be a significant constraint which would limit the amount of development.	x		
Agricultural Land	Not agricultural land			х
Quality	There is one protected tree AP 4/1062 T41. In addition there			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There is one protected tree AB 4/1962 T41. In addition there are dense established trees across the whole parcel. The retention of any trees would severely limit the amount of development that the site could accommodate.	X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require a protected species survey to be carried out to determine the impact and consider required mitigation. The size of the site and constraints around the site are likely to limit the amount of ecological value.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Urban Matrix Recovery Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	There would be some impact on the visual amenities enjoyed from adjacent residents, but this is a limited number and although visible from Barr Beacon development would be seen in the context of existing development so would not be significant. On balance it is considered that the existing context and small size of the parcel is sufficient reason in this instance why any visual amenity loss in a local or wider sense would be less than significant.		х	
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	No record of ground contamination here.			х
Ground stability	No record of ground stability issues here.			Х

Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			v
adjoining uses	, and the second			Х
Noise impact of adjoining uses	Noise mitigation from the adjacent busy junction is likely to be required for a residential use but can be achieved. An employment use would not be acceptable due to the close proximity to housing.	X- Em plo yme nt	X- Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	A path runs down the middle of the parcel linking Longwood Road to the houses on Beacon Hill. A path would need to be incorporated into any development at this parcel. There are no definitive public rights of way present at this location, but the Beacon		x	
Highways access and transportation	This land is public highway. It is difficult to see how this can could be developed as access onto Beacon Hill or Longwood Road would be problematic due to the proximity of the busy signalised junction. If it was deemed suitable it would require a legal highway Stopping Up Order. A lack of safe access is a significant barrier to developing this parcel.	х		
Impact on the wider	No wider concerns.			Х
road network Other Economic				
(specify)				
• • • • •	Social			

Access time by wall	kina or publi	c transport (except Primary schools: walking only)	to kev i	resider	ntial		
7 100000 111110 27 11011	services in accordance with BCP Policy HOU2.						
Primary School	The whole a Primary	site is more than 15 minutes walking distance of School	X				
Secondary School	of a Secon	e whole site is within 20 minutes public transport distance a Secondary School					
GP/Health	The whole	whole site is more than 15 minutes walking distance of					
Centre/Walk in		Centre Area	^				
Strategic	The whole	site is within 20 minutes public transport distance					
Centre/Employment Area	of an Emp	loyment Area			Х		
Centre/Foodstore		ne whole site is more than 15 minutes walking distance of Fresh Food and Centre Area					
Any character constraints on density (list)	The character of housing here is defined by large traditional detached houses on medium sized plots.						
Connections to local	No connec	No connection to a local cycle route network.					
cycle route networks		X X					
Public Open Space	Not public	open space.			X		
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х		
Other Social							
		Opportunities					
No specific op	portunities id	dentified. X					
		Sustainability Appraisal					
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Objec		, 2, 6, 7	7, 9,		
Conclusion		12, 14 and positive impact for SA Objectives 5, 10					
Sustainability Appraisal The site would with mitigation would fall below the threshold for					ſ		
Employment Conclusion allocation and for this reason an SA is not required.							
		Conclusion					
		ees and no obvious options to achieve safe acces					
		commodate more than a couple of small houses wh					
		evelopment here which would be in a prominent loo	ation.	Emplo	yment		
use would likely be un	use would likely be unviable due to the close proximity of houses.						

Site Address	s	34 - 38 Gould	Firm Lane, Ale	drida	ne.						
		Aldridge Cent			<u> </u>						
Ward		South	rai aria	Cal	Call for Site Ref 10529						
Site Area (h	a)	0.19									
Site Referen	ice	SA-0310-WAI	_								
	Background				ntex	t					
Current uses (list)	Res	sidential									
Surrounding Hotel, golf course to the West, a				ulture	e to th	ne Eas	t North	and Ea	ast and	to the	South
land uses	is a	camping and ca		a!m4a							
Gatoway Con	ctraint	ts (whore	Constra Name / Details							Δn	nount
Gateway Constraints (where affecting part of submitted site)			Name / Details	3						CO	vered a's)
SSSI/ SAC/ S		/ <b>T</b>	N/A							0	
Ancient Wood Local Nature F			N/A N/A							0	
Flood Risk Zo		<del>2</del>	N/A							0	
Registered Pa		arden	N/A							0	
				0							
Operational B	urial Gr	ound	N/A							0	
Common Land Existing Policy		O Green Belt - El	N/A							0	
(list)  Criteria	Accor	Green Belt ar	nd Landscape		nsitiv Ratin		ssess	ment			
Green Belt		b-parcel makes	a etrong		Very		Mod		Low		Very
		ution to preventi			High	High Har	High	Mod Har	Mod	Low	Low
		est Midlands con			Har	паі M	Har	m m	Har	Паі m	Har
		ining the separa			m		m		m		m
		reetly (adjoining		d)							
		eventing encroad side. The south									
		adjoins the settle									
		e, which forms p									
		ds conurbation.		of							
		e eastwards wo			Х						
		tween Aldridge a									
		ing Sutton Coldf ravelling along L									
		e railway line bet									
settlements, and would increase											
containment of Green Belt land to the											
North and South.			1.15		1-1	1					
Landscape The landscape is considered to have an overall moderate-high sensitivity to		n	High		Лоd High	Mod	Lo Mo		Low		
		moderate-nigh s ntial and employr					9.1		IVIC	,,,	
		pment, based or									
	its com	bination of pron	ounced slopes (	in 📕			X				
		and its strongly r									
		eloped character			-1						
Deta	ned as	ssessment aga	ainst environr	nent	al, s	ocial	and e	conom	ic crit	erıa	

Criteria	Assessment	Ratir	าg	
	Environmental			
Greenfield/ Previously Developed Land	Previously developed, site has hardstanding providing footings and parking areas for static caravans.			х
Topography	Site forms a small part of a generally level terrain, with only very gently sloping away from Northern and Southern boundary.  Favourable, insignificant topography.			х
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here. There are some established trees along the boundary which may be worthy of retention and which would not be significant barriers to developing the site.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecology assessment. The site falls within the Nature Recovery Network Urban Matrix Recovery Zone 1		х	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The site already has 2 static homes which have been modified and appear as individual traditional styled bungalows, replace houses or additional houses considering the modest plot area is considered would have little impact on the character of the area. Employment use buildings which take account of the surroundings and plot size would also not visually look out of place.			x
Flood risk, drainage and ground water	Not in a flood zone 2 or 3, surface water runoff should be managed within the site.			х
Ground Contamination	There are no records of contamination here.			Х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	Surrounding uses in noise terms would have little impact on any proposed houses, an employment use would not be acceptable due to the adjacent caravan and camping club.	X- Em plo yme nt		X- Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
Employment	Economic  This site does not meet the threshold for employment			
Development Opportunities	allocation in the Black Country Plan.	X		

No specific opportunities identified.  Sustainability Appraisal							
No specific op							
	Opportunities						
Other Social							
/ Sports Pitches				^			
Loss of Playing Field	Would not result in the loss of a playing field or sports pitch.			Х			
Public Open Space	Not public open space.			Х			
Connections to local cycle route networks	No connection to a local cycle route network.	X					
density (list)							
Any character constraints on	Existing housing here are single storey mobile homes.						
Centre/Foodstore	The site is predominantly within 10 minutes walking distance of a Fresh Food and Centre Area			X			
Centre/Employment Area	of an Employment Area						
Strategic	The whole site is within 30 minutes public transport distance						
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area.	X					
Secondary School	The site is predominantly more than 25 minutes public transport distance of a Secondary School	X					
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	Х					
Access time by wal	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial			
(specify)	Social						
Other Economic							
Impact on the wider road network	No significant issues identified.			X			
and transportation	accessibility. Not suitable for intensified residential use.		Х				
water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access	Access to this site is via a narrow lane with poor pedestrian			^			
Infrastructure constraints on / under site (electric cables/sub-stations,	There are no known infrastructure constraints here.			x			
lafua da cata cata cata cata cata cata cata	managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There are no known infrastructure constraints here.						
	expansion. Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be		Х				
treatment	limited headroom for population increase due to housing forecast and limited capacity available performance.  However there are no physical constrains preventing						
Availability of utilities  – electricity, gas, water, sewage	No details provided, however there are existing houses here.  Little Aston WwTW has capacity for 4780 houses. It has						
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х			
Delivery / Phasing	No known significant issues regarding delivery or phasing.			X			
	character.	Х					
Employment Land	Not employment land near to residential uses and out of						

Sustainability Appraisal Housing  The site would with mitigation would fall below the threshold for					
Conclusion allocation and for this reason an SA is not required.					
Sustainability Appraisal The site would with mitigation would fall below the threshold for					
Employment Conclusion allocation and for this reason an SA is not required.					
	Conclusion				
The site is in the highest greenbelt	The site is in the highest greenbelt and landscape harm. In terms of any significant issues highlighted the				
proposal for housing here raises no new issues over the existing static homes present at this site.					
However the site doesn't meet the threshold for housing allocation in the Black Country Plan.					

Site Addres	SS	171 Frdingto	on Road, Aldric	lae							
	.5	Aldridge Cer									
Ward		South		Call fo	or	Site F	Ref	10508	3		
Site Area (h	na)	2.81									
Site Refere	nce	SA-0311-W	٩L								
			Background	d/Conte	ex	t					
Current uses			extent of resider	ntial use	in	not co	onfirme	d, the p	addocl	k may	be
(list) Surrounding		rate horsicultur ulture to the No	orth, East and S	outh to t	he	West	is resid	dential			
land uses											
			Constra								
Gateway Co affecting par			Name / Details	5							nount vered
•		,	D1/0								ı's)
SSSI/ SAC/ S		teran Trees	N/A N/A							0	
Local Nature		ician nees	N/A							0	
Flood Risk Zo			N/A							0	
Registered P		den	N/A							0	
Scheduled A			N/A							0	
Operational E	Burial Gro	und	N/A							0	
Common Lar			N/A							0	
Existing Police	,	Green Belt - E	NV1								
Designations (list)											
		Green Belt ar	nd Landscape	Sensit	tiv	ity As	sessi	nent			
Criteria	Assess			Rat		g					
Green Belt		-parcel makes		Very		High	Mod	Mod	Low	Low	Very
Harm			ng the sprawl of	High Har		Har	High Har	Har	Mod Har	Har	Low
		t Midlands con	urbation, tion of Aldridge	m		m	m	m	m	m	m
			Sutton Coldfield	)							
		enting encroad		,							
			arcel is contained	d							
	to the no	orthwest and so	outheast by the								
		nt edges of Ald		X							
			art of the West	<b>X</b>							
		s conurbation. <i>I</i> eaken this narr	Any expansion								
			ompromised by								
	• .	over developm									
	Longwoo	od Road.									
Landscape			dered to have a		gh		/lod	Mod	Lo		Low
Sensitivity			tivity to residenti				ligh		Mo	od	
		ment, based or ced landform fo	the absence of								
		of rural charact									
			ination of open								
	and	,	, -					X			
		d areas and the	•								
		nt pylon routes									
			dered to have a	1							
	overall h	noderate sensi	iivity to								

employment development. The area has a degree of rural character, with some natural features of value and a historic field pattern west of the A452 which would be disrupted by large scale development. There are some existing small scale industrial/employment areas and large agricultural buildings, which are set back from the roads and low in height. There is the potential for small scale expansion these areas without impacting existing landscape features of value.    Detailed assessment against environmental   Social and economic criteria									
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South with depression to centre running across the site West to East, starting at centre of Western boundary. Contours show a general falling away to East  Agricultural Land Quality  Information submitted indicates agricultural rating of 3 under pre-1988 assessment. No up to date assessment available. The land is not used for agriculture.  Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  Biodiversity or Geodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity of the stef for development.  Any loss of trees would require an ecological assessment to determine any mitigation or enhancement of the parcel. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2 The site falls within Nature Recovery Network Zone Core Expansion Zone 1  No recorded heritage assets here.  X  X  X  X  X  X  X  X  X  X  X  X  X		-	Generally higher to West and lowe	r to East					
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Expansion Zone 1  Heritage Assets on site or significantly affecting boundaries  Impact on visual  Expansion Zone 1  No recorded heritage assets here.  X  X  X-  X-				00 5	aon ooan	,			
Heritage Assets on site or significantly affecting boundaries  Impact on visual  No recorded heritage assets here.  X  X  X-  X-			The site falls within Nature Recove	ery Netwo	ork Zone (	Core			
site or significantly affecting boundaries  Impact on visual  If developed in isolation the parcel would look out of  X- X-									
affecting boundaries  Impact on visual  If developed in isolation the parcel would look out of  X- X-			No recorded heritage assets here.						
Impact on visual If developed in isolation the parcel would look out of X-X-									X
			If developed in isolation the parcel	would lo	ok out of		Υ.	Υ.	
						ed			

suitable for development it is likely that the land to the North

ide

land users, including existing residents	would also be considered suitable for release. There would be a local visual impact because the character of this side of Erdington road is defined by its agricultural fields, with urban development beginning further North. In wider context the impact would be less severe, especially if built development was concentrated to the West of the parcel as the best wider views mean that the parcel would be seen in the context of existing residential development on higher ground to the West.  An employment use here would be at odds with the existing residential and agricultural character and the wider topography would make such development prominent.	yme nt	ntia I	
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Surface water run off would have to be mitigated for through suitable SUDS.		X	
Ground Contamination	No record of ground contamination issues here. Sites with previous agricultural uses require contamination surveys due to fertiliser use, sewage sludge presence of heavy metals.		х	
Ground stability	There are no recorded ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	An employment use here could be acceptable with suitable mitigation in terms of noise to nearby housing. Residential uses raise no significant concerns.		X	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			x
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment, the site is near to residential properties, development would be incongruous in isolation and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	

Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are	no known infrastructure constraints here.			x
Highways access and transportation	visibility in highway w achieve th Possible re Residentia appropriat				
Impact on the wider road network	No wider o	concerns raised.			Х
Other Economic (specify)					
` , , , , , , , , , , , , , , , , , , ,	•	Social			
Access time by wall		c transport (except Primary schools: walking only) es in accordance with BCP Policy HOU2.	to key i	esiden	ıtial
Primary School	The whole Primary So	site is within 10 minutes walking distance of a chool			Х
Secondary School	The whole	site is within 20 minutes public transport distance			х
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of tentre Area	х		
Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area.			х
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	x		
Any character constraints on density (list)		of nearby housing defined by a mix of 1960's mode designed detached and semi-detached houses ar ots.			
Connections to local cycle route networks	No connec	ction to a local cycle route network.	X		
Public Open Space		open space.			Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х
Other Social					
		Opportunities			
Could combine with S significance of hig		X			
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	al Housing	The site has some negative impacts for SA Obje 9, 12, 13, 14 and positive impact for SA Objective		, 3, 5, 6	5, 7,
Sustainability Appraisa Employment Conclusion		Assessment requested			
		Conclusion			
		issues having highest green belt harm due to its permitted with the impact on the semi-rural chara			

The parcel raises some significant issues having highest green belt harm due to its potential contribution towards merging settlements, combined with the impact on the semi-rural character and prominent protrusion into fields. In addition the site viability considering the scope of required highway works is a significant barrier. Opportunities could exist for adjacent sites to combine however they too have significant issues.

Employment uses would have a greater impact due to conflict with residential uses and in terms of visual amenity due to the impact on existing character and the prominent position due to topography.

Site Address	8		of Sutton Road		ng	gwood	Lane	- Birch	Wood	l, Pot	ters
Site Address	<b>.</b>		South of the I	Dingle							
Ward		Aldridge Cer South	ntral and	Call fo	or	Site F	Ref	10550	)		
Site Area (ha	a)	9.6									
Site Referen	се	SA-0314-W	AL								
			Backgroun	d/Conte	ex	t					
Current uses (list)	Horsi	iculture									
Surrounding land uses			ture, to the Eas ent uses to the				e soutl	h reside	ntial, a	gricult	ural
ianu uses	and s	some employm	Constr		icc	illure.					
Gateway Con	etrainte	(whore	Name / Detail							Δr	nount
affecting part			Name / Detail	3						co	vered a's)
SSSI/ SAC/ SI	NC		N/A							Ò	,
Ancient Wood	land / Ve	eteran Trees	N/A							0	
Local Nature F			N/A							0	
Flood Risk Zor			N/A							0	
Registered Pa			N/A							0	
Scheduled And			N/A N/A							0	
Operational Bu		uria	N/A N/A							0	
Existing Policy		Green Belt - E								10	
Designations (list)	0,12	ereen zen z									
		Green Belt ar	nd Landscape	Sensi	tiv	itv As	sessi	ment			
Criteria	Assess			Rat							
Green Belt	The sub	-parcel makes	a strong	Ver	у	High	Mod	Mod	Low	Low	Very
			ng the sprawl of	High		Har	High	Har	Mod	Har	Low
		t Midlands con	·	Hai m		m	Har m	m	Har m	m	Har m
			tion of Walsall, adjoining Suttor								
			ng encroachme								
		ountryside. The		X							
		•	by the settlemer	ıt ^							
			forms part of the	ne							
		dlands conurba			Щ			<u> </u>			
•			ly unspoilt rural	Hi	igh		1od	Mod	Lo		Low
•		er and strong se			_		ligh		IVIO	ou	
		ity, with a netwo	ork or valued ncluding ancient								
		id) and mature,									
			ccessible via the								
			e, the landscape				χ				
			moderate-high				^				
			l development a	s							
			are moderate or	ot .							
	nign/gre judgeme		teria override th	al .							
			ainst environ	nental	S	ocial :	and e	conom	ic crit	eria	
Criteria		Assessmen		,		- Jiai (		1 - 1 - 1 - 1	Rati		
J			Environ	nental					7.44	9	
			LIIVIIOII	Herital							

Greenfield/	The parcel is greenfield.			
Previously Developed Land		Х		
Topography	The parcel is predominantly flat.			X
Agricultural Land	Not agricultural land.			
Quality				Х
Tree Preservation	There are 29 protected trees as follows which are known to			
Orders / Mature	be within the parcel:  AB 4/1962 Oak number T2, T1, T4, T5, T8, T9, T10, T13,	Х		
Trees of Value on site or significantly	T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T25, T27,	^		
affecting boundaries	T28, T29, T30, T31, T32, T35, T36, Ash A1.			
Biodiversity or	Any loss of trees is likely to have an impact, the parcel forms			
Geodiversity on site	part of a wider undeveloped area which includes a nature			
or significantly	reserve and other groups of trees which are likely to be			
affecting boundaries	exploited by wildlife and an assessment of this green	X		
	infrastructure is required to determine if development here is viable.			
	The site falls within a Nature Recovery Network Core			
	Habitat Zone			
Heritage Assets on	There is a HER record of a ridge and furrow to the South of			
site or significantly	the site. This is identified as a very small affected area.			X
affecting boundaries Impact on visual	The parcel is large and has two public rights of way running			
amenity of adjacent	through it, the parcel is visible from many houses on			
land users, including	Longwood Road and Sutton Road and is visible to those			
existing residents	using these roads. Due to the scale of the parcel and the			
	existing rural character of the area any development would			
	have a significant detrimental local and wider impact on	X		
	visual amenity to nearby houses from the surrounding highway and public rights of way.			
	Some sub-division of the site near to the highway may have			
	a less than significant impact if adjoining sites are			
	considered suitable for development.			
Flood risk, drainage	Not in a flood risk zone 2 or 3.			
and ground water				X
Ground	There are small areas to the South of the parcel which			
Contamination	indicate ground contamination requiring assessment during			
	development. These affect a very small portion of the site			
	and are considered to have little if any impact on potential development.			X
	Sites with previous agricultural uses require contamination			
	surveys due to fertilizer use, sewage sludge presence of			
	heavy metals.			
Ground stability	Near the centre is an area which is identified as a High Risk			
	Coal Mining Area. Prior to planning permission a Coal			
	Mining Risk Assessment would be required. The area covered by this designation is very small and even if found			X
	to be unviable would have little if any impact on the capacity			
	of the site.			
Air Quality impact of	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
adjoining uses	The constitution of the state o			
Noise impact of	The parcel is very large and could provide employment uses			v
adjoining uses	and mitigation for a mixed use site. There are no significant noise barriers for a potential housing use.			X
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for superficial		Х	
Resource Areas	sand and gravel and brick clay shall take place.		^	

Mineral Infrastructure and	No mineral infrastructure constraints.			v
Brickworks				Х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment including			
Development Opportunities	ecology and the proximity to residential properties, in this context there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	The parcel has 2 public rights of way references ALD27 and ALD1r/2572.		х	
Highways access and transportation	Access to the site could be achieved.		Х	
Impact on the wider road network	Junctions need to be tested and upgrades may be required.		х	
Other Economic (specify)				
	Social			
Access time by wal	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	Х		
Secondary School	The site is predominantly within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		

Any character constraints on density (list)		ouses are predominantly traditional styled semi-detached and detached with enerous plot sizes.						
Connections to local cycle route networks	No connec	connection to a local cycle route network.						
Public Open Space	Not public	open space.			X			
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х			
Other Social								
		Opportunities						
No specific opp	portunities i	dentified. X						
		Sustainability Appraisal						
Sustainability Appraisa Conclusion	al Housing	Assessment requested						
Sustainability Appraisa	al	The significant impacts identified in the assessment	nt pred	lude th	is			
Employment Conclusion	on	site from being a reasonable alternative for employ	yment	uses.				
		Conclusion						
public rights of way. The	ne parcel al	pe Harm combined with high visual amenity value so has protected trees and ecological and high ame. Employment uses out of character and likely to nenity.	enity va	alue the	e loss			

# **Aldridge North and Walsall Wood**

Site Addres	ss	Land off Wals	sall Road, Wals	sall Woo	od, Wal	sall, Hi	ighfields North.				
Ward		Aldridge Nortl Wood	h and Walsall	Call fo	or Site	Ref	10060	)			
Site Area (h	na)	4.2									
Site Refere	nce	SA-0008-WA	L								
			Background	d/Conte	ext						
Current uses (list)	Agr	iculture									
Surrounding land uses	То	the South is an i	South is an industrial estate, the rest of the site is adjacent agricultural us								
			Constr	aints							
Gateway Col affecting par			Name / Detail	S						ount ered 's)	
SSSI/ SAC/ S			Jockey Fields	WA052	SINC				4.2		
		eteran Trees	N/A						0		
Local Nature		9	N/A	41 4 N	I a mtla NA/				0	_	
Flood Risk Zo			Flood zone in	tne top i	North VV	est corn	er of si	te.	0.1	)	
Registered Pa			N/A N/A						0		
			N/A N/A						0		
Operational E		ouna	N/A			0					
Common Lan		Dinalian FNIVA C							0		
Existing Police Designations		D policy ENV1 G D policy MP9: Hi		Dormitte	d Minar	al Cita					
(list)		NC WA052 Jock									
(IISI)	JLI	INC VVAUSZ JUCK	tey i leius - ivow	upgrau	su io a c	DINC					
		Green Belt au	nd Landscape	Sensi	tivity A	SSASSI	nent				
Criteria	Δεςρ	ssment	ia zanaocapo		ting	<u> </u>					
Green Belt		b-parcel makes	a strong	Ver		Mod	T	Low		Very	
Harm	contrib West N	ution to preventi Idlands conurba	ng sprawl of the ation, to		h   Har	High Har m	Mod Har m	Mod Har m	Low Har m	Low Har m	
		ining the separa		- 111				- 111		- 111	
		ouring towns, ar									
		chment on the c									
		er, land containe		al							
		ettlement edge a		id							
		nstrained Jockey be released with									
		der Green Belt. T									
		nent edge to the									
		his corridor of tre									
		grassland. It is n		X							
		g development o									
		rn end of this are									
		I Road; this cons		3							
		limited contributi									
		es and could be									
		gnificant harm, b									
		/ as a separate a	assessment								
	parcel.										

Landscape Sensitivity		dscape is considered to have moderate-high sensitivity to both	High	Mod High	Mod	Lov Mo		Low
	develop score is charact sensitiv of small	tial and employment oment. The majority of the criteria moderate, with the natural er and scale criteria scoring high ity, based on the predominance l-scale pasture fields with mature ow boundaries and the presence		х				
	of the J	ockey's Fields SSSI.			-	_		
	ailed as	sessment against environme	ntal, soc	ial and e	conomi			
Criteria		Assessment Environme	ntal			Ratii	ng	
Greenfield/			ntai					
Previously Developed La	and	The site is greenfield.				X		
Topography		There is no significant change in site.	ground le	vel across	the			Х
Agricultural L Quality	and	Grade 2 - The land is very good	quality agr	icultural la	and	Х		
Tree Preserv Orders / Matu Trees of Valu site or signific affecting bou	ure ie on cantly	There are established hedges an defining the boundary. None are assessment would be required to worthy of retention.	protected	but an			х	
Biodiversity of Geodiversity or significantly affecting bound	or on site y ndaries	The site borders a SSSI and is well as the site is a wildlife corridor. Jockey Fields SLINC has now be SINC to reflect species diversity, to adjacent SSSI. An ecological survey would requid designations are a significant conformation of the site falls within a Nature Reconstruction of the Best based on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix we following attributes to calculate a for each Landscape Unit: Land Under Habitat Features, Nature Consent Adjacency to SSSIs or Ancient Well Landscape Characterisation (HLI Axiophyte Value (TAV) and Breet The higher the score the higher the Predominant Ecological Valuation Green Belt Score = 5	een upgrasite connections and enstraint. Ecovery Net lack Country at formed allowed Edual land pas used befinal ecologise Calculavation Destroodland, C) Type V ding Farm he ecologin of the Bl	de from Sectivity and xisting work Core try Green the basis EcoRecord parcels with ased on the ogical valuated Value signation Value, Twirdland Birds ical value, ack County and Signation value.	Belt is for It to thin the ne score e, /alue, syan-s Value.	X		
Heritage Assiste or signification	cantly ndaries	There are no recorded Heritage						х
Impact on vis amenity of ac land users, in existing resid	djacent Icluding	The site is not visible from the su points due to the surrounding use reason their would be no local or	es and top	ography.				x
Flood risk, dr and ground w	ainage	The top North West corner of the and 3, however this is a small po have minimal impact on the deve	rtion of the	e site and	would		х	

	SUDS and consideration required for managing surface water.			
Ground Contamination	There is no evidence available to indicate previous grounds contamination constraints. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			х
Ground stability	Not in a Limestone or High Risk Coal area.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			х
Noise impact of adjoining uses	The neighbouring industrial units could have noise impacts on potential housing uses which could be difficult to mitigate satisfactorily to retain the existing employment uses. A proposed employment use here would have little impact on the surrounding uses.	X- Res ide ntia I		X - Em ploy men t
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Highfields North which is a dormant site. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development. Although there is potential to control noise for existing houses it is considered that such requirements could not extend to this site which would not be located next to existing houses. For these reasons the impact on housing would be significant.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel, shall take place.	X- Res ide ntia I	X- Em plo yme nt	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Highfield North and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		х	
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			X
Frank,	Economic			
Employment Development Opportunities	The site is on the edge of an employment and the submission proposes houses. Access from the employment. There is a nearby services along Chester Road, although a railway runs along the rear of the site there is no station here. Access could be a gateway	х		
Employment Land	Not existing employment land. No significant barriers.		Х	
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however		х	

	there are r	o physical constr	aine regarding pro	vision of			
	additional Broadband There are Minor loca managed t	treatment capacity I superfast speeds no significant gas lised electricity ca hrough Western F	ains regarding pro y. s are available in t capacity issues he pacity constraints Power Distribution nent plans in adva	his area. ere. will be and Cadent			
	growth.						
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	to the site	and runs through	Bro41 which share it. The public right elopment and is no	of way could		x	
Highways access and transportation	existing endevelopme Existing rig routed.	nployment area no ent. ghts of way throug	could gain access significant barrie h the site may nee	rs to		x	
Impact on the wider road network	No signific	ant wider impacts					
Other Economic (specify)							
(Specify)		Soc	cial				
Access time by wall		c transport (excep			o key r	esiden	tial
Primary School	The site is		thin 10 minutes wa				Х
Secondary School	The site is		thin 25 minutes pu	blic transport		х	
GP/Health Centre/Walk in		predominantly wit f a Health Centre	thin 10 minutes wa Area	alking			X
Strategic Centre/Employment Area		site is within 20 m loyment Area	ninutes public tran	sport distance			х
Centre/Foodstore		predominantly wit f a Fresh Food an	thin 10 minutes wa d Centre Area	alking			х
Any character constraints on density (list)		pes not adjoin any constraints to dens	residential proper sity.	ties and there a	ire no d	obvious	3
Connections to local cycle route networks	No connec	tion to Local Cycle	e Route Network.		Х		
Public Open Space		open space.					Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss of	of a playing field o	r sports pitch.			Х
Other Social		Opport	unities				
Opportunity to exte	end existing	• •	เนเทเเฮอ				
employment uses v neighbouring uses. adjacent call for sites i	vithout signit Potential to in respect of	ficant harm to combine with housing subject		х			
to nois	e mitigation	Sustainabili	tv Annraisal				
Sustainability Appraisa	al Housing						
Conclusion	_	Assessment requ					
Sustainability Appraisal Employment Conclusion  The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12 and positive impact for SA Objectives 13							, 7,

### Conclusion

Highest green belt and landscape harm and

Impact on Ecology and Trees cannot be mitigated, development likely to lead to increased flooding issues or require significant mitigation. Significant noise constraints from adjacent employment uses. The site has also now been designated a SINC which is a gateway constraint.

In addition the site is within 250m of the access to a permitted minerals working site Highfields North. The main effects of mineral extraction are noise, dust, vibration and quarry traffic which is a significant barrier to housing development.

The ecology constraints are considered to amount to a gateway constraint to developing the site for housing.

The site is believed to be in agricultural use and is graded 2 which is very good quality.

Site Addre	ess	Off Walsall W	ood Road - La	nd at King	Hays Farr	n				
Ward		Aldridge Nortl Wood	h and Walsall	Call for S	ite Ref	10148	3			
Site Area (	ha)	17.41								
Site Refere	nce	SA-0029-WAI	L							
			Background	d/Context						
Current uses (list) Surrounding land uses	the North of the site. The applicant states that the land is used for pasture. I permission BC36003P (1992) is the most recent relevant planning record.  To the North and South are residential properties, to the East is further agricultural/grazing land and the West is the Fire Station and Industrial/ Ret					. Planı	ning			
	bey	ond.	Constr	aints						
Cotowov Co	notroint	to (whore	Name / Detail					Δ	201104	
0,	rt of sul	omitted site)						CO	nount vered a's)	
SSSI/ SAC/			King's Hayes I	ields WA02	3			6.4		
		eteran Trees	N/A					0		
Local Nature		9	N/A					0		
Flood Risk Z			Holly Bank - B	rook				0.6		
Registered F			N/A					0		
Scheduled A			N/A						0	
Operational I		ouna	N/A N/A					0		
Existing Police Designations (list)	cy Gre	en belt SAD EN C King's Hayes	V1							
		Green Belt ar	nd Landscape	Sensitivit	y Assess	ment				
Criteria	Asses	sment		Rating						
Green Belt Harm	contrib the We mainta	b-parcel makes ution to preventi est Midlands con ining the separa ownhills, and pre	ng the sprawl of urbation, tion of Aldridge		High High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m	
	encroa Releas would betwee would	chment on the case of any land with weaken the fragion Aldridge and Increase contained to the west ar	ountryside. thin the subparc ile separation Brownhills, and ment of Green	el X	ı					
Landscape	The lar	ndscape is consi	dered to have	High	Mod	Mod	Lo		Low	
Sensitivity	resider of crite assess greater overrid The arcsensitir Larges the valuandfor	ed as having eit r/high sensitivity, e that judgemen ea is considered vity to employme scale developme	her moderate or and no criteria it. to have high ent development ent would disrup	X - Emplo yment	X - Reside ntial		Mo	Ja San San San San San San San San San Sa		

Aldridg area in less se develo existing estate.	ap between Walsall Wood and e. The imediately west of the B4152 has insitivity to employment bement due the presence of an g industrial  sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Ratii		
	Environmental			
Greenfield/ Previously Developed Land	The site is predominantly greenfield, some buildings exist on site ancillary to the horsiculture activities.	х		
Topography	The land slopes down South to North on the Western part and the Eastern part rises East. The Eastern rise in land is significant but is gradual and not considered to be a significant barrier to development.		х	
Agricultural Land Quality	3b and 4 - Holford Farm Group		х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are three TPO trees on the Northern boundary (4/1994). A large part of the site to the East is also covered by a group TPO 5/1987. There are other established trees and hedges across the site which would require assessment. Tree retention could have an impact on the developable areas of the site but this is not considered significant.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The application site contains a SINC and is a wildlife corridor so an ecology survey would be required. Any loss of trees and hedges would need to be considered in the survey.  The SINC now covers the whole site and would be a gateway to development.  The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Urban Matrix Recovery Zone 1	x		
Heritage Assets on site or significantly affecting boundaries	The remains of two burnt mounds situated on the south side of the stream. Earthwork remains of ditches and channels interpreted as water meadows. For these reasons the site is identified as a Archaeological Priority Area and further investigation is required.  The site is in a Area of High Historic Landscape Value and contains a well preserved historic field system, which contains evidence of medieval strip fields and a mixture of cropmark and earthwork ridge and furrow. The area contains earthwork remains of drainage channels (water meadows?). It is likely that these constraints would significantly reduce the developable area.	х		
Impact on visual amenity of adjacent land users, including existing residents	There would be a significant local impact due to the size of the site and its relationship with surrounding residential houses. The loss of the land to development would have a strong visual impact on the open rural character of the are and the visual separation between Walsall Wood and Aldridge would be lost. A wider impact would be limited, the highest part of the site is visible from the West, but existing development is considered to obscure views of the site.	X		
Flood risk, drainage and ground water	A brook runs through the centre of the site and there is a pool this feature and the area surrounding it is subject to flooding and is in flood zone 3.  Although the flood zone does not cover a large portion of the site, hard surfacing would likely incre	х		

Ground Contamination	The East boundary of the site falls within an area identified on the SAD plan Potentially Contaminated Land and Landfill Constraints, as being land where contamination will need to be assessed during development. Evidence of mineshafts and sandpits on the site. Survey work would be required as part of a planning application, but mitigation is likely to be achieved.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability	Consult Structures possible fault line.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			Х
Noise impact of adjoining uses	Limited impact if any from surrounding uses or roads.  Nearby residential would require mitigation for any proposed buildings to be used for employment uses.	X - Em plo yme nt	X - Res ide ntia	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			x
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			X
	Economic			
Employment	The site is adjacent to residential and agricultural uses, the			
Development	submission does not propose employment uses and there	Х		
Opportunities	are no notable employment opportunities here which			
Employment Land	warrant further assessment.			
Employment Land	Not employment land near to residential uses out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			x

Highwaya agaga	Multiple	acces points would be required and could be			
Highways access		ccess points would be required and could be			
and transportation		Castle Road is to narrow to provide access to a		Χ	
		ber of housing units or employment use traffic.			
Tarana Cara di anggara		a through route for pedestrians and cyclists.			
Impact on the wider		ld be wider impacts, however junction			
road network		ent works nearby likely to resolve potential issues		X	
<del></del>	and there	is no significant barrier to development.			
Other Economic					
(specify)		0 1			
Access time by wall	cina or publi	Social c transport (except Primary schools: walking only) t	to kov r	osidon	tial
Access time by waii	servi	ces in accordance with BCP Policy HOU2.	lo key i	esidei	liai
Primary School		predominantly within 15 minutes walking		Х	
T filliary Oction		distance of a Primary School			
Secondary School	The site is	predominantly within 25 minutes public transport		Х	
<u> </u>		f a Secondary School		^	
GP/Health	The whole	site is more than 15 minutes walking distance of	Х		
Centre/Walk in	a Health C	Centre Area	<b>A</b>		
Strategic		site is within 20 minutes public transport distance			
Centre/Employment	of an Emp	loyment Area			Х
Area					
Centre/Foodstore	The whole	site is within 15 minutes walking distance of a		<b>×</b>	
	Fresh Foo	d and Centre Area		Х	
Any character	The nearb	y residential houses are detached and semi-detach	ed on i	mediur	n
constraints on		<ul> <li>The immediate character of surrounding buildings</li> </ul>			
density (list)	Employme				-
Connections to local		ction to Local Cycle Route Network.	V		
cycle route networks		•	X		
Public Open Space	Not public	open space.			Χ
Loss of Playing Field		result in the loss of a playing field or sports pitch.			.,
/ Sports Pitches		1 7 3 1 1			Х
Other Social					
		Opportunities			
Could be an opportu					
contamination of the s					
mitigation could be a	possibility,	the topography X			
and any material barr		variable a limitina			
and any potential hard		would be limiting			
	d surfacing vactors.	would be limiting			
		Sustainability Appraisal			
f	actors.	The second secon	tives 1,	2, 3, 4	l, 5,
f Sustainability Appraisa	actors.	Sustainability Appraisal			l, 5,
	actors.	Sustainability Appraisal  The site has some negative impacts for SA Objective 6, 7, 8, 9, 12 and positive impact for SA Objective			l, 5,
Sustainability Appraisa Conclusion	al Housing	Sustainability Appraisal  The site has some negative impacts for SA Object			l, 5,
Sustainability Appraisa Conclusion Sustainability Appraisa Employment Conclusion	al Housing al	Sustainability Appraisal  The site has some negative impacts for SA Objective 6, 7, 8, 9, 12 and positive impact for SA Objective Assessment requested  Conclusion	es 10, 1	3, 14	
Sustainability Appraisa Conclusion Sustainability Appraisa Employment Conclusion The combination of	actors.  al Housing al on  constraints	Sustainability Appraisal  The site has some negative impacts for SA Objective 6, 7, 8, 9, 12 and positive impact for SA Objective Assessment requested  Conclusion  are significant and considered to severely I	es 10, 1	3, 14 ny pot	ential
Sustainability Appraisa Conclusion Sustainability Appraisa Employment Conclusion The combination of redevelopment of the	actors.  al Housing al on  constraints site. The SI	Sustainability Appraisal  The site has some negative impacts for SA Objective 6, 7, 8, 9, 12 and positive impact for SA Objective Assessment requested  Conclusion  are significant and considered to severely INC status of 37% of the site is a gateway constrain	imit ar	ny pot	ential bined
Sustainability Appraisa Conclusion Sustainability Appraisa Employment Conclusion The combination of redevelopment of the	actors.  al Housing al on  constraints site. The SI	Sustainability Appraisal  The site has some negative impacts for SA Objective 6, 7, 8, 9, 12 and positive impact for SA Objective Assessment requested  Conclusion  are significant and considered to severely I	imit ar	ny pot	ential bined

	SS	Green Lane,	WS9 9BE - Wa	Isall Woo	od					
Ward		Aldridge Nort Wood	n and Walsall	Call for	Site R	ef	10159	)		
Site Area (h	na)	3.11								
Site Refere	nce	SA-0032-WA	<u>L</u>							
			Background	d/Contex	t					
Current uses (list)	Lan faci	d within the Sev	age Treatment	Works boo	undary s	outh	of the s	ewage	treatme	ent
Surrounding		the North is the	sewage treatme	nt facility,	the Wes	t is gr	ange F	arm, ho	ousing 1	o the
land uses	Eas	t and fields in ho	orsiculture use to	the Sout	h					
			Constr	aints						
Gateway Co. affecting par			Name / Detail	5						ount rered 's)
SSSI/ SAC/ S			N/A						0	-,
		eteran Trees	N/A						0	
Local Nature		9	N/A						0	
Flood Risk Zo			N/A						0	
Registered P			N/A N/A						0	
Operational E									0	
Common Lar		Caria	N/A						0	
Existing Police		Green Belt EN								
Designations (list)										
		Green Belt au	nd Landscape	Sensitiv	itv Ass	sessi	ment			
Criteria	Asses	sment		Ratir						
Green Belt	The su	b-parcel makes	a strong	Very	High	Mod	Mod	Low	Low	Very
Harm		ution to preventi			Har	High	Har	Mod	Har	Low Har
		Midlands conurba		Har	m	Har	- m	Har		
		ining the sebara		m		m	m	m	m	
Í			tion of the	m	""	m	111	m	111	m
	neighb	ouring towns, ar	nd to preventing	<u> </u>	'''	<u>m</u>	""	m	- ""	
	neighb encroa		nd to preventing ountryside. The	<u> </u>	""	<u>m</u>	""	m	111	
	neighb encroa sub-pa the gap	ouring towns, ar chment on the c rcel plays a key os between Brov	nd to preventing ountryside. The role in forming vnhills and			m	""	m	111	
	neighb encroa sub-pa the gap Bloxwi	ouring towns, ar chment on the c rcel plays a key os between Brov ch/Walsall and h	nd to preventing ountryside. The role in forming wnhills and as strong spatia	I		m_		m	III	
	neighb encroa sub-pa the gap Bloxwin openne	ouring towns, ar chment on the creel plays a key os between Brovch/Walsall and hess, despite beir	nd to preventing ountryside. The role in forming whills and as strong spatiang surrounded by	l ′ x		<u>m</u>		m	- 111	
	neighb encroa sub-pa the gap Bloxwin openne a numb	ouring towns, ar chment on the corcel plays a key os between Browch/Walsall and hess, despite beir of settlement	nd to preventing ountryside. The role in forming whills and as strong spatiang surrounded by edges. A forme	l ′ x		<u>m</u>		m	- ""	
	neighb encroa sub-pa the gap Bloxwi- openne a numb railway	ouring towns, ar chment on the corcel plays a key os between Browch/Walsall and hess, despite beir of settlement line to the west	nd to preventing ountryside. The role in forming whills and as strong spatiang surrounded by edges. A forme, canal to the	l ′r		m_		m		
	neighb encroa sub-pa the gap Bloxwin openno a numble railway east, a	ouring towns, ar chment on the corcel plays a key os between Browch/Walsall and hess, despite beir of settlement	nd to preventing ountryside. The role in forming whills and as strong spatiate surrounded by edges. A former, canal to the north form strong	i ' r		m		m		
	neighb encroa sub-pa the gap Bloxwin openne a numble railway east, a bounday weake	ouring towns, ar chment on the corcel plays a key os between Broveh/Walsall and hess, despite being of settlement a line to the west and SSSI to the raries, and any den settlement sep	nd to preventing ountryside. The role in forming whills and as strong spatial g surrounded by edges. A former, canal to the corth form strong evelopment wou aration and the	i ' r		m		m		
	neighb encroa sub-pa the gap Bloxwin openne a numb railway east, a bounda weake integrit	ouring towns, ar chment on the corcel plays a key os between Browch/Walsall and hess, despite being of settlement aries, and any den settlement sep of remaining o	nd to preventing ountryside. The role in forming whills and as strong spatiates as strong spatiates. A former, canal to the corth form strong evelopment wou aration and the pen land.	l /r x						m
Landscape	neighb encroa sub-pa the gap Bloxwin openno a number railway east, a bounda weake integrit	ouring towns, ar chment on the corcel plays a key os between Browch/Walsall and hess, despite being of settlement line to the west and SSSI to the rearies, and any den settlement sepy of remaining ondscape is consi	nd to preventing ountryside. The role in forming whills and as strong spatiates as strong spatiates. A former, canal to the north form strong evelopment wou aration and the pen land.	l / x r	ı Mo	od	Mod	Lo	w	
Landscape Sensitivity	neighb encroa sub-pa the gap Bloxwi- openne a numb railway east, a bounda weake integrit The lar overall	ouring towns, ar chment on the corcel plays a key os between Browch/Walsall and hess, despite being of settlement line to the west and SSSI to the rearies, and any den settlement sep of remaining on moderate-high settlements.	nd to preventing ountryside. The role in forming whills and as strong spatiates as strong spatiates as strong spatiates. A forme, canal to the north form strong evelopment wou aration and the pen land.  dered to have sensitivity to both	l / x r		od			w	m
•	neighb encroa sub-pa the gap Bloxwi- openne a numb railway east, a bounda weake integrit The lar overall resider	ouring towns, ar chment on the corcel plays a key os between Browch/Walsall and hess, despite being of settlement line to the west and SSSI to the rearies, and any den settlement sepy of remaining ondscape is consi	nd to preventing ountryside. The role in forming whills and as strong spatiates as strong spatiates as strong spatiates. A forme, canal to the north form strong evelopment wou aration and the pen land.  dered to have sensitivity to both ment	I X r ld High	ı Mo	od		Lo	w	m
•	neighb encroa sub-pa the gap Bloxwi- openne a numb railway east, a bounda weake integrit The lar overall resider develo score i	ouring towns, ar chment on the corcel plays a key os between Browch/Walsall and hess, despite being of settlement of the west and SSSI to the rearies, and any den settlement sep y of remaining of moderate-high settlement. The major moderate, with semoderate, with	nd to preventing ountryside. The role in forming whills and as strong spatial g surrounded by edges. A former, canal to the corth form strong evelopment wou aration and the pen land. dered to have sensitivity to both ment or the natural	l X r ld High	ı Mo	od		Lo	w	m
•	neighb encroa sub-pa the gap Bloxwi- openne a numb railway east, a bounda weake integrit The lar overall resider develo score i charac	ouring towns, ar chment on the corcel plays a key os between Browch/Walsall and hess, despite beir of settlement of ine to the west and SSSI to the raries, and any den settlement sep of remaining of moderate-high settlement. The major moderate, with ter and scale cri	nd to preventing ountryside. The role in forming withills and as strong spatial g surrounded by edges. A former, canal to the north form strong evelopment wou aration and the pen land. Dered to have sensitivity to both ment orth of the criterial the natural terial scoring hig	I X r ld High	Mo His	od gh		Lo	w	m
•	neighb encroa sub-pa the gap Bloxwin openne a numb railway east, a bounda weake integrit The lar overall resider develo score i charac sensitiv	ouring towns, ar chment on the corcel plays a key os between Browch/Walsall and hess, despite beir of settlement line to the west and SSSI to the raries, and any den settlement sep y of remaining on the complexity of the major moderate of the major moderate, with the rand scale crivity, based on the recommendation of the major moderate, with the rand scale crivity, based on the control of the commendation of the commendati	nd to preventing ountryside. The role in forming whills and as strong spatial as strong spatial as strong spatial as strong spatial as canal to the north form strong evelopment wou aration and the pen land. dered to have sensitivity to both ment ority of the criterial the natural terial scoring higher to the predominance.	I X r ld High	ı Mo	od gh		Lo	w	m
•	neighb encroa sub-pa the gap Bloxwin openne a numb railway east, a bounda weake integrit The lar overall resider develo score i charact sensitiv of smal	ouring towns, ar chment on the corcel plays a key os between Browch/Walsall and hess, despite being of settlement line to the west and SSSI to the rearies, and any den settlement septy of remaining on the settlement of the major moderate of the major moderate, with the rearies and scale crivity, based on the ll-scale pasture.	nd to preventing ountryside. The role in forming whills and as strong spatial as strong spatial as strong spatial as strong spatial as canal to the north form strong evelopment wou aration and the pen land. dered to have sensitivity to both ment ority of the criterial the natural terial scoring higher predominance fields with matural	I X r ld High	Mo His	od gh		Lo	w	m
•	neighb encroa sub-pa the gap Bloxwi- openne a numb railway east, a bounda weake integrit The lar overall resider develo score i charac sensitiv of sma hedger	ouring towns, ar chment on the corcel plays a key os between Browch/Walsall and hess, despite beir of settlement line to the west and SSSI to the raries, and any den settlement sep y of remaining on the complexity of the major moderate of the major moderate, with the rand scale crivity, based on the recommendation of the major moderate, with the rand scale crivity, based on the control of the commendation of the commendati	nd to preventing ountryside. The role in forming whills and as strong spatial as strong spatial as strong spatial as strong spatial as canal to the form strong evelopment wou aration and the pen land. dered to have sensitivity to both ment ority of the criterial the natural teria scoring higher predominance fields with matural and the presence.	I X r ld High	Mo His	od gh		Lo	w	m

Criteria	Assessment	Ratir	าg	
	Environmental			
Greenfield/ Previously Developed Land	The site is greenfield other than the existing access road which runs to the sewage treatment works.	Х		
Topography	The site is predominantly flat with a shallow rise South to North.			Х
Agricultural Land Quality	Grade 4 - Not currently in agricultural use.			X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO trees. There are established trees along the boundary and within the site which may be worthy of protection. A tree survey would be required with an application for residential but the layout and relationship would not be a barrier.		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	If any trees were identified to be removed a bat survey would be required. Protected species survey is likely to be required. The site is part of a wildlife corridor and is a designated SLINC, any loss would require mitigation. The adjacent site to the East is a SSSI and the submission site is within the consultation zone.  The site falls within a Nature Recovery Network Core Habitat Zone	X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets.			x
Impact on visual amenity of adjacent land users, including existing residents	The site submission area projects from the highway into greenfield space and if developed would not reflect the existing nearby developed land which exists close to Green Lane. However views from adjacent land users would be limited to the farm and possibly from the rear windows of houses on Green Lane. It is considered that this impact would not be significant and the topography ensures there would not be a wider visual impact.			x
Flood risk, drainage and ground water	The submission site is not in a flood zone.			X
Ground Contamination	No record of contamination at this site. The sewage works were originally located to the East of the submission site. No significant issues.			х
Ground stability	Not in Limestone or High Risk coal area.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			X
Noise impact of adjoining uses	Residential, agricultural and horsicultural uses nearby raise no significant noise concerns. Employment land use could give rise to noise complaints from nearby residents.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel and brick clay shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.  Economic			Х
	Louioniio			

Г <del></del>	T			
Employment	The site is adjacent to agricultural uses and poor access to			
Development	the strategic highway network. The submission does not			
Opportunities	propose employment uses and there are no notable employment opportunities here which warrant further	X		
	assessment.			
Employment Land	Not employment land and poor infrastructure.			
Employment Land	Not employment land and poor infrastructure.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities	No information has been provided.			
- electricity, gas,	Walsall Wood WwTW has capacity for 3129 houses. Site is			
water, sewage	currently receiving upgrades in AMP6 (2015-2020) which			
treatment	had added capacity for some growth. It has limited headroom based on current quality performance however			
	there are no physical constrains regarding provision of			
	additional treatment capacity.		Х	
	Broadband superfast speeds are available in this area.		~	
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
	growth.			
Infrastructure	Unknown, there is a pumping station and electricity sub			
constraints on /	station to the East of the site in close proximity.			
under site (electric				
cables/sub-stations, water/sewage pipes,				
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	There is a right of way to the side of the site. Black Cock			
and transportation	Bridge is single access and any additional pressure from		Х	
	development could require signals. Employment traffic		^	
	unlikely to be suitable or there would be restricted uses.			
Impact on the wider road network	No significant wider impacts due to the small site area.			Х
Other Economic				
(specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly within 15 minutes walking		Х	
T filliary oction	distance of a Primary School		^	
Secondary School	The site is predominantly within 25 minutes public transport distance of a Secondary School		X	
GP/Health	The whole site is more than 15 minutes walking distance of	Х		
Centre/Walk in	a Health Centre Area	_^_		
Strategic	The whole site is within 20 minutes public transport distance			
Centre/Employment	of an Employment Area			X
Area	T			
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character	Nearby housing is a mix of Victorian semi detached, post war			mi-
constraints on density (list)	detached, 1960s/1970s semi-detached and modern detached	i house	es	
Connections to local	No connection to Local Cycle Route Network.	V		
cycle route networks		X		

Public Open Space	Not public	open space.					Х
Loss of Playing Field	Would not	Would not result in the loss of a playing field or sports pitch.					Х
/ Sports Pitches							
Other Social							
		Opport	tunities				
There could be an	n opportunit	y to provide					
residential developme	nt along Gr	een Lane which		x			
would be in character	with the ex	isting pattern of		^			
deve	elopment.						
		Sustainabili	ty Appraisal				
Sustainability Appraisa	I Housing	The site has son	ne negative impac	ts for SA Object	ives 2	2, 3, 5, 0	6, 9,
Conclusion		12 and positive i	mpact for SA Obje	ectives 10, 13, 1	4		
Sustainability Appraisa		Assessment req	uested				
Employment Conclusion	n	·					
	Conclusion						
Ecology impact is a significant barrier to development, whole site is a SLINC and adjacent sites are							
SLINC's. Also characte	er of develo	pment defined by	existing houses	on Green Lane.	Empl	oyment	more
limited due to existing I	ocal road ir	nfrastructure.					

Site Addres	S	Land at Castle	e Hill Road, W	alsall, WS	S9 9DR					
Ward		Aldridge Nortl Wood	h and Walsall	Call for	Site Re	ef	10238			
Site Area (h	a)	14.47								
Site Referen	nce	SA-0054-WAI	L							
Background/Context										
Current uses (list)	the per	land is predomi North of the site mission BC3600	. The applicant s 3P (1992) is the	states that most rece	the land ent releva	d is us ant p	sed for planning	oasture record.	. Plan	ning
Surrounding land uses		the North and So icultural/grazing		tial proper	ties, to th	he Ea	ast and \	Nest is	furthe	er
			Constr	aints						
Gateway Con affecting part			Name / Detail	S					co	nount vered a's)
SSSI/ SAC/ S			Lazy Hill Wood	SINC					1.9	96
Ancient Wood Local Nature I			N/A						0	
Flood Risk Zo		9	N/A N/A						0	
Registered Pa		arden	N/A						0	
Scheduled An			N/A						0	
Operational B	urial Gr	ound	N/A						0	
Common Land			N/A						0	
Existing Policy Designations (list)		en belt SAD EN IC King's Hayes		29						
		Green Belt ar	nd Landscape	Sensitiv	ity Ass	sessi	ment			
Criteria	Asses	sment		Ratir	ng					
Green Belt		b-parcel makes		Very High	High	Mod High	Mod	Low Mod	Low	Very Low
Harm		ution to preventi est Midlands con		Har	наг	Har	Har	Har	Har	Har
		ining the separa	,	m	m	m	m	m	m	m
		ownhills, and pre								
		chment on the c	•							
		se of any land with		el X						
		weaken the fragi en Aldridge and I		X						
		increase contain								
	Belt la	nd to the west ar	nd northeast.							
Landscape		ndscape is consi		High			Mod	Lo		Low
Sensitivity		ate-high overall	•		Hig	gn		Mo	a	
		ntial developmen ria are assessed								
		ate or greater/hig								
		eria override that								
		ea is considered								
		vity to employme			X					
		scale developme ley landform, his								
		duce the role of t		, , , , , ,						
		ng a rural gap be								
		and Aldridge. Th								
		iately west of the								
	201121[[]	vity to employme	an development							

industri	presence of an existing all estate.			
	sessment against environmental, social and economi			
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/ Previously	The site is predominantly greenfield, some buildings exist on site ancillary to the horsiculture activities.	Х		
Developed Land				
Topography	The site rises East an gradually and not considered to be a significant barrier to development.			Х
Agricultural Land Quality	Classified as other land primarily in non-agricultural use on the Holford Farm map. The applicant states it is graded as 4 and provided a plan from Magicmap.			х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The site is covered by a group TPO 5/1987. There are other established trees and hedges across the site which would require assessment. Tree retention could have a significant impact on the developable areas of the site.	x		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The application site contains a SINC and is a wildlife corridor so an ecology survey would be required. Any loss of trees and hedges would need to be considered in the survey. The SINC reduces the developable area by 13.5% The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Core Expansion Zone 1	X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets.			х
Impact on visual amenity of adjacent land users, including existing residents	There would be a significant local impact due to the size of the site and its relationship with surrounding residential houses. The loss of the land to development would have a strong visual impact on the open rural character of the are and the visual separation between Walsall Wood and Aldridge would in part be lost. A wider impact would be limited, the highest part of the site is visible from the West, but existing development is considered to obscure views of the site.	х		
Flood risk, drainage and ground water	The site is not in a flood zone, however redevelopment of the site due to the topography would impact on an existing flood zone 3 area to the adjacent site to the West.		х	
Ground Contamination	the site falls within an area identified on the SAD plan Potentially Contaminated Land and Landfill Constraints, as being land where contamination may need to be assessed during development. Survey work would be required as part of a planning application.		x	

	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			
Ground stability	Consult Structures	Х		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			х
Noise impact of adjoining uses	Limited impact if any from surrounding uses or roads.  Nearby residential would require mitigation for any proposed buildings to be used for employment uses.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel and brick clay shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	The site is surrounded by residential and horsiculture uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The application states that mains water and electricity are available at this site.  Broadband ultrafast speeds are available in this area.  Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		x	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			x
Highways access and transportation	Access onto Castle Road would limit the potential for any employment use due to the road width and could limit the number of houses which can be accommodated.	X - Em plo yme nt		X - Res iden tial

Impact on the wider			mit any potential w	ider impacts			Х
road network	from devel	opment.					^
Other Economic							
(specify)							
			cial				
Access time by wall			pt Primary schools: with BCP Policy F		o key r	esiden	tial
Primary School	The site is distance of	predominantly m f a Primary Schoo	ore than 15 minute	es walking	Х		
Secondary School		predominantly w f a Secondary Sc	ithin 25 minutes pu hool	blic transport		Х	
GP/Health Centre/Walk in		site is more than entre Area	15 minutes walkin	g distance of	X		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area						x
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area				X		
Any character constraints on density (list)  The nearby residential houses are detached and semi-detached on sized plots. The immediate character of surrounding buildings is not Employment uses.							
Connections to local cycle route networks	No connection to Local Cycle Route Network.				X		
Public Open Space	Not Public	Open Space					Х
Loss of Playing Field / Sports Pitches			of a playing field o	r sports pitch.			Х
Other Social							
		Oppor	tunities				
Could be an opportu	inity to reme	diate any past		х			
		Sustainabil	ity Appraisal				
Sustainability Appraisa Conclusion	al Housing	The site has sor	me negative impac and positive impa				, 5,
Sustainability Appraisa Employment Conclusion		The site has sor	me negative impactive impaction SA	ts for SA Object			5, 6,
Employment Conclusion	J11			Objectives 15			
Conclusion  The proposal if developed on its own would be an incongruous and prominent protrusion into the greenbelt and would have considerable harm the character and visual amenity of the remaining surrounding greenfield parcels. The protected trees, potential flooding implications to adjacent sites and the harm which could arise to the visual amenities of the area would all be significant.							

Site Addres		Land at Gree	enwood Road a	nd Lazy ł	Hill Ro	ad, Al	dridge,	Walsa	ıll - La	nd at	
Site Addres	•>		Road and Lazy	Hill Road	<u> </u>		ı				
Ward		Wood Wood	th and Walsall	Call for	Site I	Ref	10277	7			
Site Area (h	na)	2.64									
Site Refere	nce	SA-0059-WA	\L								
			Backgroun	d/Contex	t						
Current uses (list)	Agr	icultural grazing	and used to gro	w animal f	feed.						
Surrounding land uses		the North is agr	iculture, to the W	est horsic	ulture	to the \	West an	d South	n are		
Constraints											
Gateway Constraints (where affecting part of submitted site)			Name / Detail	S						ount vered	
SSSI/ SAC/ S			N/A						Ō	-,	
		eteran Trees	N/A						0		
Local Nature Flood Risk Zo		9	N/A						0		
Registered Pa		arden	N/A N/A						0		
Scheduled Ar			N/A						_	0	
Operational E			N/A						0		
Common Lan			N/A						0		
Designations (list)	The	e site is in a Wild	ınd Landscape	Sensitiv	rity As	ssess	ment				
Criteria	Asses	sment	•	Ratir							
Green Belt	The su	b-parcel makes	a strong	Very	High	Mod	Mod	Low	Low	Very	
Harm			ting the sprawl of	High Har	Har	High Har	Har	Mod Har	Har	Low Har	
1		est Midlands cor	nurbation, ation of Aldridge	m	m	m	m	m	m	m	
		ownhills and pre									
		chment on the									
		wood Road form									
		ary along the ec	•								
			tern end is furthe	er							
		olly Bank, more	contained by has a constraine	vd	Х						
			north which add								
			inset settlement								
			of this area would								
		re cause only a									
1			cent Green Belt.	1.11 1-	Щ.	Al	N41			1	
Landscape		ndscape is cons		High		Mod High	Mod	Lo Mo		Low	
Sensitivity		ate-high overall ntial developme	nt as the majority	/		.,9.,		IVIC			
			d as having eithe								
	modera	ate or greater/hi	igh sensitivity, ar			X -					
		eria override tha		Empl		x - eside					
1											
		ea is considered		ymer	nt r	ntial					
	sensiti	vity to employm	d to have high ent development ent would disrup		nt r	ntial					

Deta	providing Wood a immediate sensitive due the industria	uce the role of the area in ag a rural gap between Walsall and Aldridge. The area ately west of the B4152 has less ity to employment development presence of an existing al estate.  sessment against environmental, social and economi	c crite	eria	
Criteria		Assessment	Rating		
		Environmental			
Greenfield/		The site is greenfield there is no sign or planning history for			
Previously		previous development.	X		
Developed La	and	The second of th			
Topography		The ground slopes down North, the drop is more significant beyond the site boundary, the developable area proposed does not have any significant topographic constraints to development.		х	
Agricultural La Quality	and	The Holford Farm group map lists the site as being in predominantly urban use, previous classification graded it at a 3.		х	
Tree Preserva Orders / Matu Trees of Valu site or signific affecting bour	ire e on antly	Significant hedges and trees can be found on the North border, none are protected but a survey would be required to determine if any should be retained. Their location is unlikely to reduce development capacity significantly.		x	
Biodiversity of Geodiversity of or significantly affecting bour	r on site y ndaries	The application site is in a wildlife corridor to determine the existing features of value survey work would be required and where loss or damage is unavoidable mitigation measures will be required to compensate any lost features. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  In October 2019 HIMOR commissioned Middlemarch Environmental Ltd to undertake an ecological walkover survey which concluded that the Eastern and Northern hedgerows should be protected and enhanced. It also concludes that further survey work in respect of Bats, Great Crested Newts and the Hedgerows is required. The site falls within a Nature Recovery Network Core Habitat Zone.		X	
Heritage Assested site or signification affecting bour	antly ndaries	There are no recorded heritage assets here.			х
Impact on vision amenity of ad land users, in existing resident	jacent cluding	The site is in an elevated position, the surrounding development to the South and East is predominantly single storey. The presence of buildings above single storey in height would have a significant visual impact on the area and the submission comes with a proposal for just single	X		

	storey units. The greater, wider impact would be from the North, the site is in an elevated position and development would significantly impact on the openness which characterises this part of Aldridge and would be seen from the Chester Road 750m away, the existing topography ensures that the single storey houses are not visible from the North, however the submission site goes beyond the ridge and even single storey here would be visible. For these reasons it is considered there would be a strong negative impact from any development at this site.			
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
Ground Contamination	There is no evidence of ground contamination here. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			X
Ground stability	There are no recorded ground stability issues here.			Х
Air Quality impact of adjoining uses	There are no recorded air quality issues here.			Х
Noise impact of adjoining uses	The surrounding uses do not pose any significant noise issues which would raise concern or require mitigation in respect of housing, however employment uses would have a significant impact on adjacent residential property.	X - Em plo yme nt		X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.  Economic			Х
Canada um ant				
Employment Development Opportunities	The site is surrounded by residential, agriculture and horsiculture uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Broadband ultrafast speeds are available in this area.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent		x	

		rd asset management plans in advance of future				
	growth.					
Infrastructure constraints on / under site (electric cables/sub-stations,	There are	no known infrastructure constraints here.			x	
water/sewage pipes, gas pipes, pylons, culverts, rights of way)						
Highways access and transportation	Access sh footpath w			х		
Impact on the wider road network		ant issues.			х	
Other Economic (specify)						
		Social				
Access time by wall	servic	c transport (except Primary schools: walking only) tes in accordance with BCP Policy HOU2.	o key r	esiden	tial	
Primary School	The whole site is more than 15 minutes walking distance of a Primary School					
Secondary School		The whole site is within 20 minutes public transport distance of a Secondary School			Х	
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area					
Strategic Centre/Employment Area		The whole site is within 20 minutes public transport distance of an Employment Area			х	
Centre/Foodstore		site is within 15 minutes walking distance of a d and Centre Area		Х		
Any character constraints on density (list)		elevated and to the North the character is defined lent which could constrain the type of housing here.	by sing	le stor	ey	
Connections to local cycle route networks	No connec	ction to Local Cycle Route Network.	X			
Public Open Space		not public open space.			X	
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х	
Other Social						
		Opportunities				
No specific op	portunities id					
		Sustainability Appraisal				
Sustainability Appraisa Conclusion		The site has some negative impacts for SA Object 8, 9, 12, 14 and positive impact for SA Objectives			5, 7,	
Sustainability Appraisa Employment Conclusion		Assessment requested				
		Conclusion				
topography surroundir	ng the site w	ignificant harm to the visual amenities of the wide which the adjacent bungalows have been designed then belt and landscape harm.				
	۰۰۰ ن	<u> </u>				

								00.0=	,			
Site Addres	S		- 30 Castle Ro	ad, W	/alsa	all Wo	od, W	S9 9BY				
Ward		Aldridge Nortl Wood	h and Walsall	Call	for	Site F	Ref	10285	;			
Site Area (h	na)	1.01										
Site Refere	nce	SA-0062-WAI	L									
			Background									
Current uses (list)		t of the land form tilage has been ι					use. N	lot clear	how m	nuch o	f the	
Surrounding	Res	sidential to the N	orth and West, a	also to	the	West i	s a Fir	e Statio	n and c	office u	ises.	
land uses To the South and East are horsiculture uses.												
Constraints												
Gateway Co. affecting par			Name / Detail	S						СО	nount vered a's)	
SSSI/ SAC/ S	SINC		N/A							0	1 5)	
		/eteran Trees	N/A							0		
Local Nature		Э	N/A							0		
Flood Risk Zo			N/A N/A							0		
Registered Pa				0								
	Ancient Monument N/A  Il Burial Ground N/A						0					
Common Lan			N/A							0		
Existing Police	y SAI	O Green Belt - E	NV1									
Designations (list)												
		Green Belt ar	nd Landscape				sessi	ment				
Criteria		ssment			<u>Ratin</u>	g		_			1	
Green Belt		b-parcel makes			ery ligh	High	Mod High	Mod	Low Mod	Low	Very	
Harm		ution to preventi est Midlands con			Har	Har	Har	Har	Har	Har	Har	
		ining the separa		1	m	m	m	m	m	m	m	
	and Br	ownhills, and pre	eventing									
		chment on the c										
		se of any land with weaken the fragi		eı	Х							
		en Aldridge and I										
		increase contain										
		nd to the west ar						<u> </u>			<u> </u>	
Landscape		ndscape is consi			High		1od ligh	Mod	Lo		Low	
Sensitivity		ate-high overall s ntial developmen		,		+-	iigii		1010	,u		
		ria are assessed										
		ate or greater/hiç		ıd 💮								
		eria override that										
		ea is considered vity to employme			X -		X -					
		scale developme			A - Emplo		side					
	the val	ley landform, his	toric field patter		/men		tial					
		duce the role of t										
		ng a rural gap be and Aldridge. Th										
		and Aldridge. The		s								
		vity to employme										
			•									

in	dustrial estate.			
	ed assessment against environmental, social and economi			
Criteria	Assessment	Ratii	ng	
0 " 11"	Environmental			1
Greenfield/	The site is predominantly greenfield, however near to Castle			
Previously	Road is hardsurfacing and there are three structures on the	X		
Developed Land				
Topography	The site is flat with no significant land level changes.			X
Agricultural Land	Not agricultural land.			х
Quality				
Tree Preservation	3			
Orders / Mature	preservation orders 4/1994 T1, T2, T3 and T8. Placement of			
Trees of Value of	3 1		Х	
site or significan				
affecting bounda				
Biodiversity or	The Southern boundary meets a designated SINC,			
Geodiversity on				
or significantly	impact but mitigation is possible.			
affecting bounda				
	based on a set of assumptions that formed the basis for			
	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score			
	for each Landscape Unit: Land Use Calculated Value,		Х	
	Habitat Features, Nature Conservation Designation Value,			
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 5			
	The site falls within a Nature Recovery Network Core			
	Habitat Zone			
Heritage Assets	on There are no recorded heritage assets here.			
site or significan				Х
affecting bounda				
Impact on visual				
amenity of adjac				
land users, inclu				
existing resident	• •			х
omoung roomoni	West it is considered that any new development seen in this			
	context would not have any significant negative impact on			
	visual amenity locally or wider.			
Flood risk, drain				
and ground water			Х	
and ground water	surface water to avoid run off onto adjacent sites. SUDS.			
Ground	There is evidence of burning on site so ground			
Contamination	contamination survey would be required. No significant		Х	
Jonanination	concerns raised which would be a barrier to development.		^	
Ground stability	The site is not in a High Risk coal mining area. The site may			
Ground stability				
	fall on top of the Vigo fault, there are no records of the full extent of the fault line and there is evidence of subsidence	X		
	of a garage to the North of the parcel. Further investigation			
Air Quality impa	is required.  ct of Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			
Air Quality impa	of the line in a Millogen Dioxide Area of Exceedance Zone 2015			Х
adjoining uses				

Noise impact of	Noise assessment required to take account of the Fire			
adjoining uses	Station, mitigation possible and likely to be required in the	Х-	Χ-	
adjoining asos	form of a noise barrier. Not a barrier to development for	Em	Res	
	housing. Employment uses here are likely to have	plo	ide	
	unacceptable noise impacts on residents or would require	yme	ntia	
	mitigation which could impact on the viability of units.	nt	ı	
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for brick clay		Х	
Resource Areas	shall take place.		^	
Mineral	No mineral infrastructure constraints.			
Infrastructure and	The milleral illitastructure constraints.			Х
Brickworks				^
Waste Infrastructure	No waste infrastructure constraints			
waste illiastructure	No waste illitastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	The site is surrounded by residential and horsiculture uses,			
Development	the submission does not propose employment uses and			
Opportunities	there are no notable employment opportunities here which	X		
	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of	v		
	character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to			
Viability	be developed within the plan period.			Х
Availability of utilities	The application states that mains water, mains sewage,			
<ul><li>electricity, gas,</li></ul>	electricity, gas and broadband internet are available at this			
water, sewage	site.			
treatment	Broadband ultrafast speeds are available in this area.			
	Walsall Wood WwTW has capacity for 3129 houses. Site is			
	currently receiving upgrades in AMP6 (2015-2020) which			
	had added capacity for some growth. It has limited			
	headroom based on current quality performance however		Х	
	there are no physical constrains regarding provision of		~	
	additional treatment capacity.			
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
	growth.			
Infrastructure	There are no known infrastructure constraints here.			
constraints on /				
under site (electric				
cables/sub-stations,				
water/sewage pipes,				Х
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	Safe access to this site for the number of houses which			
and transportation	could be supported can be achieved from Castle Road.			Х
מוש וומווסטוומווטוו	There are no significant barriers.			^
Impact on the wider	The small size of the would not result in any wider			
road network	significant road network impacts.			Χ
Other Economic	significant road network impacts.			
(specify)				
\ 1 J/	Social			
Access time by wal	king or public transport (except Primary schools: walking only) t	o key r	esiden	tial
	services in accordance with BCP Policy HOU2.			
	•			-

Primary School		predominantly within 10 minutes walking a Primary School			Х	
Secondary School	The whole	site is within 20 minutes public transport distance dary School			х	
GP/Health Centre/Walk in	The whole Health Cer		Х			
Strategic Centre/Employment Area		e whole site is within 20 minutes public transport distance an Employment Area			х	
Centre/Foodstore	Fresh Food	site is within 15 minutes walking distance of a d and Centre Area		х		
Any character constraints on density (list)	aracter predominantly traditional Victorian and post nousing.	war se	emi-			
Connections to local cycle route networks	No connec	X				
Public Open Space	Not public			Х		
Loss of Playing Field	Would not			Х		
/ Sports Pitches	pitch.				^	
Other Social						
		Opportunities				
The site appears to burning items and had development here wanti-social acceptance.	as little local rould preven	amenity value, t any potential	x			
There is a parcel of la included as part of to sterilised and an opposize		^				
		Sustainability Appraisal				
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object			6, 7,	
Conclusion		9, 12, and positive impact for SA Objectives 5, 10,	13, 14			
Sustainability Appraisa Employment Conclusion						
Conclusion						

Housing would be subject to noise mitigation and placement of houses to take account of the SINC and protected trees, could impact on the number of units and likely to be significant.

Employment uses would be out of character and would have unacceptable amenity impacts on existing neighbouring residents.

The site is to the South of the VIGO Fault and information has been has been requested to determine whether this issue is a gateway constraint, significant issue or if the site falls outside of the scope of the fault. In the absence of clarification this is also a barrier to allocation.

Site Addres	ss	Land West of	Walsall Road,	Walsall -	Highfi	elds N	lorth			
Ward		Aldridge Nortl Wood	h and Walsall	Call for	Site R	ef	10291			
Site Area (I	ha)	17.79								
Site Refere	nce	SA-0067-WA	L							
			Backgroun	d/Contex	t					
Current uses		current use, des	ignated open sp	ace but m	ay have	e previ	ously b	een far	mland	or
(list) Surrounding		zing land ere is agricultural	l/grazing land to	the Fast a	and nort	h of th	e site a	an allot	ment t	o the
land uses		st, Public House								
	Wa	Isall Road with a	landfill site opp	osite.					-	
			Constr							
Gateway Co			Name / Detail	s						ount
affecting pa	rt of sul	bmitted site)								vered
SSSI/ SAC/ S	SINC		Jockey Fields	SSSI and	SINC W	VA052			<b>(ha</b>	
		/eteran Trees	N/A	OOOI ana	Olivo v	V/\002			0	7.5
Local Nature			N/A						0	
Flood Risk Z	one 3		Jockey Fields						5.4	
Registered P			N/A						0	
Scheduled A			N/A						0	
	Operational Burial Ground N/A				0					
Common Lar Existing Police		D policy ENV1 G	N/A						0	
Designations (list)	s SAI	D policy LIVVI G D policy MP9: Hi NC WA052 Jock	ghfields North -	Permitted	Minera	l Site.				
	Green Belt and Landscape Sensitivity Assessment									
		Green Belt au	nd Landscape	Sensitiv	ity As	sessr	nent			
Criteria	Asses	Green Belt aussment	nd Landscape	Sensitiv Ratir		sessr	nent			
Green Belt	The su	ssment b-parcel makes	a strong	Ratir Very	ng	Mod	Mod	Low	Low	Very
	The su	ssment  ub-parcel makes  oution to preventi	a strong ng sprawl of the	Ratir Very High		Mod High		Mod	Low Har	Low
Green Belt	The su contrib West N	ssment ub-parcel makes oution to preventi Midlands conurba	a strong ng sprawl of the ation, to	Ratir Very	ng High	Mod	Mod		_	-
Green Belt	The su contrib West M mainta	ssment ub-parcel makes ution to preventi Midlands conurba ining the separa	a strong ng sprawl of the ation, to tion of the	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The su contrib West M mainta neighb	ssment ub-parcel makes oution to preventi Midlands conurba	a strong ng sprawl of the ation, to tion of the nd to preventing	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The su contrib West M mainta neighb encroa Howey	ssment  ab-parcel makes  bution to preventi  Midlands conurbationing the separate  bouring towns, are  achment on the cover, land contained	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. ed between the	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontributed west Maintan neighborhouse However inset successions.	ssment  ib-parcel makes  oution to preventi  Midlands conurbationing the separate  ouring towns, are  ichment on the cover, land contained  ettlement edge a	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. ed between the at High Heath ar	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribution West Maintan neighborhood Howevinset street street was a successful to the contribution of the contributio	ssment  ab-parcel makes bution to preventi Midlands conurbationing the separation to preventi couring towns, are achieved to the core, land contained ettlement edge abustrained Jockey	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. ed between the at High Heath ar	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontributed was Maintan neighborhood Howevinsets the corcould by	ssment  ab-parcel makes oution to preventi Midlands conurba- nining the separa couring towns, ar achment on the cover, land containe ettlement edge a anstrained Jockey be released withe	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. ed between the at High Heath ar r Fields SSSI out weakening	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribution West Maintan neighborhouse However insets the corrections of the wide with the wide could be the wide contribution.	ssment  ab-parcel makes oution to preventi Midlands conurba- couring the separa ouring towns, ar achment on the cover, land containe ettlement edge a anstrained Jockey be released without	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. ed between the at High Heath ar r Fields SSSI out weakening he inset	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribution West Maintan neighborhouse inset sthe corrections the wide settlem.	ssment  ab-parcel makes oution to preventi Midlands conurba- nining the separa couring towns, ar achment on the cover, land containe ettlement edge a anstrained Jockey be released withe	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. ed between the at High Heath ar r Fields SSSI out weakening The inset south already	Ratir Very High Har m	High Har	Mod High Har m	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribution was to maintain neighborhouse the correct the correct the wide settlem abuts to rough the succountribution to the settlem abuts to the countribution to the settlem abuts to the s	ssment  ab-parcel makes bution to preventi Midlands conurba- ining the separa couring towns, ar achment on the cover, land containe ettlement edge a enstrained Jockey be released withe der Green Belt. The ent edge to the chis corridor of tre grassland. It is n	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. ed between the at High Heath ar r Fields SSSI out weakening The inset south already ees, scrub, and oted that a sma	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribution West Maintan neighborhouse succession with the wind settlem abuts to rough follows:	ssment  ab-parcel makes bution to preventi Midlands conurba- ining the separa couring towns, ar achment on the cover, land containe ettlement edge a enstrained Jockey be released withe der Green Belt. The ent edge to the chis corridor of tre grassland. It is n g development of	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. ed between the at High Heath ar r Fields SSSI out weakening he inset south already ees, scrub, and oted that a sma covers the	Ratir Very High Har m	High Har	Mod High Har m	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribution West Maintan neighborhouse successions and the wind settlem abuts to rough fousin souther	b-parcel makes oution to prevention to prevention to prevention to prevention the separate ouring towns, and the contained to	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. ed between the at High Heath ar r Fields SSSI out weakening the inset south already ees, scrub, and oted that a sma covers the ea alongside	Ratin Very High Har m	High Har	Mod High Har m	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontributed west in maintal neighbor encroad However insets the correct the wide settlem abuts to rough housin souther Walsal	b-parcel makes oution to prevention to prevention to prevention to prevention the separate ouring towns, are achieved, land contained ettlement edge a pastrained Jockey of the series of the series corridor of the series corridor of the series development of the grassland. It is not go development of the land of this are land of this are land of this consider the consider the consideration of the series of the land of this are land of this consideration.	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. ed between the at High Heath ar r Fields SSSI out weakening he inset south already ees, scrub, and oted that a sma covers the ea alongside sequently makes	Ratir Very High Har m	High Har	Mod High Har m	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribution West Maintal neighborhouse insets the corroll the wide settlem abuts to rough housin souther Walsal a very	b-parcel makes oution to prevention to prevention to prevention to prevention the separate ouring towns, and the contained to	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. ed between the at High Heath ar r Fields SSSI out weakening the inset south already ees, scrub, and oted that a sma covers the ea alongside sequently makes ion to Green Be	Ratir Very High Har m	High Har	Mod High Har m	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribution West Maintal neighborhouse inset so the correct settlem abuts to rough whousin souther Walsal a very purposany signature.	ssment  ab-parcel makes bution to preventi Midlands conurba- ining the separa couring towns, ar achment on the cover, land containe ettlement edge a histrained Jockey be released withe der Green Belt. The hent edge to the chis corridor of tra grassland. It is n g development cover and of this are all Road; this consilimited contribution is and could be gnificant harm, be	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. ed between the at High Heath ar r Fields SSSI out weakening The inset south already ees, scrub, and oted that a sma covers the ea alongside sequently makes ion to Green Be released withou ut is too small to	Ratir Very High Har m	High Har	Mod High Har m	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribe West Maintal neighborhouse inset so the corroll of the wide settlem abuts to rough whousin souther Walsal a very purpose any significant if the contribution of the wide settlem abuts to the wide settlem abuts to the wallsal a very purpose any significant if the contribution of the wallsal and the wall	ssment  ab-parcel makes bution to preventi Midlands conurba ining the separa couring towns, ar achment on the cover, land containe ettlement edge a nstrained Jockey be released withe der Green Belt. Then edge to the this corridor of tra grassland. It is n g development of arn end of this ard Il Road; this cons limited contribution as a separate a	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. ed between the at High Heath ar r Fields SSSI out weakening The inset south already ees, scrub, and oted that a sma covers the ea alongside sequently makes ion to Green Be released withou ut is too small to	Ratir Very High Har m	High Har	Mod High Har m	Mod Har	Mod Har	Har	Low Har
Green Belt Harm	The succontribution West Maintain neighborhouse string in the correct settlem abuts to rough whousin souther Walsal a very purposany significantify parcel.	ssment  ab-parcel makes bution to preventi Midlands conurba ining the separa couring towns, ar achment on the cour- ettlement edge a nstrained Jockey be released withe der Green Belt. The ment edge to the chis corridor of tra grassland. It is n g development courn end of this are all Road; this cons limited contribution es and could be graificant harm, but y as a separate a	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. ed between the at High Heath ar r Fields SSSI out weakening The inset south already ees, scrub, and oted that a sma covers the ea alongside sequently makes ion to Green Be released withou ut is too small to	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The succontribution West Maintain neighborhouse the correct settlem abuts to rough the wide settlem abuts to rough the work walsal a very purpose any significantify parcel.	ssment  ab-parcel makes bution to preventi Midlands conurba ining the separa couring towns, ar achment on the couring tetlement edge a metrained Jockey be released withe der Green Belt. The ment edge to the chis corridor of tre grassland. It is n g development couring tetlement edge to the chis corridor of tre grassland. It is n g development couring ten end of this are all Road; this consilimited contribution tes and could be graficant harm, but y as a separate a	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. de between the at High Heath ar r Fields SSSI out weakening The inset south already ees, scrub, and oted that a sma covers the ea alongside sequently makes ion to Green Be released withou ut is too small to assessment	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har	Mod Har	Har m	Low
Green Belt Harm	The succontribution West Maintal neighborhouse successful and settlem abuts to the wind settlem abuts to the wind settlem abuts to the wind settlem abuts to the wall a very purpose any significantify parcel. The largoverall resider	ssment  ab-parcel makes bution to preventi Midlands conurba ining the separa couring towns, ar achment on the cour- ettlement edge a nstrained Jockey be released withe der Green Belt. The ment edge to the chis corridor of tra grassland. It is n g development courn end of this are all Road; this cons limited contribution es and could be graificant harm, but y as a separate a	a strong ng sprawl of the ation, to tion of the nd to preventing countryside. de between the at High Heath ar r Fields SSSI out weakening The inset south already ees, scrub, and oted that a sma covers the ea alongside sequently makes ion to Green Be released withou ut is too small to assessment Idered to have sensitivity to bot ment	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m

	s moderate, with the natural			
	er and scale criteria scoring high			
	rity, based on the predominance I-scale pasture fields with mature			
	ow boundaries and the presence			
	ockey's Fields SSSI.			
	sessment against environmental, social and economi	c crite	ria	
Criteria	Assessment	Rating		
Criteria	Environmental	Naui	ıg	
Greenfield/	The site is greenfield.			
Previously	The site is greenileid.	X		
Developed Land		^		
Topography	There is a rise from West to East, however this is gradual			
Topography	and not a significant barrier to development.		Х	
Agricultural Land	Agricultural land quality assessment Grade 2 and Grade 5.			
Quality	The land nearest to the South West is very good quality			
a.ay	agricultural land, the grade 5 land approximately follows the	X		
	SSSI designated area.			
Tree Preservation	There are established hedges and trees within the site			
Orders / Mature	defining the boundaries of the field parcels. None are			
Trees of Value on	protected but may be worthy of retention and could be		Х	
site or significantly	retained without a significant impact on the developable			
affecting boundaries	area.			
Biodiversity or	The site is in a wildlife corridor, is partly in a SSSI and is			
Geodiversity on site	partly within a SLINC with any remaining land in a SLINC			
or significantly	consultation zone. The SLINC has also now been			
affecting boundaries	designated a SINC which is a gateway constraint affecting			
	23% of the site.			
	The ecological valuation of the Black Country Green Belt is			
	based on a set of assumptions that formed the basis for			
	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score	X		
	for each Landscape Unit: Land Use Calculated Value,			
	Habitat Features, Nature Conservation Designation Value,			
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.  Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 5			
	The site falls within a Nature Recovery Network Core			
	Habitat Zone			
Heritage Assets on	There are no recorded heritage assets here.			
site or significantly				Х
affecting boundaries				
Impact on visual	The current tree boundary along Walsall Road and on the			
amenity of adjacent	land adjacent Greenfields currently limits any significant loss			
land users, including	of visual amenity if the site was developed. However it is			
existing residents	unlikely that all of the soft boundary would be retained			
	especially along Walsall Road which is a metre lower than		Х	
	this submission site. For this reason there would be a			
	negative local impact, however it is considered that			
	mitigation through landscaping could render this issue less			
	than significant. There are not wider views of the site due to			
المراجعة المام الم	the topography and existing surrounding uses.			
Flood risk, drainage	Nearly a third of the site is in flood zone 3 and a smaller	X		
and ground water	proportion is a flood zone 2 which would reduce the size of			

	the developphie site significantly. Any development			
	the developable site significantly. Any development adjoining this area would need to take account of how surface water would be manage			
Ground Contamination	The SAD appendices plan indicates that there could be contamination which would require survey work prior to development.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		x	
Ground stability	The site is not in a High Risk coal mining area and there are no other records of potential ground stability issues here.			Х
Air Quality impact of adjoining uses	Walsall Road is in a Nitrogen Dioxide - Area of Exceedance 2015 zone which is in close proximity and may justify ventilation and extraction systems for houses or workplaces here.		X	
Noise impact of adjoining uses	Although the surrounding residential and agriculture uses would not have any significant impact on potential residential development, the neighbouring industrial units would have. Also due to their age and existing relationship to surrounding uses it unlikely that there are existing restrictions on hours of operation so a new neighbouring residential use could impact on the operation of these businesses.	X - Res ide ntia I	X - Em plo yme nt	
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Highfields North which is a dormant site. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development. Although there is potential to control noise for existing houses it is considered that such requirements could not extend to this site which would not be located next to existing houses. For these reasons the impact on housing would be significant.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel, brick clay shall take place.	X- Res ide ntia I	X- Em plo yme nt	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Highfield North and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		x	
Waste Infrastructure	To the South is Highfield South Landfill Site which although currently operational is likely to cease within the plan period and does not present any significant issues to development.			х
Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	The site is set away from residential properties, is on the strategic highway network and near to existing employment uses. The landfill site opposite has been assessed for market attractiveness by Colliers for the EDNA 2 study and notwithstanding the rem			x

Employment Land	Not employment land near existing employment use.		Х			
Delivery / Phasing	No known significant issues regarding delivery or phasing			х		
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х		
Availability of utilities  – electricity, gas, water, sewage treatment	Water treatment capacity is unknown. Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.	X				
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No evidence of infrastructure constraints.			x		
Highways access and transportation	To attain access onto Walsall Road would require significant regrading of the land due to the level difference, there has been complaints of flooding on this part of Walsall Road.	X				
Impact on the wider road network	No significant wider impacts.			Х		
Other Economic						
(specify)	Social					
Access time by wall	king or public transport (except Primary schools: walking only) t	o kov r	osidon	tial		
Access time by wall	services in accordance with BCP Policy HOU2.	O KCy I	Colucii	liai		
Primary School	The site is predominantly within 15 minutes walking distance of a Primary School		х			
Secondary School	The site is predominantly within 25 minutes public transport distance of a Secondary School		X			
GP/Health Centre/Walk in	The site is predominantly within 15 minutes walking distance of a Health Centre Area		X			
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area		X	х		
Centre/Foodstore	The site is predominantly within 15 minutes walking distance of a Fresh Food and Centre Area		Х			
Any character constraints on density (list)	Nearby housing character is defined by 1960s semi-detached	housir	ng.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X				
Public Open Space	Not public open space.			Х		
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			х		
Other Social						
increase the size employment estate	Potential opportunity to partly develop site and increase the size of the existing adjoining employment estate and to retain and protect existing ecological features.					
	Sustainability Appraisal					

Sustainability Appraisal Housing	The significant reasons for rejecting this site, as listed in the
Conclusion	assessment, demonstrate that this site would not be a reasonable
	alternative.
Sustainability Appraisal	The significant reasons for rejecting this site, as listed in the
Employment Conclusion	assessment, demonstrate that this site would not be a reasonable
	alternative.
	Conclusion

Developable site significantly reduced by ecology and flooding constraints almost to the extent of submission SA-0008-WAL which raises significantly less issues than this submission. The further incursion to the North West of SA-0008-WAL is also considered to have a greater impact on the openness and purposes of the greenbelt and the visual amenity of the area defined by the rural character of this land. During the site assessment process the site has become a SINC which is a gateway constraint and when combined with the SSSI covers the entire site.

A number of assessments listed in the summary would need to be completed to fully assess the implications of development here, however the significant issues raised above are sufficient to determine this sites suitability for development.

Potential regrading of the land could have significant negative impact on flooding of Walsall Road. In addition the site is within 250m of the access to a permitted minerals working site Highfields North. The main effects of mineral extraction are noise, dust, vibration and quarry traffic which is a significant barrier to housing development.

					11/00			
Site Address			•	indon Road, Walsall,	WS8 7E	BB - La	and at	
		Brownhills Bu Aldridge Nort						
Ward		Wood	ii aliu vvaisaii	Call for Site Ref	10126			
Site Area (ha)		2.67						
Site Reference	е	SA-0069-WA	L					
			Backgroun	d/Context				
Current uses (list)	The	application site	is an existing in	dustrial estate.				
Surrounding				Industrial Estate. To t			indon	Road
land uses	ıs a	housing estate		n is the Oak Park Leisu	re Centre			
Cataway Canad	roint	o /whore	Consti Name / Detail				Ame	NIIN4
Gateway Const affecting part o			Name / Detail	5			cove (ha's	
SSSI/ SAC/ SING			N/A				Ò	-,
Ancient Woodlar			N/A				0	
Local Nature Re		1	N/A				0	
Flood Risk Zone			N/A				0	
Registered Park			N/A				0	
Scheduled Ancie			N/A				0	
Operational Buri	al Gro	ound	N/A				0	
Common Land	0.45		N/A	INIDO ''	11.15.0		0	
Existing Policy Designations (list)				a IND3, site reference eference 15 Brownhills.				
				e Sensitivity Assess	sment			
Criteria		Assessmer	nt			F	Rating	
Green Belt Harm	า							
		4		Not in the Green Belt				
Landscape								
Sensitivity	- d		alast savilesa	montal applial and a		:t-		
	eu as			mental, social and e	COHOIIII			
Criteria		Assessmen				Ratir	ıg	
Crossfield/		T	Environ	mentai	ام ما			
Greenfield/ Previously			antata in almost	completely equipled a				
				completely occupied a				Y
	I	developed wit	h a number of u	nits as business operat				X
Developed Land		developed wit within existing	h a number of u industrial struct	nits as business operatures. Not greenfield.				
Developed Land Topography		developed wit within existing The site is flat	h a number of u gindustrial struct with little if any	nits as business operatures. Not greenfield.				Х
Developed Land		developed wit within existing	h a number of u gindustrial struct with little if any	nits as business operatures. Not greenfield.				
Developed Land Topography Agricultural Land	d t	developed wit within existing The site is flat The land is no	th a number of up industrial struct with little if any of agricultural.	nits as business operatures. Not greenfield. variation.  ed, the trees form the si	ting			Х
Topography Agricultural Land Quality Tree Preservation Orders / Mature	d on	developed wit within existing The site is flat The land is no None of the tr boundary. A ti	h a number of u i industrial struct with little if any of agricultural. ees are protecteree survey would	nits as business operatures. Not greenfield. variation.  ed, the trees form the sid be required to assess	te			Х
Topography Agricultural Land Quality Tree Preservatio Orders / Mature Trees of Value of	d on	developed wit within existing The site is flat The land is no None of the tri boundary. A tri whether any si	th a number of undustrial struct with little if any and agricultural.  ees are protected agricultured would agricultured be retained.	nits as business operatures. Not greenfield. variation.  ed, the trees form the sid be required to assessed and incorporated into	ting te		x	Х
Topography Agricultural Land Quality Tree Preservatio Orders / Mature Trees of Value o site or significant	d on on tly	developed wit within existing The site is flat The land is not None of the tr boundary. A to whether any sidevelopment	th a number of undustrial struction industrial struction with little if any of agricultural.  The ees are protected are survey would be retained of this land. It was a survey would be the survey would be retained of this land. It was a survey would be retained of this land. It was a survey would be retained this land.	nits as business operatures. Not greenfield. variation.  ed, the trees form the side be required to assessed and incorporated intopuld be possible to prove	ting te		x	Х
Topography Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value of site or significant affecting boundare	d on on tly	developed wit within existing The site is flat The land is not None of the tr boundary. A tr whether any s development development	th a number of undustrial struct with little if any of agricultural.  The ees are protected are survey would be retained of this land. It was and retain trees.	nits as business operatures. Not greenfield. variation.  ed, the trees form the side be required to assessed and incorporated intopuld be possible to prove	te 6 0 vide		х	Х
Developed Land Topography Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value of site or significant affecting boundar Biodiversity or	on on tly aries	developed wit within existing The site is flat The land is not None of the tri boundary. A tri whether any sidevelopment is development of Groups of trees	th a number of undustrial struction with little if any of agricultural.  The ees are protected and the should be retained of this land. It was and retain trees are and hedges in the should be should be and retain trees.	nits as business operatures. Not greenfield. variation.  ed, the trees form the side be required to assessed and incorporated into build be possible to province by the side of the possible operation.	te s o vide ed bat,		X	Х
Developed Land Topography Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value of Site or significant affecting boundar Biodiversity or Geodiversity on	on on tly aries	developed wit within existing The site is flat The land is not None of the tr boundary. A tr whether any service development of the development of	th a number of up industrial struct with little if any of agricultural.  ees are protected and the should be retained of this land. It was and retain trees are species and a species an	nits as business operatures. Not greenfield. variation.  ed, the trees form the side be required to assessed and incorporated into build be possible to province as survey would be required to a survey would be required.	te s o vide ed bat,		x	Х
Developed Land Topography Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value of Site or significant affecting boundar Biodiversity or Geodiversity on or significantly	on on tly aries site	developed wit within existing The site is flat The land is not lead to see the land land land land land land land land	th a number of up industrial struct with little if any of agricultural.  ees are protected ees are protected in the should be retained of this land. It was and retain trees and hedges ner species and a sigation proposal	nits as business operatures. Not greenfield. variation.  ed, the trees form the side be required to assessed and incorporated into puld be possible to proving be used by protected survey would be requise.	te so vide ed bat, ired			Х
Developed Land Topography Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value of Site or significant affecting boundar Biodiversity or Geodiversity on or significantly affecting boundar	on on tly aries site	developed wit within existing The site is flat The land is not lead to see the land land land land land land land land	th a number of up industrial struct with little if any of agricultural.  ees are protected and the structure of this land. It would be retained and retain trees are species and a ligation proposal within the Urban	nits as business operatures. Not greenfield. variation.  ed, the trees form the side be required to assessed and incorporated intrould be possible to province a survey would be requise.  Matrix Recovery Zone	te so vide ed bat, ired			Х
Developed Land Topography Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value of Site or significant affecting boundar Biodiversity or Geodiversity on or significantly	on on tly aries site	developed wit within existing The site is flat The land is not lead to see the land land land land land land land land	th a number of up industrial struct with little if any of agricultural.  ees are protected and the structure of this land. It would be retained and retain trees are species and a ligation proposal within the Urban	nits as business operatures. Not greenfield. variation.  ed, the trees form the side be required to assessed and incorporated into puld be possible to proving be used by protected survey would be requise.	te so vide ed bat, ired			Х

Impact on visual amenity of adjacent land users, including existing residents	The existing site is in poor condition, it is untarmacked and some of the buildings have a poor appearance, however the site is seen in the context of an existing industrial estate and is separated from housing by the road and boundary planting. Any potential housing here would look out of character against the adjoining industrial buildings at Maybrook Industrial Estate.	х	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.		х
Ground Contamination	The SAD appendices plan indicates that there could be contamination which would require survey work prior to development.	х	
Ground stability	There are two areas of High Risk Coal Mining activity recorded on the SAD appendices which will required a Coal Mining risk assessment prior to development.	x	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015		х
Noise impact of adjoining uses	The site borders Maybrook Industrial Estate. For continuing employment uses this presents no issues however a residential use would need significant mitigation measures as part of any development.	X - Res ide ntia I	X - Empl oym ent
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.	х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.		х
Waste Infrastructure	No waste infrastructure constraints		х
Other Environmental	No other issues identified.  Economic		Χ
Employment	The site is an existing business park and has been identified		
Development Opportunities	in the BEAR study as being high quality local employment and should be retained as such.		X
Employment Land	Existing employment site.		х
Delivery / Phasing	No known significant issues regarding delivery or phasing		х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.		Х
Availability of utilities  – electricity, gas, water, sewage treatment	The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.	x	

	T				
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)		ce of infrastructure constraints.			x
Highways access and transportation	No signific	cant issues			X
Impact on the wider road network	No signific	cant issues			X
Other Economic (specify)					
		Social			
Access time by wal		lic transport (except Primary schools: walking only) ces in accordance with BCP Policy HOU2.	to key i	resider	ıtial
Primary School		e site is within 10 minutes walking distance of a			Х
Secondary School		predominantly within 20 minutes public transport fa Secondary School			Х
GP/Health Centre/Walk in		predominantly within 10 minutes walking of a Health Centre Area			Х
Strategic Centre/Employment Area		e site is within 20 minutes public transport distance sloyment Area			х
Centre/Foodstore		predominantly within 10 minutes walking  of a Fresh Food and Centre Area			Х
Any character constraints on density (list)		raditional designed houses opposite.			
Connections to local cycle route networks	No connec	ction to Local Cycle Route Network.	X		
Public Open Space		not public open space.			Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			X
Other Social					
		Opportunities			
No obvious opportu	nities for red site.				
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	J	Assessment requested			
Sustainability Appraisa Employment Conclusion		Currently in use for employment, SA not required			
		Conclusion			
The industrial estate is	almost fully	occupied and any redevelopment could lead to the	loss of	f emplo	yment

The industrial estate is almost fully occupied and any redevelopment could lead to the loss of employment and or require businesses to relocate. Housing here is also likely to have a detrimental impact on the employment uses at Maybrook Industrial Estate which could be subject to noise restrictions. The other matters raised are subject to further investigation or survey work which could raise further development constraints. The site does not require allocating for employment and the successful existing use should continue to meet employment needs and existing shortfalls.

Site Address									
Walsall Wood   Califor Site Ref   10415	Site Address		Streets Corr	ner, Brownhills	Road				
Site Reference    SA-0161-WAL	Ward				Call for Site Ref	10415			
Background/Context	Site Area (ha)		0.42						
Current uses (list) B1a.  Residential uses around the building to all sides apart from opposite to the West where there is a school across the road.  Constraints  Gateway Constraints (where affecting part of submitted site)  SSSI/ SAC/ SINC N/A 0 Ancient Woodland / Veteran Trees N/A 0 Common Land N/A 0 Destational Burial Ground N/A 0 Designations Assessment Rating  Green Belt Harm Assessment Rating  Green Belt Harm Not in the Green Belt  Criteria Assessment Rating  Green Belt Harm Not in the Green Belt  Criteria Assessment Rating  Green Belt Harm Not in the Green Belt  Assessment Rating  The site is built on with a vacant building and hard surfaced parking. The site is previously developed.  X Developed Land Topography There is a slight gradient down from East to West but not significantly of trees which are established and likely to be worthy of retees which are established and likely to be worthy of retees which are established and likely to be worthy of retees which are established and likely to be worthy of retees which are established and likely to be worthy of retees which are established and likely to be worthy of retees which are established and likely to be worthy of retees which are established and likely to be worthy of retees which are established and likely to be worthy of retees which are establis	Site Reference	е	SA-0161-W/	<b>AL</b>					
Surrounding   Residential uses around the building to all sides apart from opposite to the West where land uses   Residential uses around the building to all sides apart from opposite to the West where land uses   Residential uses around the building to all sides apart from opposite to the West where land uses   Residential uses around the building to all sides apart from opposite to the West where land uses   Residential uses around the building to all sides apart from opposite to the West where land uses   Rampung   Residential uses around the building to all sides apart from opposite to the West where land uses   Rampung   Residential uses around it have building apart from opposite to the West where land uses   Rampung   Residential uses around it have building apart from opposite to the West where land uses   Rampung				Backgroun	d/Context				
Residential uses around the building to all sides apart from opposite to the West where there is a school across the road.			been used as a	day centre D1	and the previous permi	ssion wa	s for an	office	use
Constraints	Surrounding	Resid			g to all sides apart from	opposite	to the	West	where
Amount covered (fa's)   Amount covered (fa's)	land uses	there	is a school aci		rainte				
SSSI/ SAC/ SINC N/A 0 Ancient Woodland / Veteran Trees N/A 0 Ancient Woodland / Veteran Trees N/A 0 Flood Risk Zone 3 N/A 0 Registered Park & Garden N/A 0 Operational Burital Ground N/A 0 Operational N/A 0 Operational Burital Ground N/A 0 Operational N/A	Gateway Const	trainte	(where					Δm	ount
SSSI/ SAC/ SINC Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A Ancient Woodland / Veteran Trees N/A O Flood Risk Zone 3 N/A Registered Park & Garden N/A O Scheduled Ancient Monument N/A O Operational Burial Ground N/A O Operational Burial Ground N/A O O Operational Burial Ground N/A O Operational Burial Ground N/A O Operational Burial Ground N/A O				Name / Detail	3			cov	ered
Local Nature Reserve									
Registered Park & Garden   N/A   0   0			eteran Trees						
Registered Park & Garden N/A 0 Scheduled Ancient Monument N/A 0 Operational Burial Ground N/A 0 Common Land N/A 0 Existing Policy Designations									
Scheduled Ancient Monument   N/A   O   Operational Burial Ground   N/A   O   O									
Operational Burial Ground   N/A   N/A   O									
Common Land   Ni/A   None   Designations   Rating								_	
Serior   Policy Designations   Rating		iai Gio	una						
Green Belt and Landscape Sensitivity Assessment  Criteria Assessment  Landscape Sensitivity  Detailed assessment against environmental, social and economic criteria  Criteria Assessment  Environmental  Greenfield/ Previously Developed Land  Topography  There is a slight gradient down from East to West but not significant.  Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  Biodiversity or Geodiversity or Geodiversity or significantly affecting boundaries  Heritage Assets on site or significantly  Heritage Assets on site or significantly  There is a land Land Land Sensitivity Assessment  Not in the Green Belt Rating  Rating   X  X  Rating   X  X  X  X  X  X  X  X  X  X  X  X		None	<u> </u>	IN/A				U	
Green Belt and Landscape Sensitivity Assessment Green Belt Harm  Landscape Sensitivity  Detailed assessment against environmental, social and economic criteria  Criteria Assessment  Environmental  Greenfield/ Previously Developed Land  Topography The site is built on with a vacant building and hard surfaced parking. The site is previously developed.  Agricultural Land Quality  Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries  Green Belt Assessment Not in the Green Belt  Not in the Green Belt  Not in the Green Belt  Rating  X  X  X  X  X  X  X  X  X  X  X  X  X		None	,						
Green Belt Harm  Landscape Sensitivity  Detailed assessment against environmental, social and economic criteria  Criteria Assessment  Environmental  Greenfield/ Previously parking. The site is built on with a vacant building and hard surfaced parking. The site is previously developed.  X  Agricultural Land Quality  Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  Biodiversity or Geodiversity or Geodiversity or significantly affecting boundaries  Freitiage Assets on site or significantly  Heritage Assets on site or significantly  There is a control of the site with a group of 5 trees which are established and likely to be worthy of retention. These trees could be retained and the site developed with little impact on the developable area.  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  There are no recorded heritage assets here.	Boolgilations		Green Belt a	nd Landscape	e Sensitivity Assess	sment			
Criteria   Assessment against environmental, social and economic criteria	Criteria						F	Ratino	1
Detailed assessment against environmental, social and economic criteria  Criteria Assessment Environmental  Greenfield/ Previously Developed Land There is a slight gradient down from East to West but not significant.  Agricultural Land Quality There is a verge to the front of the site with a group of 5 trees which are established and likely to be worthy of retention. These trees could be retained and the site developed with little impact on the developable area.  Heritage Assets on site or significantly  Heritage Assets on site or significantly  There are no recorded heritage assets here.  There is a slight gradient down from East to West but not significant.  X  X  X  X  X  X  X  X  X  X  X  X  X		n							
Detailed assessment against environmental, social and economic criteria  Criteria Assessment Environmental  Greenfield/ Previously Developed Land There is a slight gradient down from East to West but not significant.  Agricultural Land Quality There is a verge to the front of the site with a group of 5 trees which are established and likely to be worthy of retention. These trees could be retained and the site developed with little impact on the developable area.  Heritage Assets on site or significantly  Heritage Assets on site or significantly  There are no recorded heritage assets here.  There is a slight gradient down from East to West but not significant.  X  X  X  X  X  X  X  X  X  X  X  X  X					Not in the Croon Bolt				
Detailed assessment against environmental, social and economic criteria  Criteria Assessment  Environmental  Greenfield/ Previously Developed Land  Topography There is a slight gradient down from East to West but not significant.  Agricultural Land Quality  Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Heritage Assets on site or significantly  Heritage Assets on site or significantly  There is a verge to the front of the site with a group of 5 trees which are established and likely to be worthy of retention. These trees could be retained and the site developed with little impact on the developable area.  There is a verge to the front of the site with a group of 5 trees which are established and likely to be worthy of retention. These trees could be retained and the site developed with little impact on the developable area.  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  There are no recorded heritage assets here.					Not in the Green beit				
Criteria	•								
Greenfield/ Previously Developed Land Topography There is a slight gradient down from East to West but not significant.  Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries  Heritage Assets on site or significantly  There is a verge to the front of the site with a group of 5 trees which are established and likely to be worthy of retention. These trees could be retained and the site developed with little impact on the developable area.  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  There are no recorded heritage assets here.		ed as			mental, social and e	economi			
Greenfield/ Previously Developed Land Topography There is a slight gradient down from East to West but not significant.  Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries Biodiversity on site or significantly affecting boundaries  Heritage Assets on site or significantly  The site is built on with a vacant building and hard surfaced parking. The site is previously developed.  X  X  X  X  X  X  X  X  X  X  X  X  X	Criteria		Assessmen				Ratir	ıg	
Previously Developed Land  Topography There is a slight gradient down from East to West but not significant.  Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely.  There are no recorded heritage assets here.									
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Topography There is a slight gradient down from East to West but not significant.  Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity on site or significantly affecting boundaries  Biodiversity on site or significantly affecting boundaries  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  There are no recorded heritage assets here.	•		parking. The s	site is previously	developea.				X
Agricultural Land Quality  Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely.  There are no recorded heritage assets here.		ı		ht gradient dow	n from East to West bu	t not			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  Heritage Assets on site or significantly  There are no recorded heritage assets here.		d		al land.					х
Orders / Mature Trees of Value on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  Heritage Assets on site or significantly  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  There are no recorded heritage assets here.	•		There is a ver		f the cite with a green	4 -			
Trees of Value on site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  Heritage Assets on site or significantly  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  There are no recorded heritage assets here.		on							
site or significantly affecting boundaries  Biodiversity or Geodiversity on site or significantly affecting boundaries  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  Heritage Assets on site or significantly  developed with little impact on the developable area.		n l			,				¥
affecting boundaries  Biodiversity or Geodiversity on site or significantly  Affecting boundaries  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  Heritage Assets on site or significantly  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  There are no recorded heritage assets here.						,			
Biodiversity or Geodiversity on site or significantly affecting boundaries  Heritage Assets on site or significantly  These trees do not form part of a wider interconnecting habitat suitable for protected species and is adjacent a highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  There are no recorded heritage assets here.		-							
or significantly affecting boundaries highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  Heritage Assets on site or significantly  highway. For these reasons it is considered that the requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  There are no recorded heritage assets here.	Biodiversity or These trees do not form part of a wider interconnecting								
affecting boundaries requirement for an ecological assessment is unlikely. The site falls within a Nature Recovery Network Core Expansion Zone 2  Heritage Assets on site or significantly  There are no recorded heritage assets here.						a			
The site falls within a Nature Recovery Network Core Expansion Zone 2  Heritage Assets on site or significantly  There are no recorded heritage assets here.									Х
Expansion Zone 2  Heritage Assets on site or significantly  Expansion Zone 2  There are no recorded heritage assets here.	arrecting bounds								
Heritage Assets on site or significantly  There are no recorded heritage assets here.					Lecovery Network Core	5			
site or significantly	Heritane Assets	on			ne assets here				
			. Horo are no n	Journal Horitag	30 000to 11010.				Х

Impact on visual amenity of adjacent land users, including existing residents	The character of the area is defined by residential development and residential development subject to satisfactory separation distances would be acceptable. Employment uses would be out of character and result in harm to the visual amenity of the public realm and adjacent houses.	X - Em plo yme nt		X - Resi denti al
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			х
Ground Contamination	A site investigation is required due to previous uses as potential for contamination from materials during demolition exist. Mitigation through condition.  The Streets corner site used to be an allotment which also could give rise to weed killers etc. used in the 1950's (DDT?).			x
Ground stability Air Quality impact of adjoining uses	No recorded ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X X
Noise impact of adjoining uses	A residential use would be the same as the surrounding uses so there would be little impact, a noise assessment and likely mitigation would be required due to the location of the site near to a busy road and junction but would not a barrier to development. An employment use would not be acceptable due to the proximity with residential buildings.	X - Em plo yme nt	X - Res ide ntia	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Χ
Employment	Economic  This site does not meet the threshold for employment			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities – electricity, gas, water, sewage treatment	Previous development of the site which is in an urban area indicates that there would be access to all utilities. Broadband superfast speeds are available in this area. Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	

Infractive to the	No known	infracturative constraints have			
Infrastructure	NO KNOWN	infrastructure constraints here.			
constraints on /					
under site (electric					
cables/sub-stations,					Х
water/sewage pipes,					
gas pipes, pylons,					
culverts, rights of					
way)					
Highways access		ready has a well-established access point onto			
and transportation		Road which could be utilised as part of any			
		ment of the site. The site may lend itself to a			Х
		uses being on the edge of the local centre but			
	not Industr				
Impact on the wider	No wider is	ssues identified.			х
road network					^
Other Economic	None				Χ
		Social			
Access time by wal	king or publ	ic transport (except Primary schools: walking only)	to key	residen	itial
1		ces in accordance with BCP Policy HOU2.	,		
		site is within 10 minutes walking distance of a			
Primary School	Primary So				Х
		site is within 20 minutes public transport distance			
Secondary School		idary School			X
GP/Health		site is within 10 minutes walking distance of a			
Centre/Walk in	Health Cer	<del>_</del>			Χ
Strategic		site is within 20 minutes public transport distance			
Centre/Employment		loyment Area.			х
Area	or an Emp	oynient Area.			^
Centre/Foodstore	The whole	aita ia within 10 minutas walking diatanas of a			
Centre/Foodstore		site is within 10 minutes walking distance of a d and Centre Area.			Χ
Any character			2 otoro	, 00 kb 0	
Any character		styled houses, semi-detached, terraced style and Commonths	o Store;	y come	;1
constraints on	flats, predo	ominantly.			
density (list)	NIS SSESSES	there to a local evel are to a stream.			
Connections to local	No connec	tion to a local cycle route network.	X		
cycle route networks					
Public Open Space		open space.			Х
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			Х
/ Sports Pitches					
Other Social					
		Opportunities			
The site is vacant ar	nd could be	subject to anti-			
social behaviour co	nsidering its	location in an			
url	ban area				
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	The site would with mitigation would fall below the	thresh	old for	
Conclusion	ar riodoling	allocation and for this reason an SA is not required		ioia ioi	
Sustainability Appraisa	al	The site would with mitigation would fall below the		old for	
Employment Conclusion		allocation and for this reason an SA is not required		iola iol	
Employment Conclusion	011	Conclusion	۸.		
No significant bandara	aviat to our		tina =!		af 41
		vent development of the site for residential, the exis			
		njoyed by residents are significant issues which me	an that	empio	yment
uses are not acceptab		and the cultaria for ellegation in the Divil Oc. 15	Na:-		
I his site due to its size	e aoes not m	neet the criteria for allocation in the Black Country F	ıan.		

Site Addres	ss	Greenwood	Road - 1, 2, ar	nd 3 G	Greer	nwood	d Roa	d.				
Ward		Aldridge Nor Walsall Woo		Call	for S	Site R	lef	10440				
Site Area (h	na)	4.46										
Site Refere	nce	SA-0186-W/	AL									
			Background	d/Con	text							
Current uses (list)	Farm	and Grazing la	ınd. Site visit inc	dicates	only	grazir	ng.					
Surrounding			in horsiculture u			Vest is	s agric	ultural l	and an	d to th	е	
land uses	vvest	and South are	residential prop									
Gateway Col	nstraints	(where	Name / Details							Δn	nount	
affecting par			ivallic / Details	3							vered	
											a's)	
SSSI/ SAC/ S		toron Tropo	N/A							0		
Ancient Wood Local Nature		eteran Trees	N/A N/A							0		
Flood Risk Zo			N/A							0		
Registered Pa		den	N/A							0		
Scheduled Ar			N/A							0		
Operational E	Burial Gro	und	N/A						0			
Common Lan Existing Police		n belt SAD EN	N/A							0		
Designations (list)		Groon Bolt ar	nd Landscape	Sons	sitivi	hy Ac	SOSSI	mont				
Criteria	Assess		iu Lanuscape		ating		<u> </u>	пепі				
Green Belt		-parcel makes	a strong		- m /		Mod		Low		Very	
Harm			ng the sprawl of	Hig	igĥ	High Har	High	Mod Har	Mod	Low Har	Low	
		t Midlands con			lar	m	Har	m	Har	m	Har	
			tion of Aldridge		n		m		m		m	
		wnhills, and pre										
		hment on the c of any land wit	thin the subparc	el								
		eaken the fragi		)	X							
			Brownhills, and									
			ment of Green									
		to the west ar			Li sala	1 8		N4I	1 1 -		1	
Landscape Sensitivity		dscape is consi e-high overall s			High		lod igh	Mod	Lo		Low	
Sensitivity			it as the majority	,		+	1911		1110			
			as having eithe									
	moderat	e or greater/hig	gh sensitivity, an									
			a override that judgement.									
		is considered to have high										
		to employment development.  Ile development would disrupt  Emplo  Reside										
	the valle				ment		tial					
	landform	n, historic field p										
			rea in providing	a								
		between Wals										
		. i ne area imm 52 has less ser	nediately west of									
	1116 D4 K	JZ 1103 1535 561	ionivity to									

present	ment development due the ce of an existing industrial estate.			
	sessment against environmental, social and economi			
Criteria	Assessment Environmental	Ratii	ng	
Greenfield/ Previously Developed Land	The site is greenfield with no previous built development visible.	х		
Topography	The land rises significantly to the East but is gradual and not considered to be a significant barrier to development.		х	
Agricultural Land Quality	3a and 3b, taken from the Holford Farm Plan.		Х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The land is Council owned and there are no TPO trees within the site. There are some established trees which would justify retention if the land is put forward for development. An assessment would be required however the retention of some or all of the tree could be achieved alongside any new development.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The application site is a wildlife corridor so an ecology survey would be required. Any loss of trees and hedges would need to be considered in the survey.  Development of part of the site could be achievable if the SINC was retained and taken account of.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Core Expansion Zone 2	х		
Heritage Assets on site or significantly affecting boundaries	The site is in a Area of High Historic Landscape Value and contains a well preserved historic field system, which contains evidence of medieval strip fields and a mixture of cropmark and earthwork ridge and furrow. The area contains earthwork remains of drainage channels (water meadows?). It is likely that these constraints would significantly reduce the developable area.	х		
Impact on visual amenity of adjacent land users, including existing residents	There would be a significant local impact due to the size of the site and its relationship with surrounding residential houses. The loss of the land to development would have a strong visual impact on the open rural character of the are and some of the visual separation between Walsall Wood and Aldridge would be lost. A wider impact would be limited, especially considering the shallow depth of the site, the highest part of the site is visible from the West, but existing development is considered to obscure views of the site.	x		
Flood risk, drainage and ground water	A brook runs adjacent to the North of the site and there is a pool this feature and the area surrounding it is subject to flooding and is in flood zone 3.	X		

	Although the flood zone is not within the application site, hard surfacing at this site would like			
Ground Contamination	The East boundary of the site falls within an area identified on the SAD plan Potentially Contaminated Land and Landfill Constraints, as being land where contamination may need to be assessed during development. Survey work would be required as part of a planning application. There is evidence of sand pits and mineshafts existing at part of the site. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		x	
Ground stability Air Quality impact of	Consult Structures possible fault line  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015	Х		
adjoining uses	That in a minegan blooked mad of Exception 2016 2016			X
Noise impact of adjoining uses	Limited impact if any from surrounding uses or roads.  Nearby residential would require mitigation for any proposed buildings to be used for employment uses.		X- Em plo yme nt	X- Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			X
Employment	The small and narrow site size combined with the			
Development Opportunities	surrounding residential uses limit any opportunity for employment development here.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no public rights of way present at this location.  There may however be a risk of unrecorded public rights of way due to public access across the public open space.		х	

r	T			
Highways access	Access onto Greenwood Road preferable, no significant			Х
and transportation	concerns due to the small site area.			
Impact on the wider	The small site area would minimise any unacceptable wider	ı		Х
road network	impacts.			
Other Economic				
(specify)				
	Social			
Access time by wal	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	to key r	esiden	tial
Primary School	The site is predominantly more than 15 minutes walking	X		
Filliary School	distance of a Primary School	^		
Secondary School	The site is predominantly within 25 minutes public transport distance of a Secondary School		Х	
GP/Health	The whole site is more than 15 minutes walking distance of	V		
Centre/Walk in	a Health Centre Area	X		
Strategic	The whole site is within 20 minutes public transport distance			
Centre/Employment	of an Employment Area			Х
Area				
Centre/Foodstore	The whole site is within 15 minutes walking distance of a Fresh Food and Centre Area		Х	
Any character	The nearby residential houses are detached and semi-detach	ned on i	mediur	n
constraints on	sized plots. The immediate character of surrounding buildings			
density (list)	Employment uses.			,
Connections to local	No connection to Local Cycle Route Network.	V		
cycle route networks		X		
Public Open Space	Would not result in the loss of public open space.			Х
Loss of Playing Field	Would not result in the loss of a Planning Field or Sports			v
/ Sports Pitches	Pitch.			Х
Other Social				
	Opportunities			
Could be an opportu	unity to remediate any past			
contamin	ation of the site.		Х	
	to form a larger site with land		^	
to t	the North.			
	Sustainability Appraisal			
Sustainability Appraisa	al Housing The site has some negative impacts for SA Objec	tives 1,	2, 3, 4	l, 5,
Conclusion	6, 7, 8, 9, 12, 14 and positive impact for SA Object	tives 1	0, 13	
Sustainability Appraisa	al The site has some negative impacts for SA Objec	tives 1,	2, 3, 5	5, 6,
Employment Conclusi	on 7, 9, 12 and positive impact for SA Objectives 13			
	Conclusion			
The combination of co	nstraints is considered to limit potential redevelopment of the site	and ar	e signi	ficant
issues. A scheme whi	ich takes account of the SINC, existing significant trees/hedge	s, exis	ting flo	oding
	sual amenity would not provide the capacity necessary to	deliver	housi	ng or
employment.				

Site Addres	SS	Jockey Fields	Fields West of Hall Lane								
Ward		Aldridge Nort Wood	h and Walsall	Call for	Site F	Ref	Green	Belt F	Parcel	020	
Site Area (h	na)	16.99									
Site Refere	nce	SA-0195-WA	L								
				1/Contox	4						
Current uses	Lor	reigniture and ag	Background	J/Contex							
(list)	ПОІ	siculture and ag	riculture.								
Surrounding			wage works and					l prope	erties to	the	
land uses	sou	th Industrial and	horsiculture and		est agr	culture	e				
			Constr								
Gateway Co affecting par			Name / Detail	5						nount vered ı's)	
SSSI/ SAC/ S			N/A						Ò	,	
		/eteran Trees	N/A						0		
Local Nature Flood Risk Zo		9	N/A N/A						0		
Registered P		arden	N/A						0		
Scheduled A			N/A						0		
Operational E			N/A						0	1	
Common Lar			N/A						0	0	
Existing Polic Designations (list)	,	O Green Belt - E	NV1								
		Green Belt a	nd Landscape	Sensitiv	ity As	sessi	ment				
Criteria		ssment		Ratir	ng						
Green Belt		b-parcel makes		Very High	High	Mod High	Mod	Low Mod	Low	Very	
Harm		ution to preventi ⁄Iidlands conurba	ng sprawl of the	Har	Har	Har	Har	Har	Har	Har	
		ining the separa	,	m	m	m	m	m	m	m	
		ouring towns, ar									
		chment on the c									
		rcel plays a key									
		os between Brov	vnnilis and ias strong spatia	ı							
			ng surrounded by								
	•		edges. A forme								
		line to the west									
			north form strong								
		aries, and any de n settlement sep	evelopment wou	la la							
		y of remaining o									
Landscape		ndscape is cons		High		lod	Mod	Lo		Low	
Sensitivity			sensitivity to bot	n	Н	igh		Mo	od		
		ntial and employ									
			najority of the criteria								
			, with the natural le criteria scoring high								
			e predominance			X					
			•								
	of sma		fields with matur								
	of sma hedge	row boundaries	and the presence								
<b></b>	of sma hedger of the	row boundaries a Jockey's Fields S	and the presence	Э	2011				- ui -		

Criteria	Assessment	Rating		
	Environmental			
Greenfield/ Previously Developed Land	The site is greenfield.	Х		
Topography	The site slopes down from East to West and is part or a larger valley, albeit a shallow valley the centre line of which suffers from flooding and is a flood zone 3 area and begins adjacent to the West boundary. Notwithstanding this the change in topograph			х
Agricultural Land Quality	The Holford Farm map indicates that the Northern part of the site is Grade 3a with a smaller area to the South being a Grade 3b.	Х		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are established trees which may be worthy of retention and require a tree survey to establish if any merit retention. The parcel is predominantly open and the retention of some or all trees would not have a significant impact on the capacity of the site for development.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Adjacent the site to the West is an area designated as a SSSI and the parcel is within the consultation zone. The relationship to the SSSI is considered sufficient justification that an ecological survey is required before the parcel could be considered for release.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5  Approximately 90% of the site is a SLINC so enhancement or mitigation options would be limited especially considering the adjacent designations, these are significant issues. The site falls within a Nature Recovery Network Core Habitat Zone	X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The topography to the North due to the road increasing in height to extend over the canal a situation which helps screen a large portion of the site, if developed there would be a local visual impact to users of Green Lane and perhaps the outlook of a few houses. In particular there would be a visual impact on the outlook of houses along Hall Lane, however it would not affect many houses, however the topography and surrounding development minimises any significant wider impact.			х
Flood risk, drainage and ground water	The site is adjacent to a flood zone 3 which follows the centre point of what is a shallow valley. In this context the parcel contributes to the flooding and any development		х	

Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Employment Land	Not employment land other significant issues exist.	Х		
Development Opportunities	there are no notable employment opportunities here which warrant further assessment.	X		
Employment	Significant constraints exist within this assessment and			
Other Environmental	No other issues identified.  Economic			X
Other Environmental	noise to protect residential amenities.  No other issues identified.		ide ntia I	ploy men t
Waste Infrastructure	dust, vibration and traffic does not have a detrimental impact on residential or employment uses.  The site is within 250 metres of High Street Metals, a metal recycling operation and mitigation would be required for		X- Res	X- Em
Mineral Infrastructure and Brickworks	shall take place.  The site is within 250m of permitted mineral infrastructure site Highfield North and sufficient distance separation and mitigation is required to ensure that the effects from noise,		х	
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Highfields North which is a dormant site. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. As this is a dormant site, mineral working may not commence until a modern schedule of working conditions has been approved by the Council which allows for control over noise which would affect existing adjacent housing and taking account of the context of this existing site adjacent to houses noise mitigation would also benefit these houses. For these reasons the impact on this site is considered less than significant.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for Brick Clay		x	
Air Quality impact of adjoining uses  Noise impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  Although there are no nearby noise nuisance sources from planning uses, it was noted on the site visit that the poor visibility crossing Black Cock bridge results in constant beeping of car horns.  An employment use would require noise mitigation to ensure that existing neighbouring residents do not experience unacceptable amenity impacts. It is noted that the existing character of the area is partly defined by the employment uses in the Southern part of Hall Lane.	X - Em plo yme nt	X - Res ide ntia	х
Ground stability	No records of ground stability issues here.			Х
Ground Contamination	There are no records of contamination here. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			х
	would need to ensure that the is not change to the existing conditions which main			

Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is a public right of way across the centre of the site running East to West, however it is too boggy to pass, previous considerations given to creating a boardwalk across the site.		х	
Highways access and transportation	Access out of Hall Lane both at Lichfield Road junction and Black Cock Bridge. Green lane has no footpath and Hall lane on the side of the parcel has no footpath. Some limited development might be acceptable and would not have significant impact on the highway infrastructure, but would represent a significantly small area of the parcel.	X		
Impact on the wider road network	Concerns about developing the whole parcel, existing road infrastructure not suitable, nearby junctions and lack of footpaths. Limited development would not have significant impacts in this regard.	х		
Other Economic (specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	X		
Secondary School	The site is predominantly within 25 minutes public transport distance of a Secondary School		X	
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			x
Centre/Foodstore	The site is predominantly within 10 and 15 minutes walking distance of a Fresh Food and Centre Area		Х	
Any character constraints on density (list)	Nearby houses to the North and East are a mix of Victorian te 1960s semi-detached and modern traditional detached house		, mode	rn
Connections to local cycle route networks	No connection to a local cycle route network.	Х		
Public Open Space	Not public open space.			Х
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			Х
Other Social				
	Opportunities			

Potential opportunity to enhance Bridge crossing to the benefit neighbours. However a limited so render any contributions to Possibility of enhancing existing to of way.	it of existing ale development unviable. unpassable right		х		
	Sustainabili	ty Appraisal			
Sustainability Appraisal Housing	The site has son	ne negative impac	ts for SA Objectiv	es 2, 3, 4, 5, 6,	
Conclusion	7, 9, 12, 14 and positive impact for SA Objectives 10, 13				
Sustainability Appraisal	ome negative impacts for SA Objectives 2, 3, 5, 6, 7,				
Employment Conclusion	e impact for SA O	bjectives 13			
Conclusion					

If the SLINC was retained and only the remaining 10% of the parcel was developed this area would be to the North. The Western part of this parcel is not large enough to provide an acceptable residential scheme and the area that could be developed too small to allocate in the plan.

The parcel has high green belt and landscape harm which combined with the limited existing road capacity, the ecological context and reduced developable area these are significant barriers to developing this parcel.

Site Addres	SS	Jockey Fields	East of Green	Lane	е								
Ward		Aldridge North	n and Walsall	Call	l for	Site F	Ref	Green	Belt F	arcel	023		
Site Area (l	na)	9.21											
Site Refere	nce	SA-0197-WAI	<u></u>										
			Background	d/Cor	ntex	t							
Current uses (list)	Hor	siculture and ag	riculture.										
Surrounding land uses		iculture to the No		Horsic	ulture	e to the	e East,	Allotme	ents and	d cara	van		
			Constr	aints									
Gateway Constraints (where affecting part of submitted site)  Name / Details			S						СО	nount vered a's)			
SSSI/ SAC/ S			N/A							0	,		
		/eteran Trees	N/A							0			
Local Nature		Э	N/A							0			
Flood Risk Zo			N/A							0			
Registered P			N/A								0		
Scheduled A			N/A								0		
Operational E Common Lar		ouna	N/A N/A							0	0		
Existing Police Designations (list)	y SAI	O Green Belt - El								10			
		Green Belt ar	nd Landscape	Sens	sitiv	ity As	sessi	ment					
Criteria	Asses	sment	•		Ratin								
Green Belt	The su	b-parcel makes	a strong		/ery	High	Mod	Mod	Low	Low	Very		
Harm		ution to preventi			High	Har	High	Har	Mod	Har	Low		
		/lidlands conurba	,		Har m	m	Har m	m	Har m	m	Har m		
		ining the separat											
	_	ouring towns, an chment on the c											
		rcel plays a key											
		os between Brow											
		ch/Walsall and h											
		ess, despite bein			Χ								
		per of settlement		er									
		line to the west, nd SSSI to the n		,									
		aries, and any de											
		n settlement sep		.~									
		y of remaining o											
Landscape	The lar	ndscape is consi	dered to have	to have High Mod Mod Low				Low					
Sensitivity		ate-high overall				_   ·	ligh		Mo	d			
		ntial and employ											
		pment as the ma					Χ						
		score moderate override that jud											
Det		ssessment aga		nents	al e	ncial	and e	conom	ic crit	eria			
Criteria	anou de	Assessmen			ai, 31	Join	and C	20110111	Rati				
Jinona		7.00003111011	Environi	ment	al				rtati	9			
			EIIVIIOIII	menta	aı								

Greenfield/ Previously	Greenfield Land	Х		
Developed Land				
Topography	The site slopes down from West to East and is part or a larger valley, albeit a shallow valley the centre line of which suffers from flooding and is a flood zone 3 area and begins adjacent to the East boundary. Notwithstanding this the change in topograph		х	
Agricultural Land Quality	The Holford Group map indicates that the field is agricultural land quality grade 3b.		X	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Along the Southern boundary is a group TPO reference number 1/2006 G1 which relates to 10 Alder and 1 Oak tree. There may be other trees/hedges along the field boundaries which merit retention, a tree assessment would be required to determine this. In any case the retention and/or mitigation of some or all of the trees would not significantly reduce the capacity for development at the site.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The parcel is a designated SLINC and is adjacent the site to the East is an area designated as a SSSI and the parcel is within the consultation zone. The relationship to the SSSI is considered sufficient justification that an ecological survey is required before the parcel could be considered for release. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone	X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The site would have a less than moderate impact on the local visual amenities of the area due to the fact it is opposite Green Lane which has no footpath and is not directly opposite any houses. Wider impact are also likely to be limited due to the topography and distances to nearby buildings.			х
Flood risk, drainage and ground water	The site is adjacent to a flood zone 3 which follows the centre point of what is a shallow valley. In this context the parcel contributes to the flooding and any development would need to ensure that the is not change to the existing conditions which main		х	
Ground Contamination	No record of ground contamination here. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			х
Ground stability	No recorded ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х

Noise impact of adjoining uses	Adjoining uses are unlikely to have a significant impact on any residential development subject to mitigation from road noise. An employment use will require mitigation in respect		X - Em plo	X - Res
	of nearby housing and could require significant restrictions which could make it unviable for such use.		yme nt	iden tial
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Highfields North which is a dormant site. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. As this is a dormant site, mineral working may not commence until a modern schedule of working conditions has been approved by the Council which allows for control over noise which would affect existing adjacent housing and taking account of the context of this existing site adjacent to houses noise mitigation would also benefit these houses. For these reasons the impact on this site is considered less than significant.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for Superficial Sand and Gravel and Brick Clay take place.		X	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Highfield North and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		x	
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			ı
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on /	There is a public right of way		X	

under site (electric				
cables/sub-stations,				
water/sewage pipes,				
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	There no footpaths on Green Lane and this road is narrow,			
and transportation	it leads to Black Cock bridge which is a pinch point for			
·	traffic. Possibility that housing on the Southern most field	X		
	might be acceptable without upgrading highway			
	infrastructure for a low number of housing.			
Impact on the wider	If the whole of the site was development likely to lead to			
road network	wider traffic impacts and junctions need to be tested to			
	assess the impact. Not clear in this area what improvements		Х	
	might be possible due to constraints.			
Other Economic				
(specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Drimary Sahaal	The site is predominantly more than 15 minutes walking	Х		
Primary School	distance of a Primary School	^		
Secondary School	The site is predominantly within 20 minutes public transport			х
•	distance of a Secondary School			^
GP/Health	The whole site is more than 15 minutes walking distance of	X		
Centre/Walk in	a Health Centre Area			
Strategic	The whole site is within 20 minutes public transport distance			
Centre/Employment	of an Employment Area			X
Area				
Centre/Foodstore	The site is predominantly within 15 minutes walking		Х	
A 1	distance of a Fresh Food and Centre Area			
Any character	Nearby houses to the South and South West are modern 196	o's sen	nı-deta	cnea
constraints on	and post war traditional semi-detached.			
density (list)	No constitution of the state of			
Connections to local	No connection to a local cycle route network.	X		
cycle route networks Public Open Space	Not public open epoce			Х
Loss of Playing Field	Not public open space.			^
/ Sports Pitches	Would not result in the loss of a playing field or sports pitch.			Х
Other Social				
Carlot Coolai	Opportunities			
Opportunity to create	a larger parcel is this or the			
	considered acceptable to			
	elease.			
	Sustainability Appraisal			
Sustainability Appraisa		ives 2,	3, 4, 5	5, 6,
Conclusion	7, 8, 9, 12, 14 and positive impact for SA Objective			
Sustainability Appraisa	The site has some negative impacts for SA Object	tives 2,	3, 5, 6	5, 7,
Employment Conclusion				
	Conclusion			
The harm to the gree	en belt in particular due to the shape of the parcel and its	protrus	ion int	o the

The harm to the green belt in particular due to the shape of the parcel and its protrusion into the countryside would be significant and would compromise retention of adjoining land within the greenbelt. The Ecological issues are also likely to be significant and could be a barrier to development if not reason to reduce the developable area.

In addition Green Lane is narrow and has no footpaths, Black Cock bridge is single lane and existing junctions already have capacity issues, no clear highway solution due to existing constraints are all significant issues.

Site Address	3	_	& Railswood F	arm, lan	d betv	veen F	Pelsall,	Clayha	anger	and	
		Aldridge North	ustrial Estate.								
Ward		Wood	ii aliu vvaisaii	Call for	Site I	Ref	Green	Belt F	Parcel	018	
Site Area (ha	a)	168.95									
Site Referen	се	SA-0202-WAI	L								
			Background	d/Contex	κt						
Current uses (list)	Agr	iculture									
Surrounding		To the North is a SSSI, Clayhanger housing estate a modern traditional style									
land uses		sing estate, to the South and Pe								tural	
			Constr	aints							
Gateway Cons			Name / Detail	S						ount	
affecting part	of sul	omitted site)							cov (ha	vered	
SSSI/ SAC/ SI	NC		N/A						0	1 3)	
Ancient Woodl		/eteran Trees	N/A						0		
Local Nature R			N/A						0		
Flood Risk Zor	ne 3		Ford brook						7		
Registered Par	rk & G	arden	N/A						0		
Scheduled And	cient M	lonument	N/A						0		
Operational Bu	ırial Gr	ound	N/A						0		
Common Land	_		N/A						0		
Existing Policy Designations (list)	SAI	O Green Belt - E	NV1								
		Green Belt ar	nd Landscape	Sensitiv	vity As	ssessi	ment				
		sment		Ratii							
		b-parcel makes		Very	High	Mod	Mod	Low	Low	Very	
		ution to preventi		High Har	Har	High Har	Har	Mod Har	Har	Low	
		Aidlands conurba	,	m	m	m	m	m	m	m	
		ining the separa ouring towns, ar									
		chment on the c									
		rcel plays a key									
		os between Brow									
		ch/Walsall and h		I							
	openn	ess, despite bein	g surrounded by	/ <b>X</b>							
		per of settlement		r							
		line to the west									
		nd SSSI to the n									
		ndaries, and any development would ken settlement separation and the									
		ty of remaining open land.  The landscape is considered to High Mod Mod Low				w	Low				
		n overall modera		91		High		Mo			
		ntial and employ									
	develo	pment, as the m	ajority of the				<b>X</b> -				
	criteria	score moderate	and the low				East				
		criteria have a lin		n			and				
		erall judgement.					West				
	strong	sense of rurality	and tranquillity	ın							

of great East-Th judgem South of the stude text is defined as the stude as the st	sessment against environmental, social and econ			
Criteria	Assessment	Kai	ting	
One sufficiely	Environmental The recording to the second se			
Greenfield/ Previously Developed Land	The parcel is greenfield.	x		
Topography	· · · · · · · · · · · · · · · · · · ·			
Agricultural Land Quality	Holford Map indicates that the land is predominantly 3b w some areas of 3c and 2.	ith	Х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  Trees of Value on site or significantly affecting boundaries  Trees of Value on site or significantly affecting boundaries  There are four areas covered by group TPO orders, references are as follows: AB 3/1964 W2, AB 11/1970 G3, and AB 11/1970 G4, these orders relate to over 20 trees, however there may be more worthy of retention and a tree survey is required to establish if any merit retention. If any/all are required to be retained there would not be any significant reduction, if any, to the capacity of the site for development due to the location of established trees around fields.			x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Groups of trees and hedges may be used by protected babird and badger species and a survey would be required along with mitigation proposals.  Most of the parcel is within a SSSI consultation area due to its location adjacent Clayhanger SSSI to the North. An ecological survey is required to determine any potential, impact, required mitigation or enhancement required. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan Axiophyte Value (TAV) and Breeding Farmland Birds Value The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5	is ne ore	x	

	The site falls within 2 Nature Recovery Network Zones, Core			
	Habitat Zone and Core Expansion Zone 1			
Heritage Assets on site or significantly affecting boundaries	The site is designated an Area of High Historic Landscape Value due to a burnt mound comprising black earth and burnt stones has been reported in this area since the early 20th century. It was around 15m in diameter and 1m in height. By the 1990s the mound is reported to have been		x	
	entirely eroded away. Further investigation is required.			
Impact on visual amenity of adjacent land users, including existing residents	The land can be seen from houses surrounding the site, the character of the area is partly defined by this large collection of fields which give a sense of the are being semi-rural. However the parcel is large and provides scope for enhance and mitigation to what is not predominantly a natural landscape but which is land used for agriculture. Wider impacts appear to be limited due to a combination of topography, existing development and established trees. For these reasons and subject to mitigation it is considered that there would not be a significant detrimental impact on visual amenity.		х	
Flood risk, drainage and ground water	Ford Brook runs through the site and is a flood zone 3 area which runs into a flood zone 2 also following the path of the brook. Any development here would need to take account of the existing flood risk and ensure that future development has appropriate	x		
Ground Contamination	A large area to the North of the parcel has a record of ground contamination which requires assessment prior to planning permission.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		X	
Ground stability	The Northern part of the parcel is in a high risk coal mining area. A high risk coal mining assessment would be required prior to planning permission.		х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			х
Noise impact of adjoining uses	Neighbouring residential uses and continued agricultural uses would not raise any significant noise concerns in relation to houses. An employment use here could have a detrimental impact on neighbouring residential properties however the parcel is large and there are areas such as adjacent Maybrook Industrial Estate where an Employment use could be accommodated.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Highfields North which is a dormant site. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. As this is a dormant site, mineral working may not commence until a modern schedule of working conditions has been approved by the Council which allows for control over noise which would affect existing adjacent housing and taking account of the context of this existing		X	

	site adjacent to houses noise mitigation would also benefit these houses. For these reasons the impact on this site is considered less than significant.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for Bedrock			
Mineral Infrastructure and Brickworks	Sand and Gravel and Brick Clay take place.  The site is within 250m of permitted mineral infrastructure site Highfield North and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		х	
Waste Infrastructure	The site is within 250 metres of Green Lane Sewage Works which could give rise to amenity impacts on residents of any residential development which would require mitigation which must be sufficient to ensure the sewage works operation is not impeded.	х		
Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	The site surrounds an existing sewage farm which would require access around their site to undertake maintenance works which could restrict the developable area and may require a protected zone. Any impact on capacity would be small taking account the lar		x	
Highways access and transportation  Impact on the wider	The roads to the South and East either at capacity or are not suitable for an increase in traffic without major alteration. The roads to the East have no footpaths and there are pinch points such as Black Cocks Bridge, Pelsall Common crossing and Clayhanger Lane railway Bridge. There is no obvious solution to highway officers of how new infrastructure could be accommodated to support this site. However it may be possible to sub-divide the parcel and tag onto existing estates smaller groups of housing without have a significant unacceptable impact on the highway network.  The impact of developing the whole of the site would be	X		
road network	significant and would require a new spine road between the			

	North and	South which may	not be deliverable	due to			
			between the two				
	highways.	on and	between the two	Strategie			
Other Economic	Tilgitways.						
(specify)							
(эрсспу)		Soc	rial				
Access time by wall	king or publi			walking only) t	o kov r	asidan	tial
Access time by wan	servic	es in accordance	with BCP Policy F	IOU2.	O Key i	esideri	liai
Primary School		predominantly wit a Primary Schoo	hin 10 and 15 mir I	utes walking		х	Х
Secondary School		predominantly wit	thin 20 minutes pu	blic transport			Х
GP/Health			15 minutes walkin	g distance of			
Centre/Walk in	a Health C		To minated wantin	g diotarioo or	X		
Strategic			ninutes public tran	sport distance			
Centre/Employment		oyment Area					х
Area		- <b>,</b>					
Centre/Foodstore	The site is	predominantly mo	ore than 15 minute	s walking	V		
		a Fresh Food an		Ü	X		
Any character	Housing to	the North is chara	acterised by mode	rn traditional de	etache	d housi	ing,
constraints on	to the East	is a mix of 1960's	s modern demi-de	tached, moderr	traditi	onal	•
density (list)	detached,	Victorian terraced	and traditional se	mi-detached ho	uses,	to the S	South
		nal semi-deta					
Connections to local	The parcel	is within 70 metre	es of cycle route C	R001 to the			
cycle route networks	West and t	he parcel could he	elp to provide links	s and or			Х
	enhancem	ents to this path.					
Public Open Space	Not public	open space.					Χ
Loss of Playing Field	Would not	result in the loss of	of a playing field o	r sports pitch.			Х
/ Sports Pitches							^
Other Social							
		Opport	unities				
Could combine w	ith adjacent	call for site					
submissio	n if appropri	ate.					
Concerns have beer	n raised by h	ighways about					
access to adjacent s				X			
more viable to prov				Α			
works, but only if							
Smaller parcels which							
could be	e more viabl						
		Sustainabili					
Sustainability Appraisa	al Housing		ne negative impac				ł, 5,
Conclusion			and positive impa				
Sustainability Appraisa			ne negative impac		tives 1,	, 2, 3, 5	5, 6,
Employment Conclusion	on		tive impact for SA	Objectives 13			
		Concl					
Smaller parcels within							
impact on the highway	network, ho	wever capacity ne	eds to be confirm	ed and a reliand	ce on a	djacen	
are significant issues	and its prox	imity to the sewag	ge works is a con	straint. Highwa	y Offic	ers cor	
	and its prox nole site wou	imity to the sewag uld require signific	ge works is a con ant highway mod	straint. Highwa fications which	y Offic	ers cor	

Site Addre	ss	Gorse Farm,	Lazy Hill								
Ward		Aldridge Nort Wood	h and Walsall	Call fo	r Site I	Ref	Greer	n Belt F	Parcel	026	
Site Area (	ha)	21.13									
Site Refere	ence	SA-0204-WA	L								
			Background	d/Conte	xt						
Current uses	s Ag	riculture									
Surrounding		the North is Che								the	
land uses	So	uth is residential			re whic	h is als	o found	to the	West.		
			Constr	aints							
Gateway Co affecting pa		ts (where bmitted site)	Name / Detail	S						ount rered 's)	
SSSI/ SAC/			N/A						0		
		Veteran Trees	N/A						0		
Local Nature		е	N/A						0		
Flood Risk Z Registered F		ardan	N/A N/A						0		
Scheduled A			N/A N/A						0		
Operational			N/A						_	0	
Common La			N/A						0		
<b>Existing Poli</b>		D Green Belt - E	NV1								
Designations (list)	6										
		Green Belt a	nd Landscape	Sensiti	vity As	ssessi	nent				
Criteria	Asse	ssment		Rati							
Green Belt	North			Very	High	Mod	Mod	Low	Low	Very	
Harm	contrib	ub-parcel makes oution to preventi	ing the sprawl of	High Har m	Har	High Har m	Har m	Mod Har m	Har m	Low Har m	
		est Midlands con nting encroachm									
		yside, and make									
		oution to maintain									
		ation of Brownhill									
		gham. The sub-									
		ment of Stonnall		IS							
		se proximity to the thills to the									
		ge, which is part									
	1	nds conurbation,									
	Extens	sion of settlemen	it this far out fror	n N							
		ge would diminis		) X							
		en the narrow G									
	betwe	en Aldridge and	waisali Wood ar	nd							

the wider countryside to the east, and any release associated with Stonnall would breach the barrier formed by the A542. There is also a distinct slope downhill eastwards from high ground on which Aldridge is located, so any expansion this far to the east would constitute a significant change in the

settlement form.

	South The sub	p-parcel makes a strong							
	the Wes	ution to preventing the sprawl of st Midlands conurbation,							
		ning the separation of Aldridge bwnhills, and preventing							
		chment on the countryside.							
		e of any land within the subparcel							
		veaken the fragile separation n Aldridge and Brownhills, and							
		ncrease containment of Green							
1 1		d to the west and northeast.	Linda	Mod	N/a al	Lav		Law	
Landscape Sensitivity	modera	dscape is considered to have te-high overall sensitivity to tial development as the majority	High	Mod High	Mod	Lov Mo		Low	
		ia are assessed as having either							
		te or greater/high sensitivity, and							
		ria override that judgement. ea is considered to have high							
	sensitiv	ity to employment development.							
		cale development would disrupt							
		ey landform, historic field pattern luce the role of the area in		Х					
	providir	ng a rural gap between Walsall							
		and Aldridge. The area							
		ately west of the B4152 has less ity to employment development							
	due the	presence of an existing							
Dot		al estate.	ntal soc	ial and a	oonomi	o orite	rio		
Der		essment against environmental, social and economi					Rating		
Criteria	anou uo	Assessment	iitai, soc	iai aiiu e	COHOIII				
	unou uo			iai aiiu e	COHOIII				
Criteria Greenfield/		Assessment		nai anu e	CONOMI	Rati			
Greenfield/ Previously Developed L		Assessment  Environme The parcel is greenfield.	ntal						
Greenfield/ Previously		Environme The parcel is greenfield.  The land increases significantly i	ntal n height fi	rom the Cr	nester	Rati			
Greenfield/ Previously Developed L		The land increases significantly i Road to the North East to the So parcel. Although this is significant	ntal n height fruthern bo	rom the Ch undary of t ght increas	nester the se it is	Rati			
Greenfield/ Previously Developed L Topography	and	The land increases significantly i Road to the North East to the So parcel. Although this is significant over sufficient distance not to be development.	n height fi uthern bo t in its hei a significa	rom the Ch undary of t ght increat ant barrier	nester the se it is to	Rati	ng		
Greenfield/ Previously Developed L Topography  Agricultural L Quality	and	The land increases significantly i Road to the North East to the So parcel. Although this is significant over sufficient distance not to be development.  The Holford map indicates that the 3c.	n height fruthern bo t in its hei a significa	rom the Ch undary of t ght increas ant barrier post 1988	nester the se it is to	Rati	ng	x	
Greenfield/ Previously Developed L. Topography  Agricultural L. Quality Tree Preserv	and .and	The land increases significantly i Road to the North East to the So parcel. Although this is significant over sufficient distance not to be development.  The Holford map indicates that the 3c. There are no protected trees, how	n height fruthern bott in its heid a signification and is	rom the Ch undary of t ght increas ant barrier post 1988 re are a nu	nester the se it is to graded	Rati	ng	x	
Greenfield/ Previously Developed L Topography  Agricultural L Quality	and and ration ure	The land increases significantly i Road to the North East to the So parcel. Although this is significant over sufficient distance not to be development.  The Holford map indicates that the 3c.	n height fruthern bott in its hei a signification land is	rom the Ch undary of ght increas ant barrier post 1988 re are a nu of protection	nester the se it is to graded umber on and	Rati	ng	x	
Greenfield/ Previously Developed L. Topography  Agricultural L Quality Tree Preserv Orders / Mate Trees of Valusite or significents	and  and  and  vation  ure  ue on  cantly	Environme The parcel is greenfield.  The land increases significantly i Road to the North East to the So parcel. Although this is significant over sufficient distance not to be development.  The Holford map indicates that the 3c.  There are no protected trees, how of established trees which may be a tree survey is required to established retention of all trees would not significant.	n height fruthern bott in its hei a significate land is wever the eworthy olish if this gnificantly	rom the Chundary of a ght increase ant barrier post 1988 re are a nuof protection is the cas	nester the se it is to graded umber on and e. The	Rati	x	x	
Greenfield/ Previously Developed L. Topography  Agricultural L Quality Tree Preserv Orders / Mate Trees of Valu site or significations bout	and  and  and  ration  ure  ue on  cantly  ndaries	Environme  The parcel is greenfield.  The land increases significantly in Road to the North East to the Soparcel. Although this is significant over sufficient distance not to be development.  The Holford map indicates that the 3c.  There are no protected trees, how of established trees which may be a tree survey is required to established trees would not significantly of the site for development.	n height fruthern bott in its hei a significate land is wever the eworthy elish if this gnificantly ent.	rom the Chundary of a ght increase ant barrier post 1988 re are a nuof protection is the case impact or	nester the se it is to graded umber on and e. The	Rati	x	x	
Greenfield/ Previously Developed L. Topography  Agricultural L Quality Tree Preserv Orders / Mate Trees of Valusite or significents	and  and  and  ration  ure  ue on  cantly  ndaries  or	Environme The parcel is greenfield.  The land increases significantly i Road to the North East to the So parcel. Although this is significant over sufficient distance not to be development.  The Holford map indicates that the 3c.  There are no protected trees, how of established trees which may be a tree survey is required to established retention of all trees would not significant.	n height fruthern bot in its hei a significate worthy of this gnificantly ent.	rom the Ch undary of ight increas ant barrier post 1988 re are a nu of protection is the case impact or	mester the se it is to graded umber on and e. The n the ment to	Rati	x	x	
Greenfield/ Previously Developed L. Topography  Agricultural L Quality Tree Preserv Orders / Mate Trees of Valusite or significating bout Biodiversity of Geodiversity or significant	and  and  and  ation  ure  ue on  cantly  indaries  or  on site  ly	The land increases significantly i Road to the North East to the So parcel. Although this is significant over sufficient distance not to be development.  The Holford map indicates that the 3c.  There are no protected trees, how of established trees which may be a tree survey is required to established trees would not significant of all trees would not significant of the site for development.	n height fruthern bout in its height a significantly ent. In ecologicancement lack Cour	rom the Chundary of ght increase ant barrier post 1988 re are a nuof protection is the case impact or cal assess of the parcentry Green	graded umber on and e. The n the ment to cel. Belt is	Rati	x	x	
Greenfield/ Previously Developed L. Topography  Agricultural L Quality Tree Preserv Orders / Matr Trees of Valuaties or significating bout Biodiversity of Geodiversity	and  and  and  ation  ure  ue on  cantly  indaries  or  on site  ly	The land increases significantly i Road to the North East to the So parcel. Although this is significant over sufficient distance not to be development.  The Holford map indicates that the 3c.  There are no protected trees, how of established trees which may be a tree survey is required to established trees would not significant of all trees would not significant of the site for development.  Any loss of trees would require a determine any mitigation or enhalm the ecological valuation of the Be based on a set of assumptions the site for development.	n height fruthern bott in its height a significantly ent. In ecologicancement lack Cournat formed	rom the Chundary of ght increase ant barrier post 1988 re are a nuof protection is the case impact or cal assess of the parcentry Green to the basis	graded  graded  umber on and e. The on the one it to be the one it is to the original to the o	Rati	x	x	
Greenfield/ Previously Developed L. Topography  Agricultural L Quality Tree Preserv Orders / Mate Trees of Valusite or significating bout Biodiversity of Geodiversity or significant	and  and  and  ation  ure  ue on  cantly  indaries  or  on site  ly	The land increases significantly i Road to the North East to the So parcel. Although this is significant over sufficient distance not to be development.  The Holford map indicates that the 3c.  There are no protected trees, how of established trees which may be a tree survey is required to established trees would not significant of all trees would not significant of the site for development.	n height fruthern bott in its height a significantly ent. In ecological incement lack Cournat formed allowed I	rom the Chundary of ght increase ant barrier post 1988 re are a number of protection is the case of the parcentry Green of the basis EcoRecord	mester the se it is to  graded  umber on and e. The n the ment to cel. Belt is for	Rati	x	x	
Greenfield/ Previously Developed L. Topography  Agricultural L Quality Tree Preserv Orders / Mate Trees of Valusite or significating bout Biodiversity of Geodiversity or significant	and  and  and  ation  ure  ue on  cantly  indaries  or  on site  ly	Environme  The parcel is greenfield.  The land increases significantly in Road to the North East to the Soparcel. Although this is significant over sufficient distance not to be development.  The Holford map indicates that the 3c.  There are no protected trees, how of established trees which may be a tree survey is required to established trees would not significantly of the site for development.  Any loss of trees would require a determine any mitigation or enhalm the ecological valuation of the Behased on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix were survey is green to the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value to individe the site for developing a set of criteria which attribute a relative value	n height fruthern bott in its hei a significate wever the eworthy elish if this gnificantly ent. In ecological necement lack Courant formed allowed I dual land as used by	rom the Chundary of a ght increase ant barrier post 1988 re are a number of protection is the case and impact or call assess of the parcentry Green at the basis a coRecord parcels with assed on the control of the basis and the basis and the basis and the basis and the core parcels with assed on the control of the basis and the core and the c	graded  umber on and e. The nester to sel.  Belt is for sel to thin the ne	Rati	x	x	
Greenfield/ Previously Developed L. Topography  Agricultural L Quality Tree Preserv Orders / Mate Trees of Valusite or significating bout Biodiversity of Geodiversity or significant	and  and  and  ation  ure  ue on  cantly  indaries  or  on site  ly	The land increases significantly in Road to the North East to the Soparcel. Although this is significant over sufficient distance not to be development.  The Holford map indicates that the 3c.  There are no protected trees, how of established trees which may be a tree survey is required to established trees would not significantly of the site for development.  Any loss of trees would require a determine any mitigation or enhalm the ecological valuation of the Best based on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix we following attributes to calculate a	n height fruthern bott in its height a signification of the worthy end in ecological ack Cournat formed allowed I dual land as used by final ecological in the cological in the	rom the Chundary of a ght increase ant barrier post 1988 re are a number of protection is the case impact or cal assess of the parcentry Green at the basis EcoRecord parcels with assed on the ogical value.	graded umber on and e. The nether to sel. Belt is for ditto thin the ne ue score	Rati	x	x	
Greenfield/ Previously Developed L. Topography  Agricultural L Quality Tree Preserv Orders / Mate Trees of Valusite or significating bout Biodiversity of Geodiversity or significant	and  and  and  ation  ure  ue on  cantly  indaries  or  on site  ly	The land increases significantly in Road to the North East to the Soparcel. Although this is significant over sufficient distance not to be development.  The Holford map indicates that the 3c.  There are no protected trees, how of established trees which may be a tree survey is required to established trees would not significant of all trees would not significant of the site for development.  Any loss of trees would require a determine any mitigation or enhalm the ecological valuation of the Best based on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix we following attributes to calculate a for each Landscape Unit: Land Leabitat Features, Nature Conservations.	n height fruthern bott in its height for a significantly ent. In ecological ack Cournat formed allowed I dual land as used by final ecological court of the cological court formed as used by final ecological court for De	rom the Chundary of ght increase ant barrier post 1988 re are a number of protection is the case of the parcel of the basise coRecord parcels with assed on the ogical value signation \( \)	graded umber on and e. The other to the sel. Belt is for d to thin the ne ue score e,	Rati	x	X	
Greenfield/ Previously Developed L. Topography  Agricultural L Quality Tree Preserv Orders / Mate Trees of Valusite or significating bout Biodiversity of Geodiversity or significant	and  and  and  ation  ure  ue on  cantly  indaries  or  on site  ly	The land increases significantly in Road to the North East to the Soparcel. Although this is significant over sufficient distance not to be development.  The Holford map indicates that the 3c.  There are no protected trees, how of established trees which may be a tree survey is required to established trees would not significantly of the site for development.  Any loss of trees would require a determine any mitigation or enhalm the ecological valuation of the Best based on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix we following attributes to calculate a for each Landscape Unit: Land Least to the Source of th	n height fruthern bot in its height in its height in its height in eland is wever the ele worthy elish if this gnificantly ent. In ecological incement lack Cournat formed allowed I dual land as used by final ecological incement lack Cournat formed allowed I dual land as used by final ecological incement lack Cournat formed allowed I dual land as used by final ecological incement lack Cournat formed allowed I dual land as used by final ecological incement lack Cournat formed allowed I dual land as used by final ecological incement lack Cournat formed in the incemen	rom the Chundary of ght increase ant barrier post 1988 re are a number of protection is the case of the parcel of the basis confector parcels with eased on the ogical value signation with the Historic	mester the se it is to  graded umber on and e. The n the ment to cel. Belt is for it to thin the ne ue score e, Value,	Rati	x	x	

	Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3			
	The site falls within a Nature Recovery Network Core Habitat Zone			
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The site is in an elevated position, the surrounding development to the South and East is predominantly single storey. The presence of any buildings here would have a significant visual impact on the area. The greater, wider impact would be from the North, the site is in an elevated position and development would significantly impact on the openness which characterises this part of Aldridge and would be seen from the Chester Road up to 750m away. For these reasons it is considered there would be a strong negative impact from any development at this site.	x		
Flood risk, drainage and ground water	On the adjacent side of Lazy Hill is a watercourse which is on the edge of a flood zone 2. Any development of this parcel should manage surface water drainage through a suitable SUDS system.		х	
Ground Contamination	Ground contamination is recorded on a small area in the centre of the site and along the North West boundary which would require survey work prior to planning permission. With respect to the North West area of contamination there is evidence of a marlpit between numbers 170 and 180 Castlehill Road. This affects a very small portion of the parcel and would not have a significant impact on the developable area.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		X	
Ground stability	No evidence of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	The site has adjacent residential uses, housing here would be acceptable in noise impact terms, an employment use could be restricted due to these surrounding uses.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			X
Employment	Economic Significant constraints exist within this assessment and			
Employment Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Χ

Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		Х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No evidence of any infrastructure constraints.			x
Highways access and transportation	There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic. Access onto Chester Road could be achieved.	x		
Impact on the wider road network	Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.	Х		
Other Economic (specify)				
(op conj)	Social			
Access time by wall	king or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	Х		
Secondary School	The site is predominantly within 20 minutes public transport distance of a Secondary School			X
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	Х		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			x
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area	Х		
Any character constraints on density (list)	The houses to the South follow the ridge line of a hill and their defined by 1960's bungalows. The houses to the North have I any character of the parcel due to the significant tree boundar separation of the two are	ittle inf	luence	on
Connections to local	No connection to Local Cycle Route Network.	Х		
cycle route networks Public Open Space	Not public open space.			Х
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			Х
Other Social				

Opportunities								
Opportunity to extend adjacent c	X							
South if otherwise acce	ptable.	X						
Sustainability Appraisal								
Sustainability Appraisal Housing	The site has son	ne negative im	pacts	for SA Objective	es 1, 2, 3, 4, 5,			
Conclusion	6, 7, 8, 9, 14 and	l positive impa	ct for	SA Objectives 1	10, 12, 13			
Sustainability Appraisal	The site has son	ne negative im	pacts	for SA Objective	es 1, 2, 3, 5, 6,			
Employment Conclusion								
	Conc	lusion						

In green belt, landscape and especially in terms of visual amenity development of this parcel would have a significant detrimental impact on the wider character of the area.

Much of the site is unsustainable, there is no public transport on Chester Road or nearby food centre and a comprehensive scheme would be required to deliver residential uses.

Site Addre	SS	Land South o	f Lazy Hill Woo	od, King's	Haye	s Field	ds				
Ward		Aldridge Norti Wood	h and Walsall	Call for	Site F	Ref	Green	Belt F	Parcel	031	
Site Area (	ha)	1.1									
Site Refere	nce	SA-0205-WA	L								
			Background	d/Contex	t						
Current uses	Hor	siculture									
(list) Surrounding land uses	Sou	the North are pro th residential pro siculture.								the	
	1		Constr	aints							
Gateway Co affecting pa		ts (where omitted site)	Name / Detail	S					CO	nount vered a's)	
SSSI/ SAC/			N/A						0		
		/eteran Trees	N/A						0		
Local Nature Flood Risk Z		9	N/A N/A						0		
Registered F		arden	N/A						0		
Scheduled A			N/A						0		
Operational I			N/A						0		
Common Lai			N/A						0		
Designations (list)		Orean Dalt av		Camaiti	.:4 A a						
Criteria	Accor	Sment	nd Landscape	Ratir		sessi	nent				
Green Belt		b-parcel makes	a strong	Very		Mod		Low		Very	
Harm		ution to preventi			l Hiab		Mod		l Low		
		est Midlands con		Har	High Har m	High Har	Har m	Mod Har	Har	Low Har	
	the We mainta	est Midlands con ining the separa	urbation, tion of Aldridge		_	–	Har m		_		
	the We mainta and Br	est Midlands con ining the separa ownhills, and pre	urbation, tion of Aldridge eventing	Har	Har	Har		Har	Har	Har	
	the We mainta and Br encroa	est Midlands con ining the separa ownhills, and pre ichment on the c	urbation, tion of Aldridge eventing ountryside.	Har m	Har	Har		Har	Har	Har	
	the We mainta and Br encroa	est Midlands con ining the separa ownhills, and prechment on the control of any land with the control of the co	urbation, tion of Aldridge eventing ountryside. thin the subparc	Har m	Har	Har		Har	Har	Har	
	the We mainta and Br encroa Releas would	est Midlands con ining the separa ownhills, and pre ichment on the c	urbation, tion of Aldridge eventing ountryside. thin the subparc ile separation	Har m	Har	Har		Har	Har	Har	
	the We mainta and Br encroa Releas would betwee would	est Midlands con ining the separa ownhills, and prechament on the case of any land wis weaken the fragion Aldridge and Increase contain	urbation, tion of Aldridge eventing ountryside. thin the subparc ile separation Brownhills, and ment of Green	Har m	Har	Har		Har	Har	Har	
	the We mainta and Br encroa Releas would betwee would Belt lar	est Midlands con ining the separa ownhills, and prechment on the case of any land with weaken the fragion Aldridge and lincrease contained to the west ar	urbation, tion of Aldridge eventing ountryside. thin the subparc ile separation Brownhills, and ment of Green and northeast.	Har m	Har m	Har m	m	Har m	Har m	Har m	
Landscape	the We maintal and Br encroal Release would between would Belt lar	est Midlands con ining the separa ownhills, and prochement on the case of any land with weaken the fragion Aldridge and I increase contained to the west are adscape is consi	urbation, tion of Aldridge eventing ountryside. thin the subparc ile separation Brownhills, and ment of Green ad northeast. dered to have	Har m	Har m	Har m		Har m	Har m	Har	
Landscape Sensitivity	the We maintal and Br encroal Release would between would Belt laid The laid moders.	est Midlands con ining the separa ownhills, and prochement on the case of any land with weaken the fragion Aldridge and lancrease contained to the west are descape is consider-high overalls.	urbation, tion of Aldridge eventing ountryside. thin the subparc ile separation Brownhills, and ment of Green ad northeast. dered to have sensitivity to	el X	Har m	Har m	m	Har m	Har m	Har m	
	the We mainta and Br encroa Releas would betwee would Belt lai moder. resider	est Midlands con ining the separa ownhills, and prochement on the case of any land with weaken the fragion Aldridge and I increase contained to the west are adscape is consi	urbation, tion of Aldridge eventing ountryside. thin the subparc ile separation Brownhills, and ment of Green and northeast. dered to have sensitivity to ut as the majority	el X High	Har m	Har m	m	Har m	Har m	Har m	
	the We mainta and Br encroa Releas would betwee would Belt lar moders resider of crite moders.	est Midlands con ining the separa ownhills, and pre-chment on the case of any land wisweaken the fragion Aldridge and lancrease contained to the west are assessed ate or greater/high	urbation, tion of Aldridge eventing ountryside. thin the subparc ile separation Brownhills, and ment of Green ad northeast. dered to have sensitivity to it as the majority d sensitivity, an	el X  High	Har m	Har m	m	Har m	Har m	Har m	
	the We maintal and Brencroa Release would between would Belt lar moderare of criter moderano criteria.	est Midlands con ining the separa ownhills, and proceedings ownhills, and procede of any land with weaken the fragion Aldridge and lancrease contained to the west are assessed at e or greater/high override that	urbation, tion of Aldridge eventing ountryside. thin the subparc file separation Brownhills, and ment of Green ad northeast. dered to have sensitivity to at as the majority d as having eithe gh sensitivity, an i judgement.	el X  High	Har m	Har m	m	Har m	Har m	Har m	
	the We maintal and Brencroa Release would between would Belt lar moders resider of criter moders no criter The ar	est Midlands con ining the separa ownhills, and prechement on the case of any land wisweaken the fragion Aldridge and lancrease contained to the west are atte-high overall state or greater/higheria override that ea is considered	urbation, tion of Aldridge eventing ountryside. thin the subparc ile separation Brownhills, and ment of Green od northeast. dered to have sensitivity to at as the majority as having eithe gh sensitivity, an i judgement. to have high	el X  High	Har m	Har m	m	Har m	Har m	Har m	
	the We maintal and Brencroal Release would between would Belt lar moderaresider of crite moderare no crite. The ar sensitir	est Midlands con ining the separa ownhills, and prechement on the case of any land with weaken the fragion Aldridge and lancrease contained to the west are also are assessed ate or greater/higheria override that ea is considered wity to employments.	urbation, tion of Aldridge eventing countryside. thin the subparc ile separation Brownhills, and ment of Green ad northeast. dered to have sensitivity to at as the majority d as having eithe gh sensitivity, an i judgement. to have high ent development	el X  High	Har m	Har m	m	Har m	Har m	Har m	
	the We maintal and Brencroal Release would between would Belt larmoder. resider of crite moders no crite. The ar sensitir Large sensitir sensitir control of the sensitir cont	est Midlands con ining the separa ownhills, and prechement on the case of any land wisweaken the fragion Aldridge and lancrease contained to the west are atte-high overall state or greater/higheria override that ea is considered	urbation, tion of Aldridge eventing countryside. thin the subparce ile separation Brownhills, and ment of Green and northeast. dered to have sensitivity to at as the majority as having eithe gh sensitivity, and i judgement. to have high ent development ent would disrup	el X  High  er d	Har m	Har m	m	Har m	Har m	Har m	
	the We mainta and Br encroa Releas would between would Belt land The land moders resider of crite moders no crite The ar sensition Large stand release and release stand r	est Midlands con ining the separa ownhills, and prechement on the content on the content on the content on the fraginal and to the west are are assessed at ear greater/higheria override that we are considered with the total to employment to employ the total to employ the total to employ the total to employ the total total to employ the total to	urbation, tion of Aldridge eventing ountryside. thin the subparc ile separation Brownhills, and ment of Green ad northeast. dered to have sensitivity to at as the majority as having eithe gh sensitivity, an i judgement. to have high ent development ent would disrup storic field patter the area in	el X  High  er d	Har m	Har m	m	Har m	Har m	Har m	
	the We maintal and Br encroal Release would between would Belt land modern resider of crite modern no crite The arr sensitificarge the value and reprovidi	est Midlands con ining the separa ownhills, and pre- chment on the content on the content on the content on the content on the fraginal and to the west are indecape is considered to the content of the	urbation, tion of Aldridge eventing countryside. thin the subparc ile separation Brownhills, and ment of Green ad northeast. dered to have sensitivity to at as the majority d as having eithe gh sensitivity, an i judgement. to have high ent development ent would disrup storic field patter the area in etween Walsall	el X  High  er d	Har m	Har m	m	Har m	Har m	Har m	
	the We mainta and Br encroa Releas would between would Belt lan moders resider of crite moders no crite the ar sensitir Large sthe val and resprovidi Wood	est Midlands con ining the separa ownhills, and prechement on the content on the content on the content on the fraginal and to the west are are assessed at ear greater/higheria override that we are considered with the total to employment to employ the total to employ the total to employ the total to employ the total total to employ the total to	urbation, tion of Aldridge eventing countryside. thin the subparce tile separation Brownhills, and ment of Green and northeast. dered to have sensitivity to at as the majority as having eithe as having eithe as having eithe and to have high ent development ent would disrup- toric field patter the area in etween Walsall the area	el X  High  rer d	Har m	Har m	m	Har m	Har m	Har m	

industr	e presence of an existing ial estate.		•	
	sessment against environmental, social and economic			
Criteria	Assessment Environmental	Ratii	ng	
Greenfield/	Greenfield site.			
Previously	Greenileid Site.	Х		
Developed Land		- 1		
Topography	The ground slopes down from East to West, however not		V	
1 0 1 7	significant to be a barrier to development.		X	
Agricultural Land	The Holford map indicates that this site has a post 1988			Х
Quality	agricultural land quality grade of 3b.			^
Tree Preservation	There are no trees in the parcel, there are protected trees to			
Orders / Mature Trees of Value on	the North and any development would have to be set away from this boundary which would reduce the developable	Х		
site or significantly	area, however orientation is favourable.	^		
affecting boundaries	area, nowever orientation is lavourable.			
Biodiversity or	Site is part of a wildlife corridor, however no significant			
Geodiversity on site	barrier in this respect to developing the site.			
or significantly	The ecological valuation of the Black Country Green Belt is			
affecting boundaries	based on a set of assumptions that formed the basis for			
	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score			
	for each Landscape Unit: Land Use Calculated Value,			х
	Habitat Features, Nature Conservation Designation Value,			
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan- Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 4			
	The site falls within a Nature Recovery Network Core			
	Habitat Zone			
Heritage Assets on	There are no recorded heritage assets here.			
site or significantly				Х
affecting boundaries				
Impact on visual	There would be a significant local visual amenity impact			
amenity of adjacent land users, including	from users of the open space and from the bungalows	Х		
existing residents	opposite. In particular there would be significant harm to those using public space. Wider impacts are limited due to	^		
existing residents	the protected trees and topography.			
Flood risk, drainage	Not in a High Risk flood zone. Scope for SUDS.			
and ground water	That in a ringin ratio and a zonior coope for coope.			х
ŭ				
Ground	No record of contamination here.			Х
Contamination				
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
adjoining uses				
Noise impact of	The site has adjacent residential uses, housing here would		X -	X -
adjoining uses	be acceptable in noise impact terms, an employment use		Em plo	Res
	could be restricted due to these surrounding uses.		yme	iden
			nt	tial
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for bedrock and		X	
Resource Areas	superficial sand and gravel and brick clay shall take place.			

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Χ
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No evidence of any infrastructure constraints.			х
Highways access and transportation	No significant issues.			Х
Impact on the wider road network	No significant issues.			х
Other Economic (specify)				
	Social			
Access time by wal	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	Х		
Secondary School	The site is predominantly within 25 minutes public transport distance of a Secondary School		Х	
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	Х		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The whole site is within 15 minutes walking distance of a Fresh Food and Centre Area		X	

neighbouring residents.

	·							
Any character		es to the South foll		of a hill and their	r chara	cter is		
constraints on	defined by	<sup>,</sup> 1960's bungalow	S.					
density (list)								
Connections to local	No connec	ction to Local Cycl	e Route Network.		X			
cycle route networks					^			
Public Open Space	The site is	adjacent Lazy Hil	I Wood which is c	onsidered				
	would be a	affected by develo	pment of this site,	having a				
	significant	ificant impact on the character of the area and which						
	may result	result in pressure to provide additional detrimental						
	security pr	ovisions.						
Loss of Playing Field	Would not	result in the loss	of a playing field o	r sports pitch.			v	
/ Sports Pitches							Х	
Other Social								
		Opport	unities					
Could combine with a	djacent call	for site to make						
a larger more comp	rehensive s	ite if otherwise	X					
ac	ceptable.							
		Sustainabili	ty Appraisal					
Sustainability Appraisa	al Housing	The site has son	ne negative impac	ts for SA Object	tives 1,	, 2, 3, 6	5, 7,	
Conclusion		9, 12, 14 and po	sitive impact for S	A Objectives 5,	10, 13			
Sustainability Appraisa	al	The site has son	ne negative impac	ts for SA Object	tives 1,	, 2, 3, 6	6, 7,	
Employment Conclusion		9, 12 and positiv	e impact for SA O	bjectives 5, 13				
		Conc	lusion					
There would be signifi-	cant green b	pelt and landscape	sensitivity harm t	rom developing	this si	te com	bined	
with a significant impa				,				
An employment use i	n particular	would be out of	character and ha	ave significant	amenit	y impa	ct on	
1	-			-				

Site Address	S	Land North of	154 Lazy Hill	Road							
Ward		Aldridge North				Site I	Ref	Green	Belt F	Parcel	035
Site Area (ha	a)	1.12									
Site Referen	ce	SA-0206-WAI	<u> </u>								
			Background	d/Con	ntex	t					
Current uses	Agr	iculture.									
(list) Surrounding	Tot	the North, West	and East are ag	ricultu	ıre us	ses. To	o the S	outh are	e reside	ential a	and
land uses		cultural uses.	-								
0.010.000.000	-4	to Androne	Constr								
Gateway Con affecting part			Name / Details	S						CO	nount vered a's)
SSSI/ SAC/ SI		/stansa Tasas	N/A							0	
Ancient Woodl Local Nature F			N/A N/A							0	
Flood Risk Zor		<del>5</del>	N/A							0	
Registered Pa		arden	N/A							0	
Scheduled And			N/A							0	
Operational Bu	urial Gr	ound	N/A							0	
Common Land Existing Policy		D Green Belt - El	N/A							0	
Designations (list)	<u> </u>		nd Landscape				ssess	ment			
		sment			Ratin	ıg	Mod		Low		Mont
Harm	contrib the We preven country contrib separa	b-parcel makes ution to preventing the Midlands conting encroachments and makes ution to maintain tion of Aldridge at the Midlands and makes the Midlands and Mid	ng the sprawl of urbation and ent on the s a moderate ning the and Streetly	H	ery ligh Har m	High Har m	High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
	parcel Aldridg Midlan edge a slope, downh A452 v alterna downsl a weak Green		nent edge of part of the West The Green Belt ne crest of a last sloping of distinction. The a strong let expansion theless constituted.	te er		x					
Sensitivity	overall	ndscape is consimoderate-high sontial and employr	sensitivity to	n	High		Mod High	Mod	Lo Mo		Low
	develo its com parts) a	pment, based on abination of prond and its strongly reloped character	n ounced slopes ( ural,	in			X				

golf clul				
	sessment against environmental, social and economic	c crite	ria	
Criteria	Assessment	Ratir		
01110110	Environmental	1 1 1 1 1 1 1	<u>-3</u>	
Greenfield/	Greenfield site.			
Previously		X		
Developed Land				
Topography	The land slopes down South to North, not a significant			Х
	barrier to development.			^
Agricultural Land	The Holford map indicates that this site has a post 1988			Х
Quality	agricultural land quality grade of 3b.			
Tree Preservation	There are no protected trees, however there are established			
Orders / Mature	trees which may be worthy of protection and require a tree		х	
Trees of Value on site or significantly	survey. The retention of all established trees would not significantly impact on the capacity of the site for		^	
affecting boundaries	development.			
Biodiversity or	Any loss of trees would require an ecological assessment to			
Geodiversity on site	determine any mitigation or enhancement of the parcel.			
or significantly	The ecological valuation of the Black Country Green Belt is			
affecting boundaries	based on a set of assumptions that formed the basis for			
	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score			
	for each Landscape Unit: Land Use Calculated Value,		Х	
	Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 2			
	This site falls within two Nature Recovery Network Zones			
	Core Expansion Zones 1 and Zone 2			
Heritage Assets on	There are no recorded heritage assets here.			.,
site or significantly				Х
affecting boundaries Impact on visual	Although the adjacent bungalows extend over the ridge it is			
amenity of adjacent	considered that further extension to the South which has not			
land users, including	got the visual protection of an existing tree line would			
existing residents	introduce a significant visual amenity impact from the public	Х		
Ŭ	realm to the North due to the unfavourable topography.			
	Local impacts are considered less than significant due to the			
	orientation of adjacent houses.			
Flood risk, drainage	Not in a High Risk flood zone. Scope for SUDS.			
and ground water				Х
Crawad	No record of array and contamination increase have			
Ground Contamination	No record of ground contamination issues here.			Х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			
adjoining uses	The in a range in Dioxide rated of Exceediance Zone 2015.			Х
Noise impact of	The site has adjacent residential uses, housing here would		X -	
adjoining uses	be acceptable in noise impact terms, an employment use		Em	X - Res
	could be restricted due to these surrounding uses.		plo	Nes

			yme nt	iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel shall take place.		x	tiui
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			l
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No evidence of any infrastructure constraints.			x
Highways access and transportation	The road may need to be widened to extend the footpath to serve this site.		X	
Impact on the wider road network	No significant issues			Х
Other Economic (specify)				
	Social			
Access time by wal	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		

Strategic Centre/Employment Area		site is within 20 mir loyment Area	nutes public tran	sport distance			х
Centre/Foodstore		site is within 15 mir d and Centre Area	nutes walking di	stance of a		Х	
Any character constraints on density (list)		The character of the adjacent houses is defined by tradition bungalows.				detach	ed
Connections to local cycle route networks	No connec	No connection to Local Cycle Route Network.					
Public Open Space	Not public	Not public open space.					X
Loss of Playing Field	Would not	result in the loss of	a playing field o	r sports pitch.			Х
/ Sports Pitches							^
Other Social							
		Opportu	nities				
Could combine with a	djacent call f	or sites to make	x				
a more comp	rehensive s						
		Sustainability					
Sustainability Appraisa Conclusion	al Housing		The significant reasons for rejecting this site, as listed in the assessment, demonstrate that this site would not be a reasonable				
Sustainability Appraisa Employment Conclusion		_	he significant reasons for rejecting this site, as listed in the ssessment, demonstrate that this site would not be a reasonable lternative.				
		Conclu	sion				
The combination of the amenity impacts is condevelopment. Employe	onsidered s	significant and unfa	avourable to re	leasing the par	cel for		

Site Addres	SS	Land to the re	ear of 350 and	370 C	Ches	ter Ro	ad				
Ward		Aldridge Nortl Wood	n and Walsall	Call	for	Site F	Ref	Green	Belt F	Parcel	019
Site Area (h	na)	0.68									
Site Refere	nce	SA-0209-WAI	_								
			Background	d/Cor	ntex	t					
Current uses (list)	No	use.									
Surrounding		the East are larg								the W	est is
land uses	a d	etached house ir	large grounds Constr		the	South	is a ne	w care	home.		
Gateway Co	netrain	ts (whore	Name / Detail							Δm	ount
Gateway Constraints (where affecting part of submitted site)		Name / Detail	3							/ered	
	SSSI/ SAC/ SINC		N/A							Ō	,
Ancient Woodland / Veteran Trees N/A Local Nature Reserve N/A										0	
		9	N/A							0	
Flood Risk Zo Registered P		ordon	N/A N/A							0	
Scheduled A			N/A							0	
Operational E			N/A							0	
Common Lar			N/A							0	
Existing Police	y SAI	O Green Belt - El	NV1								
Designations (list)											
		Green Belt ar	nd Landscape	Sens	sitiv	ity As	sessi	nent			
Criteria		ssment			Ratin	g					
Green Belt		b-parcel makes			ery	High	Mod	Mod	Low Mod	Low	Very
Harm		ution to preventi			ligh Iar	Har	High Har	Har	Har	Har	Low Har
		Aidlands conurbating encroachme			m	m	m	m	m	m	m
	•	side. The sub-p		t							
		settlement edge									
		ver creates clea									
		an area despite	•								
		42 to the east. A	•		X						
		this area would aints from Walsa									
		ually it would rela	` '								
		all, from which it i									
	the A4										
Landscape		ndscape is consi			High		1od	Mod	Lo <sup>o</sup>		Low
Sensitivity		ate-high overall s ntial developmen		,		<del>- '</del> -	ligh		IVIC	u	
		ria are assessed									
		ate or greater/hig									
		eria override that									
		ea is considered					х				
		vity to employme					^				
		scale developme	ent would disrup	t							
	the val	iey m, historic field p	nattern and								
		the role of the a		а							
	. 54460	1515 51 1115 4	Ja providing	~							

Aldridge area im less ser develop existing estate.	p between Walsall Wood and e. The mediately west of the B4152 has nsitivity to employment ment due the presence of an industrial sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Ratir		
	Environmental			
Greenfield/	Greenfield site			
Previously		X		
Developed Land	The land is an higher ground then the houses to the Fact on			
Topography	The land is on higher ground than the houses to the East on Chester Road, so development could be restricted along this shared boundary, but this is in the context of existing high trees in close proximity. The site itself slopes down from North to South		x	
Agricultural Land Quality	Not agricultural land.			х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The site has dense tree planting and a tree survey is required to determine the value of these trees. To develop the site would likely result in the loss of all of the trees.	х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is closely linked to the adjacent nature reserve and an ecological survey would be required to determine habitats and potential mitigation and enhancement requirements.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Urban Matrix Renewal Zone 1	x		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The character of the area is defined by the dense tree planting that exists here and is visually an extension of the Nature Reserve, any loss of trees here would have a significant local impact from neighbouring houses and a wider impact being in an elevated position in relation to the Chester Road and land beyond in Lichfield.	Х		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			х
Ground Contamination	No record of ground contamination issues here.		Х	

Ground stability	No evidence of ground stability issues.			Х
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			
adjoining uses	, and the second			Х
Noise impact of adjoining uses	The surrounding uses cause no concern in noise amenity terms to potential residential uses here, however an employment use may have unacceptable impacts to existing residents which may require mitigation which could limit employment uses to be unviable.	X - Em plo yme nt	X - Res ide ntia	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	The site falls outside of the Water Cycle Study. However taking account of the existing presence of utilities at neighbouring uses and the small scale of the site there are unlikely to be any significant issues.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No evidence of any infrastructure constraints.			x
Highways access and transportation	A low density development here would not raise any significant concerns. If a higher density is supported then visibility splays may require additional land to achieve 120m		Х	
· 	required splay.			
Impact on the wider road network Other Economic				Х

Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.

Primary School	The whole a Primary	site is more than 15 minutes walking distance of School	X		
Secondary School		predominantly within 20 minutes public transport f a Secondary School			Х
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of centre Area	X		
Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area			x
Centre/Foodstore	a Fresh Food and Centre Area				
Any character constraints on density (list)		ere are a mix of modern and traditional designed lar a variety of smaller to very large plots.	ge deta	ached	
Connections to local cycle route networks	No connec	No connection to a local cycle route network.			
Public Open Space	Not public	open space.			X
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х
Other Social					
		Opportunities			
No specific opp	portunities i				
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	al Housing	SA not required due to gateway constraints.			
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.			
		Conclusion			
		ans the site is unacceptable for release, in additionals after access which is a gateway constraint.	n the p	oarcel v	vould

523

Site Addres	SS	East of Castle	efort earthwork								
Ward		Aldridge Nortl Wood	h and Walsall	Call fo	or S	Site F	Ref	Green	Belt F	Parcel	021
Site Area (h	na)	1.8									
Site Refere	nce	SA-0210-WAI	L								
			Background	d/Conte	ext						
Current uses (list)		siculture - Could nning history and						for the	house	, there	is no
Surrounding		the North is a na						, to the	South	are ho	uses
land uses	and	I to the West is a			t or	the r	emain	s of a fo	ort.		
			Constr								
Gateway Co.			Name / Detail	S							ount vered
arrecting par	t OI SUL	onnitied site)								(ha	
SSSI/ SAC/ S	SINC		N/A							0	
		/eteran Trees	N/A							0	
Local Nature		9	N/A							0	
Flood Risk Zo			N/A							0	
Registered P Scheduled A			N/A N/A							0	
Operational E			N/A							0	
Common Lar			N/A							0	
Existing Police	y SAI	D Green Belt - E	NV1								
Designations (list)											
		Green Belt ar	nd Landscape	Sensit	ivit	ty As	sessr	nent			
Criteria		ssment		Rat		3					
Green Belt		b-parcel makes		Very		High	Mod	Mod	Low Mod	Low	Very
Harm		ution to preventi Aidlands conurba		High Har		Har	High Har	Har	Har	Har	Low
		iting encroachme		m		m	m	m	m	m	m
		yside. The sub-p		t							
	to the	settlement edge	to the west but i	ts							
		ver creates clea									
		an area despite	•								
		42 to the east. A this area would		X							
		aints from Walsa	•								
		ually it would rela									
		all, from which it	is separated by								
Landasana	the A4		danad ta bayra	Llie	<u> </u>	1 8	10 d	Mod	Lou		Low
Landscape Sensitivity		ndscape is consi ate-high overall s		Hig	gri		lod ligh	Mod	Lo		Low
		ntial developmen		,							
		ria are assessed									
		ate or greater/hig		ıd							
		eria override that ea is considered									
		vity to employme					Х				
		scale developme									
	the val	ley									
		m, historic field									
	reduce	the role of the a	irea in providing	a							

Deta	Aldridge area im less ser develop existing estate.	p between Walsall Wood and e. The mediately west of the B4152 has astivity to employment ment due the presence of an industrial sessment against environment	ntal, social and	economi	c crite	eria	
Criteria		Assessment	,		Ratii		
		Environme	ntal				
Greenfield/ Previously Developed La	and	Greenfield site.			Х		
Topography		The land rises up from South to N significant and would be a constrate especially access, although not a employment uses could be significant.	aint to developme barrier to residen	nt, tial,	х		
Agricultural L Quality	and	Not agricultural land.					Х
Tree Preserv Orders / Matu Trees of Valu site or signific affecting bou	ure le on cantly	There are no protected trees, how of established trees which may be a tree survey is required to establi retention of all trees would not significantly of the site for development.	e worthy of protec lish if this is the ca gnificantly impact o	tion and se. The		х	
Biodiversity of Geodiversity or significantly affecting bound	or on site y	Any loss of trees would require and determine any mitigation or enhand The ecological valuation of the Blussed on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix was following attributes to calculate a for each Landscape Unit: Land Use Habitat Features, Nature Conservadjacency to SSSIs or Ancient Waliandscape Characterisation (HLC Axiophyte Value (TAV) and Breed The higher the score the higher the Predominant Ecological Valuation Green Belt Score = 3  The site falls within Nature Recove Expansion Zone 1	n ecological assessment of the parack Country Gree at formed the bas allowed EcoRecodual land parcels vas used based on final ecological valued to a land parcel valued to a l	rcel. n Belt is is for rd to vithin the the lue score ue, value, inspan- ds Value. e. ntry e Core		х	
Heritage Assisite or significal affecting bound	cantly	The site is directly adjacent a sch Castlefort and an archaeological determine if the site is suitable for Notwithstanding the outcome of the development here would could have setting of the monument and this at least lead to a significant reduction site for any development.	survey is required r development. his survey work an ave an impact on t significant constra	to ny he aint would	х		
Impact on vis amenity of ac land users, in existing resid	ljacent Icluding	The site is currently open and is princreases up to Shire Oak. For the development here would be promisignificant impact on the local vision houses and would be seen from 0 impacts are also likely from Cheshere is mixed being only partly demodest number of large houses in surrounding development would here.	ese reasons any ninent and would hual amenities of a Castlehill Road. Weter Road. There ceveloped for housin keeping with the	ave a djacent lider haracter ng, a existing	x		

	elsewhere in this assessment it is recognised that development here may have unacceptable visual impacts on the adjacent scheduled ancient monument.			
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			х
Ground Contamination	No record of ground contamination issues here.			Х
Ground stability	No evidence of ground stability issues.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			х
Noise impact of adjoining uses	The surrounding uses cause no concern in noise amenity terms to potential residential uses here, however an employment use may have unacceptable impacts on existing residents which may require mitigation which could limit employment uses to be unviable.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Χ
Francis versant	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		x	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access	No evidence of any infrastructure constraints.  There are no footpaths, access to public transport or nearby			x
and transportation	shops. The parcel would not be a sustainable location	X		

			the narrowness of the			
		ıld require extensive u ted with employment				
Impact on the wider		n road would need to				
road network	residential and	employment uses. Hig	hway upgrades may	X		
	be required son	e distance from the s	ite to ensure it is fit for	^		
	purpose.					
Other Economic						
(specify)						
		Social				
Access time by wal		sport (except Primary accordance with BCP	schools: walking only) to Policy HOU2.	to key r	esiden	itial
Primary School		minantly within 15 mi			Х	
Secondary School	of a Secondary	School	ublic transport distance		X	
GP/Health			es walking distance of	x		
Centre/Walk in	a Health Centre			^		
Strategic			ublic transport distance			.,
Centre/Employment	of an Employme	nt Area				Х
Area						
	The least of the second					
Centre/Foodstore			es walking distance of	Х		
Centre/Foodstore	a Fresh Food a	d Centre Area			chody	vith
Centre/Foodstore Any character	a Fresh Food a The character of	nd Centre Area housing here is pred	es walking distance of lominantly large tradition		ched v	vith
Centre/Foodstore  Any character constraints on	a Fresh Food a	nd Centre Area housing here is pred			ched v	vith
Centre/Foodstore  Any character constraints on density (list)	a Fresh Food a The character come modern de	d Centre Area housing here is predetached.	lominantly large tradition	nal deta	ched v	vith
Centre/Foodstore  Any character constraints on density (list) Connections to local	a Fresh Food a The character come modern de	nd Centre Area housing here is pred	lominantly large tradition		ched v	vith
Any character constraints on density (list) Connections to local cycle route networks	a Fresh Food a The character of some modern of	nd Centre Area f housing here is predetached.  To a local cycle route n	lominantly large tradition	nal deta	ched v	
Any character constraints on density (list) Connections to local cycle route networks Public Open Space	a Fresh Food a The character of some modern of the character of the charac	nd Centre Area  f housing here is predetached.  Do a local cycle route name	lominantly large tradition	nal deta	ched v	X
Any character constraints on density (list) Connections to local cycle route networks	a Fresh Food a The character of some modern of the character of the charac	nd Centre Area  f housing here is predetached.  Do a local cycle route name	lominantly large tradition	nal deta	ched v	
Any character constraints on density (list) Connections to local cycle route networks Public Open Space Loss of Playing Field	a Fresh Food a The character of some modern of the character of the charac	nd Centre Area  f housing here is predetached.  Do a local cycle route name	lominantly large tradition	nal deta	ched v	X
Centre/Foodstore  Any character constraints on density (list) Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches	a Fresh Food a The character of some modern of the character of the charac	nd Centre Area  f housing here is predetached.  Do a local cycle route name	lominantly large tradition	nal deta	ched v	X
Centre/Foodstore  Any character constraints on density (list) Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches	a Fresh Food a The character of some modern of the character of the charac	id Centre Area if housing here is predetached. o a local cycle route notespace. in the loss of a playir  Opportunities	lominantly large tradition letwork.	nal deta	ched v	X
Centre/Foodstore  Any character constraints on density (list)  Connections to local cycle route networks  Public Open Space Loss of Playing Field / Sports Pitches  Other Social  Any development in	a Fresh Food a The character of some modern of the character of the charac	id Centre Area if housing here is predetached. o a local cycle route notespace. in the loss of a playir  Opportunities	lominantly large tradition	nal deta	ched v	X
Centre/Foodstore  Any character constraints on density (list)  Connections to local cycle route networks  Public Open Space  Loss of Playing Field / Sports Pitches  Other Social  Any development is archae	a Fresh Food a The character of some modern of the character of the charac	ind Centre Area if housing here is predicted. in a local cycle route notes a local cycle route notes are in the loss of a playing the components of the local cycle route notes are in the loss of a playing the local cycle route notes are in the loss of a playing the local cycle route notes are in the loss of a playing the local cycle route notes are in the loss of a playing the local cycle route notes are in the loss of a playing the local cycle route notes are in the loss of a playing the local cycle route notes are in the local cycle	lominantly large tradition letwork.  In a field or sports pitch.  X  Aisal	x		X
Centre/Foodstore  Any character constraints on density (list)  Connections to local cycle route networks  Public Open Space  Loss of Playing Field / Sports Pitches  Other Social  Any development is archae	a Fresh Food a The character of some modern of the character of the character of some modern of the character of the characte	ind Centre Area if housing here is predicted. in a local cycle route notes a local cycle route notes a local cycle route notes are in the loss of a playing the loss of a playin	lominantly large tradition letwork.  In a field or sports pitch.  X  A isal  r rejecting this site, as list	x sted in	the	x
Centre/Foodstore  Any character constraints on density (list)  Connections to local cycle route networks  Public Open Space  Loss of Playing Field / Sports Pitches  Other Social  Any development is archae	a Fresh Food a The character of some modern of the character of some modern of the character of the characte	d Centre Area f housing here is predetached.  a local cycle route notes a local cycle route notes are considered.  Opportunities Unity for  ustainability Appraisignificant reasons for sament, demonstrate native.	lominantly large tradition letwork.  In a field or sports pitch.  It is a let that this site would not letwork.	x sted in be a re	the	x
Centre/Foodstore  Any character constraints on density (list)  Connections to local cycle route networks  Public Open Space  Loss of Playing Field / Sports Pitches  Other Social  Any development is archae  Sustainability Appraisa  Conclusion	a Fresh Food a The character of some modern of the character of some modern of the character of the characte	d Centre Area f housing here is predetached.  a local cycle route note in the loss of a playir  Opportunities Unity for  Ustainability Appraisignificant reasons for sament, demonstrate native.  In the loss of a playir	lominantly large tradition letwork.  In a field or sports pitch.  In a field or sports pitch.	x x sted in be a re	the asonal	x x
Centre/Foodstore  Any character constraints on density (list)  Connections to local cycle route networks  Public Open Space Loss of Playing Field / Sports Pitches  Other Social  Any development is archae  Sustainability Appraisa Conclusion	a Fresh Food a The character of some modern of the character of some modern of the character of the characte	d Centre Area f housing here is predetached.  a local cycle route note in the loss of a playir  Opportunities Unity for  Ustainability Appraisignificant reasons for sament, demonstrate native.  In the loss of a playir	lominantly large tradition letwork.  In a field or sports pitch.  It is a let that this site would not letwork.	x x sted in be a re	the asonal	X X

The harm to an ancient monument and the potential visual harm, locally and more widely would be unacceptable.

The existing highway would need to be upgraded and it would need to be determined what extent this would need to take which could have a significant impact on the viability of development. In this instance existing development may prohibit suitable access onto Castlehill Road.

Site Addres	ss	Land South o	f 32 - 52 Castle	e Road, k	King's	Hayes	Field			
Ward		Aldridge Nortl Wood	n and Walsall	Call for	Site F	Ref	Green	Belt F	Parcel	027
Site Area (I	ha)	0.33								
Site Refere	nce	SA-0256-WAI	L							
			Background	d/Contex	<b>t</b>					
Current uses (list)	No	history, officer co	onsiders it a nil u	ıse.						
Surrounding	To	the North are ho	uses to the East	and Sout	h fields	used	for hors	iculture	and to	o the
land uses	We	st an extended g		• .						
			Constr						<u> </u>	
Gateway Constraints (where affecting part of submitted site)		Name / Detail	S						nount vered ı's)	
	SSSI/ SAC/ SINC		N/A						0	
Ancient Woodland / Veteran Trees N/A									0	
Local Nature		9	N/A						0	
Flood Risk Z		ordon	N/A N/A						0	
Registered P Scheduled A			N/A N/A						0	
Operational I			N/A						0	
Common Lar		- Carra	N/A						0	
Existing Police Designations (list)	,	Green Belt - E	nd Landscape	Concitio	ity Ac	2000	mont			
Criteria	Δεςρο	ssment	iu Lanuscape	Ratir		3533	ment			
Green Belt		b-parcel makes	a strong	Very		Mod	T., .	Low		Very
Harm		ution to preventi		High	High Har	High	Mod Har	Mod	Low Har	Low
		est Midlands con	,	Har	m	Har	m	Har	m	Har
		ining the separa		m		m		m		m
		ownhills, and pre chment on the c								
		e of any land with		el						
		weaken the fragi		X						
		en Aldridge and I								
	would	increase contain	ment of Green							
Landagana	would Belt la	increase contain nd to the west ar	ment of Green and northeast.	High		And	Mod	10	\ <u>\</u>	Low
Landscape Sensitivity	would Belt lar The lar	increase contain nd to the west ar ndscape is consi	ment of Green nd northeast.  dered to have	High		/lod ligh	Mod	Lo Mo		Low
Landscape Sensitivity	would Belt lar The lar modera	increase contain nd to the west ar ndscape is consi ate-high overall s	ment of Green and northeast. dered to have sensitivity to			/lod ligh	Mod			Low
	would Belt lar The lar modera resider of crite	increase contain nd to the west ar ndscape is consi ate-high overall s ntial developmen ria are assessed	ment of Green ad northeast. dered to have sensitivity to at as the majority I as having eithe	, er			Mod			Low
	would Belt lai The lai modera resider of crite modera	increase contain nd to the west ar ndscape is consi ate-high overall s ntial developmen ria are assessed ate or greater/hig	ment of Green ad northeast. dered to have sensitivity to at as the majority I as having eithe gh sensitivity, an	, er			Mod			Low
	would Belt land The land moderates resider of crited moderates no crited	increase contain nd to the west ar ndscape is consi ate-high overall s ntial developmen ria are assessed ate or greater/hig eria override that	ment of Green and northeast.  dered to have sensitivity to a the majority as the median sensitivity, and independent.	, er			Mod			Low
	would Belt lai The lai modera resider of crite modera no crite The ar	increase contain nd to the west ar ndscape is consi ate-high overall s ntial developmen ria are assessed ate or greater/hig eria override that ea is considered	ment of Green and northeast. dered to have sensitivity to at as the majority I as having eithe gh sensitivity, an i judgement. to have high	, er d						Low
	would Belt lai The lai modera resider of crite modera no crite The ari sensitir	increase contain nd to the west ar ndscape is consi ate-high overall s ntial developmen ria are assessed ate or greater/hig eria override that	ment of Green and northeast. dered to have sensitivity to at as the majority as having eithe gh sensitivity, an ijudgement. to have high ent development	er ad . X-	H		X- Reside	Mc		Low
	would Belt lai The lai modera resider of crite modera no crite The ari sensitiv Large s the val	increase contain nd to the west ar ndscape is consi ate-high overall solution ria are assessed ate or greater/higheria override that ea is considered wity to employment scale development ley landform, his	ment of Green and northeast.  dered to have sensitivity to as the majority as having either as having either in the have high ent development and would disruptoric field patter	er ad X- t Empl	H		X-	Mc		Low
	would Belt lai The lai modera resider of crite modera no crite The ari sensitiv Large a the val and rec	increase contained to the west are discape is considered in the west are discaped in the west are assessed at each of the west are assessed in the west are well as wel	ment of Green and northeast.  dered to have sensitivity to at as the majority as having either gh sensitivity, and judgement.  to have high ent development would disruptoric field patter the area in	er ad X- t Empl	H		X- Reside	Mc		Low
	would Belt lai The lai modera resider of crite modera no crite The ari sensitir Large s the val and rec providi	increase contained to the west are discape is considered, high overall state or greater/high eria override that ea is considered wity to employment is cale development ley landform, his duce the role of the greater o	ment of Green and northeast.  dered to have sensitivity to at as the majority as having either as having either to have high ent development ent would disruptoric field patter the area in etween Walsall	er ad X- t Empl	H		X- Reside	Mc		Low
	would Belt lai The lai modera resider of crite modera no crite The an sensitir Large s the val and rec providi	increase contained to the west are discape is considered in the west are discaped in the west are assessed at each of the west are assessed in the west are well as wel	ment of Green and northeast.  dered to have sensitivity to at as the majority as having either as having either to have high ent development to have high ent would disruptoric field patter the area in etween Walsall e area	r er id . X- Empl ymer	H		X- Reside	Mc		Low

industria	presence of an existing all estate.			
	sessment against environmental, social and economi			
Criteria	Assessment	Ratii	ng	
Greenfield/	Environmental  The percel is greenfield			
Previously	The parcel is greenfield.		Х	
Developed Land			^	
Topography	The site is flat with no significant land level changes.		Х	
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are four TPO trees on the Northern and Southern boundaries references: 4/1994 T4, T5, T6 and T7. There are other established trees which may be worthy of retention and require assessment. The retention of some or all of the trees could have a significant impact on the capacity of the site for development and it is unknown whether development can be achieved here.	Х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5  The site falls within a Nature Recovery Network Core Habitat Zone		x	
Heritage Assets on site or significantly affecting boundaries	No recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The rear of houses to the North face much of this parcel and are on higher ground. Their outlook is semi-rural so any change would be significant but would only affect a very limited number of houses. If developed the parcel follows the rear garden boundary of the adjacent houses to the East without resulting in any significant wider visual harm.			х
Flood risk, drainage and ground water	Not in a flood zone 2 or 3. The topography of the adjacent land is such that surface water run off could contribute to flooding in the South and mitigation through SUDS would be required		х	
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		X	
Ground stability	No record of ground stability issues here. The Vigo fault is to the West, there is no evidence that there are stability issues on this parcel.		х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.	14		х
Noise impact of adjoining uses	Houses adjoin the Northern part of the parcel and any employment uses here would be restricted to be unviable.	X - Em		X - Res

	Residential uses would not have any significant impact on	plo		iden
	adjoining uses and occupiers would not experience any significant issues.	yme nt		tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.	X		
Highways access and transportation	There is no direct access to this site that could accommodate access for a development. To achieve a suitable access would require acquisition of property fronting Castle Road or combining the site with adjacent sites CFS285, CFS148 or other third party land. Not suitable for commercial development on its own. There is no access to the parcel, these suggested call for sites to combine for access have more significant constraints and are not viable solutions.	X		
Impact on the wider road network	No concerns raised.			х
Other Economic (specify)				
	Social			

Access time by wall	king or publi	c transport (excep	t Primary schools	s: walking only) t	o key r	esiden	tial
•		es in accordance			•		
Primary School	Primary S		<u> </u>				Х
Secondary School		site is within 20 n ndary School	ninutes public tra	nsport distance			х
GP/Health Centre/Walk in	The whole Health Ce	site is within 15 n	ninutes walking d	istance of a		Х	
Strategic		site is within 20 n	ninutos nublio trai	acport dictance			
Centre/Employment Area		loyment Area	ninutes public trai	isport distance		х	х
Centre/Foodstore		site is within 15 nd and Centre Area		istance of a		Х	
Any character constraints on density (list)	Nearby ch detached	aracter predomina nousing.	antly traditional Vi	ctorian and post	war se	emi-	
Connections to local cycle route networks	No connec	ction to a local cyc	le route network.		X		
Public Open Space	Not public	open space.					Х
Loss of Playing Field		result in the loss	of a playing field	or sports pitch.			Х
/ Sports Pitches							
Other Social							
			tunities	_			
Opportunities to com access not viable col			х				
		Sustainabili	ty Appraisal				
Sustainability Appraisa Conclusion	al Housing	SA not required	due to gateway c	onstraints.			
Sustainability Appraisa Employment Conclusion		SA not required	due to gateway c	onstraints.			
		Conc	lusion				
Highest green belt an ecology as trees are c constraint.							

Site Addres	s	Land South of	f 17a The Barr	, Northga	ate, Ki	ng's H	layes Fi	eld.			
Ward		Aldridge Nortl Wood	h and Walsall	Call for	Site F	Ref	Green	Belt F	Parce	030	
Site Area (h	ıa)	0.5									
Site Refere	nce	SA-0257-WAI	L								
			Background								
Current uses (list)		avan and Boat S n taking place fo			ory and	l unabl	e to prov	ve the	use ha	as	
Surrounding	To	the North are off	ices and a Fire S	Station, to	the Ea	st and	South h	orsicul	ture a	nd	
land uses	opp	osite is a new ho									
			Constr								
Gateway Col affecting par			Name / Details	S					co	nount vered a's)	
SSSI/ SAC/ S			N/A						Ö	•	
		/eteran Trees	N/A						0		
Local Nature Flood Risk Zo		3	N/A N/A						0		
Registered Pa		arden	N/A						0		
Scheduled Ar			N/A						0		
Operational E		ound		0							
Common Lan Existing Polic		D Green Belt - E	N/A		0						
Designations (list)		Green Belt ar	nd Landscape Sensitivity Assessment								
Criteria	Asses	ssment	ia Lanascape	Ratii		3633	illelit				
Green Belt		b-parcel makes	a strong	Very	High	Mod	Mod	Low	Low	Very	
Harm		ution to preventi		High Har	Har	High Har	Har	Mod Har	Har	Low	
		est Midlands con ining the separa		m	m	m	m	m	m	m	
		ownhills, and pre									
		chment on the c									
		se of any land wi		el							
		weaken the fragi en Aldridge and I		X							
		increase contain									
		nd to the west ar									
Landscape		ndscape is consi		High		/lod	Mod	Lo		Low	
Sensitivity		ate-high overall s ntial developmen		,		ligh		Mo	ou		
		ria are assessed									
	modera	ate or greater/hig	gh sensitivity, an								
		eria override that									
		ea is considered vity to employme		. X-			X-				
		scale developme			0		Reside				
	the val	ley landform, his	storic field patter				ntial				
		duce the role of t									
		ng a rural gap be and Aldridge. Th									
1											
	immed	liately west of the	e B4152 has les	S							

	presence of an existing all estate.			
	sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Rati		
	Environmental			
Greenfield/ Previously	Previously developed with some hard surfacing and a pre- fabricated building in situ.			х
Developed Land Topography	There is a slight slope from North down to South.			Х
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees, however there a number of established trees along the West and South boundary which would require assessment and is retained could be a barrier to providing housing development. An employment use would be less sensitive to occupiers.	Х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  Kings Hayes Field SINC - WA023 adjacent to the South, it is likely that some of the established planting contributes to the adjoining SLINC and an ecology survey is required to determine what should be retained or it mitigation is achievable.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5  The site falls within the Nature Recovery Network Core Expansion Zone 2	х		
Heritage Assets on site or significantly affecting boundaries	The parcel is adjacent a locally listed farmhouse which was part of Kings Hayes Farm: Small farmhouse continuous with a former barn. Brick, tiled gabled roof. First floor dormers. Casements. Pair of lower gabled rear wings. Mid to late C18. Morriss 1998. Development on this adjacent parcel should take account of the setting of this locally listed building.		х	
Impact on visual amenity of adjacent land users, including existing residents	Development here would narrow the gap between Walsall Wood and Aldridge, these fields extend out towards Chester Road and they provided a visual transition from the urban area to a semi-rural one. Because of the narrow width of the parcel the loss of this visual character is on balance not considered significant, the parcel would be seen in the context of existing development and has favourable topography ensuring there would not be wider impacts.		х	
Flood risk, drainage and ground water	The Southern boundary of the parcel meets a flood zone 3 area and the topography means that a suitable SUDS system is required to ensure that surface water runoff is mitigated for.	х		

Ground	The parcel has a record of ground contamination which			
Contamination	requires assessment during development.		X	
Ground stability	The parcel is South of the Vigo fault and may not fall within it, there are no records to indicate ground stability issues here.		х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	The parcel is close to the Fire Station and a busy road which would be a source of noise to potential residents of houses here which would require mitigation, an employment use would likely need to be restricted due to the adjacent office use.		x	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			x
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			x
Highways access and transportation	There is an existing access that could be utilised as access to a small residential development or small commercial development.			х
Impact on the wider road network	No concerns raised.			х

Other Economic							
(specify)							
(-1 )/	L	So	cial				
Access time by walk			ot Primary schools with BCP Policy F		o key r	esiden	ıtial
Primary School	The site is distance o	predominantly wi f a Primary Schoo	ithin 15 minutes was ol	alking		Х	
Secondary School	of a Secor	dary School	minutes public tran	•			Х
GP/Health Centre/Walk in	Health Ce	ntre Area	minutes walking di			Х	
Strategic Centre/Employment Area		site is within 20 r loyment Area	minutes public trar	sport distance		х	х
Centre/Foodstore		site is within 15 r d and Centre Are	ninutes walking di a	stance of a		Х	
Any character constraints on density (list)	The neare	st houses are mo	dern designed det	ached houses.			
Connections to local cycle route network.  No connection to a local cycle route network.							
Public Open Space	Not public	open space					Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss	of a playing field o	or sports pitch.			Х
Other Social							
			tunities				
Opportunities to com access not viable cor			x				
		Sustainabil	ity Appraisal				
Sustainability Appraisa Conclusion	al Housing		ne negative impac re impact for SA O				3, 7,
Sustainability Appraisa Employment Conclusion		The site has son	ne negative impac re impact for SA O	ts for SA Object			3, 7,
			lusion	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Highest green belt and impact on site capacit allocation size for inclu	y and is like	harm. Tree retent	ion and ecological r to development				

Site Addres	S	Land corner of	of Northgate an	nd W	/alsall	Woo	d Roa	d			
Ward		Aldridge North Wood	n and Walsall	Ca	II for	Site	Ref	Greer	Belt F	Parcel	33
Site Area (h	a)	0.06									
Site Refere	nce	SA-0258-WAI	_								
			Background	d/Cc	ontex	t					
Current uses (list)	Hor	siculture									
Surrounding land uses	· · · · · · · · · · · · · · · · · · ·						to the	West			
	1.545		Constr	aints	5						
Gateway Con	nstraint	ts (where	Name / Detail	<u> </u>						Δn	nount
affecting par			ranie / Betan	•						CO	vered
0001/010/0			21/2								a's)
SSSI/ SAC/ S		/ <b>T</b>	N/A							0	
Ancient Wood			N/A							0	
Local Nature		9	N/A							0	
Flood Risk Zo		ordon	N/A N/A							0	
Registered Pa			N/A							0	
			N/A							0	
Operational Burial Ground N/A Common Land N/A										0	
Existing Polic		D Green Belt - El									
Designations	, , , , ,	D OTCOTT BOIL E	1401								
(list)											
()											
		Green Belt ar	nd Landscape	Ser	nsitiv	itv A	ssess	ment			
Criteria	Asses	sment			Ratir						
Green Belt		b-parcel makes	a strong		Very		Mod	Mod	Low	Law	Very
Harm		ution to preventi	•	:	High	High Har	High	Har	Mod	Low Har	Low
	the We	est Midlands con	urbation,		Har	m	Har	m	Har	m	Har
		ining the separa			m		m		m		m
		ownhills, and pre									
		chment on the c									
		se of any land wit		el	_						
		weaken the fragi			X						
		en Aldridge and E increase contain									
		nd to the west ar									
Landscape		ndscape is consi			High		Mod	Mod	Lo	w	Low
Sensitivity		ate-high overall					High		Mo		
Conomitivity		ntial developmen		,							
	of crite	•									
	assess	sed as having eit	her moderate or	-							
		r/high sensitivity,									
		le that judgemen									
		ea is considered			_ X		X-				
		vity to employme			Empl		eside				
	-	scale developme	ent would alsrup	ι	ymen		ntial				
	the val		nattern and								
		m, historic field per the role of the a		a							
		ap between Wals		а							
		ge. The	Juli 1100a alia								
	,	,									

Detailed assessment against environmental, social and economic criteria   Criteria   Assesment   Environmental	less ser develop	mediately west of the B4152 has assitivity to employment sment due the presence of an industrial			
Greenfield/ Previously Developed Land Topography The land slopes down from South to North.  Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Glodiversity or Geodiversity or Geodivers	Detailed as	sessment against environmental, social and economi	c crite	eria	
Greenfield/ Previously Developed Land Topography The land slopes down from South to North.  Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries Free objects of determine what mitigation is possible. The ecological valuation of the Black Country Green Belt South are stablisted trees which appear to be part of the highway verge and may merit retention, due to their position to the South residential development on this parcel or that to the Horth would need to take account of potential shading.  Any loss of trees would require an ecological survey to determine what mitigation is possible. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone  Heritage Assets on site or significantly affecting boundaries Impact on visual amenity of adjacent land users, including existing residents  Development here would narrow the gap between Walsall wood and Aldridge, these fields extend out towards Chester Road and they provided a visual transition from the urban area to a semi-rural one. Because of the local of this parcel near to the centre of this strip the impact on the existing visual character would be significant. Wider impacts wo	Criteria	Assessment	Ratii	ng	
Previously Developed Land Topography The land slopes down from South to North.  Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity or site or significantly affecting boundaries  Any loss of trees would require an ecological survey to determine what mitigation might be required.  Any loss of trees would require an ecological survey to determine what mitigation might be required.  Kings Hayes Field SINC - WA023 adjacent to the South. Development would need to take account of potential shading.  Biodiversity or Geodiversity or site or significantly affecting boundaries  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone  There are no recorded heritage assets here.  X  X  X  X  X  X  X  X  X  X  X  X  X		Environmental			
Topography	Previously	Greenfield parcel.	X		
Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or each Landscape Characterisation of the Black Country Green Belt A Valuation of attributes a relative sale using the following attributes to calculate a final ecological value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twispan-Axiophyte Value (The higher the score the higher the ecological value.  Predominant Ecological Valuation of the Black Country Green Belts Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone  Heritage Assets on site or significantly affecting boundaries  Development would need to take account of potential shading.  As any loss of trees would require an ecological survey to determine what mitigation is possible.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twispan-Axiophyte Value (TAV) and Breeding Farmland Birds Value.  The higher the score the higher the ecological value.  Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone  There are no recorded heritage assets here.  X  Development here would narrow the gap between Walsall Wood and Aldridge, these fields extend out towards Chester Road and they provided a visual transition from the urban area to a semi-rural one. Because of the local of this parcel near to the centre of this strip the impact on the existing visual character would be sign		The land slopes down from South to North		Х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity on side or significantly affecting boundaries  Biodiversity on Geodiversity on side or significantly affecting boundaries  Biodiversity on Geodiversity on side or significantly affecting boundaries  Biodiversity on Geodiversity on side or significantly affecting boundaries  Biodiversity on Geodiversity on side or significantly affecting boundaries  Biodiversity on Geodiversity on side or significantly affecting boundaries  Biodiversity on Geodiversity on side or significantly affecting boundaries  Biodiversity on Geodiversity on side or significantly affecting boundaries  Biodiversity on Geodiversity on side or significantly affecting boundaries  Biodiversity on Geodiversity on side or significantly affecting boundaries  Biodiversity on side of the significant side or significantly affecting boundaries  Biodiversity on side or sig					.,
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries but highway verge and may merit retention, due to their position to the South are established trees which appear to be part of the highway verge and may merit retention, due to their position to the South residential development on this parcel or that to the North would need to take account of potential shading. Any loss of trees would require an ecological survey to determine what mitigation might be required. Kings Hayes Field SINC - WAO23 adjacent to the South. Development would need to take account of any potential impact but mitigation is possible. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone  Heritage Assets on site or significantly affecting boundaries  Impact on visual amenity of adjacent land users, including existing residents  Development here would narrow the gap between Walsall Wood and Aldridge, these fields extend out towards Chester Road and they provided a visual transition from the urban area to a semi-rural one. Because of the local of this parcel near to the centre of this strip the impact on the existing visual character would be significant. Wider impacts would be more limited due to the favourable topography.  The parcel is not in a flo		The agricultural land.			Х
or significantly affecting boundaries  Kings Hayes Field SINC - WA023 adjacent to the South. Development would need to take account of any potential impact but mitigation is possible. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5  The site falls within a Nature Recovery Network Core Habitat Zone  Heritage Assets on site or significantly affecting boundaries  Impact on visual amenity of adjacent land users, including existing residents  Development here would narrow the gap between Walsall Wood and Aldridge, these fields extend out towards Chester Road and they provided a visual transition from the urban area to a semi-rural one. Because of the local of this parcel near to the centre of this strip the impact on the existing visual character would be significant. Wider impacts would be more limited due to the favourable topography.  The parcel is not in a flood zone 2 or 3 but could contribute to a flood zone further to the North due to the topography and so suitable SUDS mitigation would be required.	Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	South are established trees which appear to be part of the highway verge and may merit retention, due to their position to the South residential development on this parcel or that to the North would need to take account of potential shading.		х	
site or significantly affecting boundaries  Impact on visual amenity of adjacent land users, including existing residents  Existing residents  Development here would narrow the gap between Walsall Wood and Aldridge, these fields extend out towards Chester Road and they provided a visual transition from the urban area to a semi-rural one. Because of the local of this parcel near to the centre of this strip the impact on the existing visual character would be significant. Wider impacts would be more limited due to the favourable topography.  Flood risk, drainage and ground water  The parcel is not in a flood zone 2 or 3 but could contribute to a flood zone further to the North due to the topography and so suitable SUDS mitigation would be required.	Geodiversity on site or significantly	determine what mitigation might be required. Kings Hayes Field SINC - WA023 adjacent to the South. Development would need to take account of any potential impact but mitigation is possible. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core		X	
Impact on visual amenity of adjacent land users, including existing residents  Example 1	site or significantly				х
Flood risk, drainage and ground water  The parcel is not in a flood zone 2 or 3 but could contribute to a flood zone further to the North due to the topography and so suitable SUDS mitigation would be required.	Impact on visual amenity of adjacent land users, including	Wood and Aldridge, these fields extend out towards Chester Road and they provided a visual transition from the urban area to a semi-rural one. Because of the local of this parcel near to the centre of this strip the impact on the existing visual character would be significant. Wider impacts would	Х		
Ground   Sites with previous agricultural uses require contamination	and ground water	to a flood zone further to the North due to the topography and so suitable SUDS mitigation would be required.		х	
Contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.	Contamination	surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability There are no records of ground stability issues here.					Χ
Air Quality impact of adjoining uses  Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.		Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х

Noise impact of adjoining uses	The parcel is close to a busy road which would be a source of noise to potential residents of houses here which would require mitigation. There are no significant noise issues in relation to a residential use and employment use could impact on adjacent residential properties and may require restrictions which render such uses unviable.	X - Em plo yme nt	X - Res ide ntia	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			x
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
Familia visit	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			x
Highways access and transportation	Difficult to see how this site could be developed unless it is combined with adjacent sites CFS148, CFS440. In theory it may be possible to squeeze one or two dwellings on the site with a new driveway access across the wide highway verge to Northgate. There is no access to the parcel, these suggested call for sites to combine for access have more significant constraints and are not viable solutions.	Х		
Impact on the wider road network	No concerns raised.			Х
Other Economic (specify)				
	Social			

Access time by walk		c transport (excep			o key r	esiden	itial
Primary School	The site is	predominantly wit f a Primary Schoo	thin 15 minutes w			Х	
Secondary School	of a Secor	site is within 20 m ndary School	·	•			X
GP/Health Centre/Walk in	The whole Health Ce	site is within 15 m ntre Area	ninutes walking di	stance of a		Х	
Strategic Centre/Employment Area		site is within 20 m loyment Area	ninutes public trar	nsport distance		х	х
Centre/Foodstore		site is within 15 m d and Centre Area		stance of a		Х	
Any character constraints on density (list)		cter of the housing rn semi-detached			detach	ed hou	ises
Connections to local cycle route network.  No connection to a local cycle route network.							
Public Open Space Not public open space.							
Loss of Playing Field / Sports Pitches	Would not	result in the loss of	of a playing field o	or sports pitch.			Х
Other Social							
			unities				
Opportunities to com access not viable cor			X				
		Sustainabili	ty Appraisal				
Sustainability Appraisa Conclusion	al Housing	SA not required	due to gateway co	onstraints.			
Sustainability Appraisa Employment Conclusion		SA not required	due to gateway co	onstraints.			
		Concl	usion				
The shape and size of to the parcel a gatewa	•	•	vide development	and there is no	acces	s achie	vable

Site Addres	SS	Land North o	f 3 Ashton Driv	е						
Ward		Aldridge Nort Wood	h and Walsall	Call for	Site F	Ref	Greer	n Belt F	Parcel	24
Site Area (h	na)	0.02								
Site Refere	nce	SA-0272-WA	L							
			Backgroun	d/Contex	(t					
Current uses (list)	Agr	icultural use	-							
Surrounding land uses	Tot	the North, East a	and West is agri	culture, to	the So	uth is r	esident	ial.		
			Constr	aints						
Gateway Co affecting par			Name / Detail	s						ount rered 's)
SSSI/ SAC/ S			N/A						Ò	
		/eteran Trees	N/A						0	
Local Nature		9	N/A						0	
Flood Risk Zo Registered P		ordon	N/A N/A						0	
Scheduled A			N/A						0	
Operational E			N/A						0	
Common Lar						0				
Existing Police Designations (list)	•	D Green Belt - E	NV1							
		Green Belt a	nd Landscape	Sensitiv	ity As	sessi	nent			
Criteria		ssment		Ratir	าg					
Green Belt			and Western tip o		High	Mod	Mod	Low Mod	Low	Very
Harm		p-parcel makes a	a strong ing sprawl of the	High Har	Har	High Har	Har	Har	Har	Low Har
		Aidlands conurb		m	m	m	m	m	m	m
		ining the separa								
			nd to preventing							
		chment on the c	•							
		er, the edge of t								
		f Shelfield forms tion between set								
			case along othe	er						
	•	edges fronting o	•	,·						
	parcel,	and is containe	d to the west by							
			ansion here wou	ld						
		ute slightly less	harm to Green		X					
	•	irposes. ib-parcel along t	he southern							
			ssion site makes							
	a stron	g contribution to	preventing							
	•	of the West Mid								
		ation, to maintai	•							
		ition of the neigh	oachment on the							
		yside. However,								
		leath area of Sh								
	weake	r distinction betw untryside than is	veen settlement							

Landscape Sensitivity	parcel, woodlar constitued Belt pure The lan overall is and em majority and the influence relativel tranquillare asp	urban edges fronting onto this subland; limited expansion here would tute slightly less harm to Green urposes.  Indicate sensitivity to residential mployment development, as the ity of the criteria score moderate ne low score criteria have a limited nee on the overall judgement. The rely strong sense of rurality and uillity in extensive parts of the area spects of greater/ high sensitivity.  In Assessment					/ d	Low
Criteria	alleu as	Assessment	iitai, soc	iai aiiu e	COHOIII	Ratir		
		Environme	ntal					
Greenfield/ Previously Developed La Topography Agricultural L		The parcel is greenfield.  Predominantly flat.  Grade 2 Holford Farm Group.				X		X
Quality Tree Preserv Orders / Mate Trees of Valu site or signific affecting bou	ure ue on cantly	There are no protected trees. The and hedges within the site which some or all were retained there wimpact on the developable area.	require as	ssessmen	t if	х		
Biodiversity of Geodiversity or significantly affecting bou	or on site ly	Any loss of trees would require a determine what mitigation might. The ecological valuation of the B based on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix we following attributes to calculate a for each Landscape Unit: Land U Habitat Features, Nature Conser Adjacency to SSSIs or Ancient W Landscape Characterisation (HLC Axiophyte Value (TAV) and Bree The higher the score the higher the Predominant Ecological Valuation Green Belt Score = 2  This site falls within two Nature R Core Expansion Zones 1 and Co	be required lack Court at formed allowed Edual land las used be final ecologon Type Voodland, C) Type Voding Farm he ecologon of the B	ed. htry Green If the basis EcoRecord parcels with lased on the ogical value ated Value signation \ Historic Value, Twire hland Birds hical value. lack Count Network Zo	Belt is for at to thin the ne score e, /alue, aspan-s Value.	X		
Heritage Ass site or signific affecting bou	cantly	No recorded heritage assets here						х
Impact on vis amenity of ac land users, ir existing resid	sual djacent ncluding	Due to the small parcel area ther wider impact if houses were built adjoining land. An employment u character but of such a small size dissimilar to a domestic outbuilding	being in one se would be that it words	character was be out of ould not ap	with the opear			x
Flood risk, dr and ground v		Although not in a flood risk zone is a pond which serves the adjac SUDS would need to ensure surf mitigated for.	ent field d	Irainage sy			х	

	This constitutes are transferred at the			
Ground Contamination	No record of ground contamination here.			Х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			
adjoining uses	Not in a Millogen Dioxide - Alea of Exceedance 2013 20ne.			Х
Noise impact of	An employment use would likely have a significant	X -		
adjoining uses	detrimental impact on adjacent houses and open space.	Em		X - Res
	Housing uses likely to be acceptable without the need for	plo		iden
	mitigation and compatible with existing neighbouring uses.	yme		tial
Mineral Extraction	Mineral resource areas excluded from the Proposed MSAs	nt		
and Mineral	do not have the same degree of protection and are not a			
Resource Areas	barrier to non-mineral development.			Х
110300100 Alcas	barrier to non mineral development.			
Mineral	No mineral infrastructure constraints.			
Infrastructure and				v
Brickworks				Х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			X
	Economic			
Employment	This site does not meet the threshold for employment			
Development	allocation in the Black Country Plan.	X		
Opportunities	Not appellate the description of the second and of the			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			
Delivery / I masing	Two known significant issues regarding delivery of priasing.			Х
Viability	There are no known significant risks to viability and likely to			
	be developed within the plan period.			Х
Availability of utilities	Goscote WwTW has capacity for 3220 houses. Site is			
- electricity, gas,	currently receiving upgrades in AMP6 (2015-2020) It has			
water, sewage	limited headroom based on current quality performance			
treatment	however there are no physical constrains regarding			
	provision of additional treatment capacity.			
	Broadband superfast speeds are available in this area.		Х	
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future growth.			
Infrastructure	Definitive Public Footpaths 38 and 42 Brownhills cross land			
constraints on /	to the north of Coronation Road but are unlikely to be			
under site (electric	affected by development of this location. The track to the			
cables/sub-stations,	north of Ashton Drive is not recorded as a public right of		v	
water/sewage pipes,	way and is likely to b		Х	
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	No significant concerns.			Х
and transportation	No. 2 of the state			
Impact on the wider	No significant concerns.			Х
road network Other Economic				
(specify)				
(Opcomy)	Social			
	- Outlai			

Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.

	· _ · · · · ·					
Primary School	Primary So			х		
Secondary School		The whole site is within 20 minutes public transport distance of a Secondary School				
GP/Health		site is more than 15 minutes walking distance of				
Centre/Walk in		entre Area	X			
Strategic		site is within 20 minutes public transport distance				
Centre/Employment		loyment Area			Х	
Area	0. di. =p					
Centre/Foodstore	The whole	site is within 10 minutes walking distance of a			.,	
		d and Centre Area			Х	
Any character	Traditional	ly designed detached and semi-detached houses.				
constraints on						
density (list)						
Connections to local		is less than a kilometre from route CR001 part of				
cycle route networks	the Nation	al Cycle Route Five and being in close proximity		X		
	would ben	efit from this access which allows traffic free		^		
	access to	Walsall.				
Public Open Space	Not public	open space.			X	
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			Х	
/ Sports Pitches					^	
Other Social						
		Opportunities				
Could provide acces	s to CFS213	3 and CFS266.				
		Sustainability Appraisal				
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object		, 3, 5, 6	5, 7,	
Conclusion	_	9, 12 and positive impact for SA Objectives 10, 13	, 14			
Sustainability Appraisa	al	The significant reasons for rejecting this site, as lis	sted in	the		
Employment Conclusion	on	assessment, demonstrate that this site would not l	be a re	asonal	ble	
		alternative.				
		Conclusion				
Would provide very lin	nited develo	pment and could be to the detriment of high qualit	y agric	cultural	land.	
		be retained which would be a significant issue to d				
greatly reducing the ar	ea. Employı	ment use would be incompatible with residential ho	<u>uses</u> h	ere.		
			_			

Site Addres	ss	Jockey Fields	Rear of Horse	and Joo	key					
Ward		Aldridge Nort Wood	h and Walsall	Call for	Site F	Ref	Green	Green Belt Parcel 29		
Site Area (h	na)	1.42								
Site Refere	nce	SA-0275-WA	L							
			Background	d/Contex	ĸt					
Current uses (list)	Hor	siculture.								
Surrounding land uses	To	the North East a	nd West are hor	siculture ı	ıses wi	th a pu	ıblic hou	ise to t	he Sou	ith.
			Constr	aints						
Gateway Co			Name / Detail	S						ount rered
SSSI/ SAC/ S			N/A						0	,
		eteran Trees	N/A						0	
Local Nature Flood Risk Zo		9	N/A N/A						0	
Registered Pa		arden	N/A						0	
Scheduled Ar			N/A						0	
Operational E			N/A						0	
Common Lan			N/A						0	
Existing Police Designations (list)	-	O Green Belt - E	NV1							
,		Green Belt a	nd Landscape	Sensitiv	vity As	ssess	ment			
Criteria		sment		Ratii	ng					
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Harm		ution to preventi /lidlands conurba	ing sprawl of the	High Har	Har	High Har	Har	Mod Har	Har	Low Har
		ining the separa	,	m	m	m	m	m	m	m
		ouring towns, ar								
		chment on the c								
		er, land containe		-1						
		ettiement eage a nstrained Jockey	at High Heath an	a						
		be released with								
		ler Green Belt. 7								
		nent edge to the								
		his corridor of tr		1		Х				
		grassiand. it is n g development d	oted that a smal							
		rn end of this ar								
			sequently makes	3						
			ion to Green Bel							
			released withou ut is too small to							
		as a separate a								
Landscape	The la	ndscape is cons		High		/lod -ligh	Mod	Lo		Low
Sensitivity		moderate-night ntial and employ	sensitivity to botl ment	1		g.i		IVIC	,,,	
			ority of the criteri	a		v				
	score i	s moderate, with				X				

of small hedger	ity, based on the predominance -scale pasture fields with mature by boundaries and the presence ockey's Fields SSSI.			
	sessment against environmental, social and economic	c crite	ria	
Criteria	Assessment	Ratin		
	Environmental	1110000	-9	
Greenfield/	The parcel is greenfield.			
Previously	The famous of Greenment			Х
Developed Land				
Topography	The parcel is predominantly flat.			Х
Agricultural Land	Agricultural land quality assessment Grade 2 however it is			
Quality	not clear when the land was last used for agriculture, at the time of the site visit the land was being used for horsiculture. Holford Farm.	X		
Tree Preservation	There are no protected trees. There are some established			
Orders / Mature	trees and hedges along the boundary which require			
Trees of Value on	assessment if some or all were retained there would not be		Х	
site or significantly	a significant impact on the developable area.			
affecting boundaries	Annales of the second of the s			
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required and a survey would be required in respect of the SLINC status.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5  The site falls within a Nature Recovery Network Core Habitat Zone		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents  Flood risk, drainage	Because of the location of the parcel to the rear of a public house and industrial estate there would be very limited local or wider visual harm impact. During the site visits to this area the case officer was unable to locate the public right of way which runs near to the parcel but which has likely been blocked. In terms of it visual harm in relation to the neighbouring parcels it would be limited due to the size of the parcels and nature of the uses but it would be significant in isolation being an unusual protrusion into fields and which is considered would change the wider character.  The parcel is not in a flood risk 2 or 3 zone but is close to		х	
and ground water	one to the West and South and could contribute to existing flood issues. SUDS should mitigate for surface water runoff within the site which could reduce the developable area.		X	
Ground	No record of ground contamination here.			Х
Contamination	No record of ground stability issues have			
Ground stability	No record of ground stability issues here.			X

Air Quality impact of adjoining uses	Walsall Road is in a Nitrogen Dioxide - Area of Exceedance 2015 zone which is in close proximity and may justify ventilation and extraction systems for houses or workplaces here.	Х		
Noise impact of adjoining uses	The parcel although adjacent similar uses is in close proximity to an industrial estate and a quarry which is currently being infilled any residential use here would require noise mitigation measures, an employment uses is unlikely to raise any significant issues with adjacent uses.	X - Res ide ntia I		X - Em ploy men t
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Highfields North which is a dormant site. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development. Although there is potential to control noise for existing houses it is considered that such requirements could not extend to this site which would not be located next to existing houses. For these reasons the impact on housing would be significant.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel and brick clay shall take place.  The site is within 250m of permitted mineral infrastructure	X- Res ide ntia I	X- Em plo yme nt	
Infrastructure and Brickworks	site Highfield North and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		x	
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
Employment	Significant constraints exist within this assessment and			
Employment Development Opportunities	there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent		x	

	Conforma	ad accet management plane in advance of fiviling			
	growth.	rd asset management plans in advance of future			
Infrastructure	No known	infrastructure constraints.			
constraints on /	Footpaths	41 Brownhills crosses land to the north of this			v
under site	land parce	el, but is unlikely to be affected by development of			Х
	this individ	lual parcel.			
Highways access		vould need to be combined with CFS291 in order			
and transportation	to achieve	access and could be part of a wider site with			
'		There is the potential that it could form part of an			
		to the existing commercial premises on Walsall			
		out requiring a separate access. Commercial uses	X		
		m appropriate due to its proximity to similar uses.			
		al could be possible if combined with CFS291 for			
	access.				
Impact on the wider		ant issues.			
road network					Х
Other Economic					
		Social			
Access time by wall	king or publi	c transport (except Primary schools: walking only) t	o kev r	esiden	tial
7 tooooo timo by wan		ces in accordance with BCP Policy HOU2.	o koy i	oolaoii	liai
		predominantly more than 15 minutes walking			
Primary School		f a Primary School	X		
		e site is within 25 minutes public transport distance			
Secondary School	of a Secor	ndary School		Х	
GP/Health		site is within 15 minutes walking distance of a		Х	
Centre/Walk in	Health Ce			^	
Strategic	The whole	site is within 20 minutes public transport distance			
Centre/Employment	of an Emp	loyment Area		Х	Х
Area					
Centre/Foodstore		predominantly within 15 minutes walking		Х	
		f a Fresh Food and Centre Area			
Any character		o not form the character of this area, the nearest ho	use is a	a mode	ern
constraints on	detached	and in isolation.			
density (list)					
Connections to local	No connec	ction to a local cycle route network.	х		
cycle route networks			^		
Public Open Space	Not public	open space.			X
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			х
/ Sports Pitches					^
Other Social					
		Opportunities			
Could be combined	with CFS06	0 or CFS291 to X			
allow	for access.	^			
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	al Housing	SA not required due to gateway constraints.			
Sustainability Appraisa	 al				
Employment Conclusion		SA not required due to gateway constraints.			
=p.cjcm consider		Conclusion			
The lack of access ren	resent signi	ificant insurmountable issues in this assessment, al	Ithough	poten	tial to
		onsidered, these site score poorly for other gatew			

combine with adjacent sites is considered, these site score poorly for other gateway and significant reasons so are unlikely to be acceptable sites for development.

In addition the site is within 250m of the access to a permitted minerals working site Highfields North. The main effects of mineral extraction are noise, dust, vibration and quarry traffic which is a significant barrier to housing development.

Site Addres	SS	Former Shire	Oak Transport	Cafe, 25	0 Che	ster R	load				
Ward		Aldridge Nortl Wood	n and Walsall	Call for	Site R	lef	Green	Green Belt Parcel 017			
Site Area (h	na)	0.35									
Site Refere	nce	SA-0298-WAI	0298-WAL								
			Background	d/Contex	t						
Current uses (list) Surrounding land uses	tran	e site is now vaca asport café buildi the North East is ne West and Sou	ng in May 2007. Chester Road a	and an act	tive qua						
	10		Constra								
Gateway Coa			Name / Details	S						ount rered 's)	
SSSI/ SAC/ S			N/A						Ò		
		/eteran Trees	N/A						0		
Local Nature Flood Risk Zo		9	N/A N/A						0		
Registered Pa		arden	N/A						0		
Scheduled Ar			N/A						0		
Operational E			N/A						0		
Common Lan			N/A						0		
Existing Police Designations (list)	,	D ENV1 Green E	Belt								
	•	Green Belt ar	nd Landscape	Sensitiv	ity As	sessi	ment				
Criteria		ssment		Ratir	ng						
Green Belt Harm	consideration this particular relation surround of the I develor harm.  The surcontributed West Not prevent country to the surround the surround to the surrou	assessment B10 ered to be the m rcel. There are k in to the description and not relating pment is the san are lib-parcel makes ution to preventified and conurbating encroachments is the sub-posettlement edge over creates clean	ost relevant to ey differences ir on of the ever the principle to any adjacent ne or higher a strong ng sprawl of the ation, and to ent on the arcel is adjacent to the west but i	t x	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m	

240
-----

High

Mod

Low

Mod

Low

Mod

High

X

the urban area despite containment by the A542 to the east. Any release of land in this area would be isolated by constraints from Walsall (Holly Bank), but equally it would relate poorly to Stonnall, from which it is separated by

There is not a landscape sensitivy

assessment available for this parcel

however the nearest relevant one is BL35 S1 which is rated as moderate

high. The criteria for the rating suggests

the A452.

Landscape

Sensitivity

modera particula promina Road.	s parcel would be rated at least te-high a possibly higher in ar due to the significant visual ance of this parcel on Chester	a mit a		
	sessment against environmental, social and economi			
Criteria	Assessment	Ratii	ng	
0 " 11"	Environmental			
Greenfield/ Previously Developed Land	The site was previously a transport café with in and out access, so is previously developed.	Х		
Topography	The topography is flat and appears to have been made so for previous development the Southern boundary substantially increases in height.		X	
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There is some tree growth in the parcel, however none are significant and at this stage may not be worthy of retention. However all boundaries other than the road are lined with established trees from the surrounding Nature reserve which is a designated SINC. These trees must be safeguarded and any development here would be subject to the retention of these trees which would have some impact on the developable area.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	An ecology assessment is required to determine whether there are any protected species within the parcel, the relationship of the parcel with the adjacent SINC and Nature Reserve and to determine potential impact of developing this parcel.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone	X		
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets recorded here.			х
Impact on visual amenity of adjacent land users, including existing residents	The previous use has been lost and the buildings no longer remain, from the public realm the parcel appears at first sight to be undeveloped, due to its isolated position and prominence on a main road any development would be contrary to the existing character and would have a moderate local impact. There would be no significant wider impacts due to the adjacent quarry and established boundary planting to the North East which limits views from land beyond which is on lower ground.		х	
Flood risk, drainage and ground water	Not in a flood zone 2 or 3. Scope for SUDS.			X

Ground	Adjacent to the landfill site – may be filled ground		Х	
Contamination	contamination testing will be needed.		^	
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	Noise mitigation would be required from road noise if residential supported. Not recommended for light industrial due to proximity of houses	X- Em plo yme nt		X- Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	Х		
Employment Land	Not employment land and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Unknown water treatment capacity. Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints here			x
Highways access and transportation	No significant concerns visibility requirements should be met.			Х
Impact on the wider road network	No wider issues identified.			Х
Other Economic (specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		

	•					
Secondary School		site is within 20 minutes public transport distance			Х	
,		ndary School				
GP/Health		site is more than 15 minutes walking distance of	X			
Centre/Walk in		Sentre Area				
Strategic	The whole	site is within 20 minutes public transport distance				
Centre/Employment	of an Emp	loyment Area			Х	
Area						
Centre/Foodstore	The whole	site is more than 15 minutes walking distance of	×			
	a Fresh Fo	ood and Centre Area	^			
Any character	The chara	cter of housing here is a mix of semi-detached and	detach	ed		
constraints on	traditional	style ribbon development to the North, to the Sout	h there	is a sir	igle	
density (list)	instance o	f a large gated modern detached house.			•	
Connections to local		lo connection to a local cycle route network.				
cycle route networks		······································				
Public Open Space	Not public	open space.			Х	
Loss of Playing Field		result in the loss of a playing field or sports pitch.			v	
/ Sports Pitches		. , ,			Х	
Other Social						
		Opportunities				
No specific opp	portunities i					
		Sustainability Appraisal				
Sustainability Appraisa	al Housing	7 11				
Conclusion	ar riodoling	SA not required due to gateway constraints.				
Sustainability Appraisa	اد					
Employment Conclusion		SA not required due to gateway constraints.				
Employment Conclusion	JII	Canalysian				
		Conclusion				

The parcel has very high green belt and landscape sensitivity harm. No relationship to existing development so would be in isolation an unsustainable site without opportunity for mitigation for a lack of access to a primary school, local health centre or food centre. Does not meet the threshold for allocation in the Black Country Plan.

# **Bentley and Darlaston North**

Site Address		Land at site o	of former 273 V	Valsall Road, Darlaste	on	
Ward		Bentley and D	Darlaston	Call for Site Ref	10120	
Site Area (ha)		0.1				
Site Reference	е	SA-0001-WA	L			
			Backgroun	d/Context		
Current uses (list)	Vac	ant previously d	eveloped land			
Surrounding land uses						
			Const	raints		
Gateway Const affecting part of			Name / Detail	S		Amount covered (ha's)
SSSI/ SAC/ SIN	С		N/A			0
Ancient Woodla	nd / V	eteran Trees	N/A			0
Local Nature Re		)	N/A			0
Flood Risk Zone			N/A			0
Registered Park			N/A			0
Scheduled Ancie			N/A			0
Operational Buri Common Land	ial Gr	ound	N/A N/A			0
Existing Policy Designations (list)		Boundary Risk Coal				
	ı	Green Belt a	nd Landscape	e Sensitivity Assess	sment	
Criteria		Assessmer	nt			Rating
Green Belt Harn	n			Not in the Green Belt		
Landscape Sensitivity				Not in the Green Beit		
Detail	ed a	ssessment ag	ainst environ	mental, social and e	economic cri	teria
Criteria		Assessmen	t		Rat	ing
			Environ	mental		
Previously which has been to access. The beyond tree by			en demolished. Se rear boundary oundary. Solanning permiss (97)	usly site of a single hou Site is overgrown and c includes palisade fenc sion for residential (BC)	lifficult ing	х
Topography		The site itself is mainly flat				Х
Agricultural Land	d	Urban				х
Tree Preservation Orders / Mature Trees of Value of site or significan affecting boundar	n tly	sports ground to provide scr	should be retain	s to the playing pitch ar ned and are of significa opies are large and wo sity.	nt size	х

Biodiversity or	No significant issues.			
Geodiversity on site	The site falls within a Nature Recovery Network Core			v
or significantly	Expansion Zone 2			Х
affecting boundaries				
Heritage Assets on	There are no recorded heritage assets here.			
site or significantly				X
affecting boundaries				
Impact on visual	The site is overgrown and relatively unmanaged, the soft			
amenity of adjacent	green boundary is not characteristic of the area to justify			
land users, including	retention the adjacent uses do not benefit from any visual			v
existing residents	amenity. The loss of soft landscaping raises no significant loss of amenity to users of the footway and could in any			Х
	case be replaced by landscaping to be secured through			
	planning permission.			
Flood risk, drainage	Not in a High Risk flood zone. Scope for SUDS.			
and ground water				Х
grama manar				
Ground	Previously developed site. Desktop study likely to be		~	
Contamination	required. Comments to be sought from Pollution Control.		X	
Ground stability	High risk coal mining area. Previously developed site in an			
	area of coal mining. Survey work would be required. No		Х	
	known barriers which would prevent redevelopment.			
Air Quality impact of	Not in an Air Quality Nitrogen Dioxide Exceedance 2018,			Х
adjoining uses	Zone.			
Noise impact of	On Edge of "Road – Important Areas" for noise pollution		Х	
adjoining uses Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for superficial			
Resource Areas	sand and gravel, shall take place.		X	
110000100711000	dana ana gravos, enamanto piace.			
Mineral	No mineral infrastructure constraints.			
Infrastructure and				Х
Brickworks				^
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
Other Environmental	Economic			^
Employment	This site does not meet the threshold for employment			
Development	allocation in the Black Country Plan.	X		
Opportunities	allocation in the Black Country Flan.	^		
Employment Land	Not employment land near to residential uses.			
1 3 3 3 3 3	, , , , , , , , , , , , , , , , , , , ,	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
				^
Viability	There are no known significant risks to viability and likely to			Х
A 11 1 114 6 (114)	be developed within the plan period.			
Availability of utilities	Minworth WsTW has capacity for 96,717 houses. There is			
- electricity, gas,	significant headroom based on current quality performance			
water, sewage treatment	and there are no land or other constraints preventing expansion.			
ucament	Broadband superfast speeds are available in this area.			
	There are no significant gas capacity issues here.			Х
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
	growth.			

F. 4						
Infrastructure	No known	constraints				
constraints on / under site						
Highways access and transportation	twin rounda considerab There is an Heath Road access to the impaired to	officer Assessment - The site is located on a busy about junction. Vehicular access to the site is ally constrained as result.  In existing historic single dropped kerb access on d. This is the only realistic option for vehicular the site. However this access has visibility to the NE along Heath Road. To bring this access	х			
	no more the third party I 43m visibili tree/hedge					
Impact on the wider road network	Small site t   highway ne	unlikely to have any severe impacts on the			X	
Other Economic (specify)	Tilgilway lie	SWOIR.				
(op cony)		Social				
Access time by wal	servic	c transport (except Primary schools: walking only) tes in accordance with BCP Policy HOU2.	to key	residen	itial	
Primary School	School	site is within 10 minutes distance of a Primary			X	
Secondary School	of a Secon	The whole site is within 20 minutes public transport distance of a Secondary School				
GP/Health Centre/Walk in	Health Cen	The whole site is within 15 minutes walking distance of a Health Centre Area				
Strategic Centre/Employment Area	The whole of an Emple		X	X		
Centre/Foodstore		site is more than 15 minutes walking distance of od and Centre Area	Х			
Any character constraints on density (list)	boundary p	I block to the South is 87dph. Site constraints and rolanting may require a lower density. However, very not a relevant constraint. Character of housing here	small	site so		
Connections to local cycle route networks	No connec	tion to a local cycle route network.	Х			
Public Open Space		open space.			Х	
Loss of Playing Field / Sports Pitches		ment of this site would not result in the loss of a d or sports pitch.			Х	
Other Social		Opportunition				
Vacant land which co	ould be open	Opportunities		Х		
vacantianu winch c	odia ne oper	Sustainability Appraisal				
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object a positive impact for SA Objective 10, 13, 14	ives 5,	6, 9, 1	2 and	
Sustainability Appraisa Employment Conclusion		The site has some negative impacts for SA Object and positive impact for SA Objectives 13	ives 5,	6, 7, 9	, 12	
, , , , , , , , , , , , , , , , , , , ,		Conclusion				
would in any case still Limited housing development Heath Road.	have a diffic opment pote	Id need to be acquired to unlock the potential of a voult access and would result in a contrived developmential. Flats may be possible if additional land is accesschool, the small size of this plot and the difficult a	nent. Juired f	or acce	ess off	
to limit potential of site The above issues are		for employment land.				

<b>Site Address</b>		Land at Kend	ricks Road He	eath Road and Statio	n Street			
		Bentley and D		Latif Road and Otatio	Toticci			
Ward		North	Janasion	Call for Site Ref	10557			
Site Area (ha)	)	2.22						
Site Reference	e	SA-0315-WAI	L					
			Backgroun	nd/Context				
Current uses (list)	Stor	age B8						
Surrounding	To t	he North employ	orth employment uses, railway and cemetery to the East, car repairs, mot,					
land uses		cle sales and pe s to the West.	ales and petrol filling station to the South and residential and employment be West.					nt
			Const	raints				
Gateway Cons	traint	s (where	Name / Detail	ls			Amo	ount
affecting part of	of sub	mitted site)						ered
0001/040/01			21/2				(ha'	s)
SSSI/ SAC/ SIN		otoron Tra	N/A				0	
Ancient Woodla Local Nature Re			N/A N/A				0	
Flood Risk Zone		!	N/A N/A				0	
		urden	N/A				0	
Registered Park & Garden Scheduled Ancient Monument			N/A			0		
Operational Burial Ground			N/A			0		
Common Land	iai Oit	Juliu	N/A				0	
Existing Policy Designations (list)	N/A							
		Green Belt a	nd Landscap	e Sensitivity Assess	sment			
Criteria		Green Belt a		e Sensitivity Assess	sment	F	Rating	
Green Belt Harr Landscape	n			e Sensitivity Assess  Not in the Green Belt	sment	F	Rating	ı
Green Belt Harr Landscape Sensitivity		Assessmen	nt			•		1
Green Belt Harr Landscape Sensitivity		Assessmen	nt ainst environ	Not in the Green Belt	economic	•	ria	J
Green Belt Harr  Landscape Sensitivity  Detail  Criteria		Assessment ag Assessment	ainst environ t Environ	Not in the Green Belt	economic	crite	ria	1
Green Belt Harr  Landscape Sensitivity  Detail  Criteria  Greenfield/		Assessment ag	ainst environ t Environ	Not in the Green Belt	economic	crite	ria	
Green Belt Harr  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously	ed as	Assessment ag Assessment	ainst environ t Environ	Not in the Green Belt	economic	crite	ria	X
Green Belt Harr  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land	ed as	Assessment ag Assessment Previously dev	ainst environ t Environ veloped.	Not in the Green Belt mental, social and o	economic F	crite	ria	
Green Belt Harr  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land	ed as	Assessment ag Assessmen  Previously dev  Generally leve	ainst environ t Environ veloped.	Not in the Green Belt	economic F	crite	ria	
Green Belt Harr  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land	ed as	Assessment ag Assessmen Previously dev Generally level central portion	ainst environ t Environ veloped. el with small dep	Not in the Green Belt mental, social and o	economic F	crite	ria	
Green Belt Harr  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land	ed as	Assessment ag Assessment Assessment Previously development of the contral portion Level to all side	ainst environ t Environ veloped. el with small dep	Not in the Green Belt  mental, social and of the	economic F	crite	ria	
Green Belt Harr  Landscape Sensitivity  Detail  Criteria  Greenfield/	ed as	Assessment ag Assessment Previously development of the contral portion Level to all signore so in large	ainst environ t Environ veloped. el with small dep des with very minger area to Sour	Not in the Green Belt  mental, social and of the	economic F	crite	ria	X
Green Belt Harr  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land	ed as	Assessment ag Assessment Previously development of the contral portion Level to all side more so in large Favourable to	ainst environ t Environ veloped. el with small dep n. des with very mi ger area to Sour	Not in the Green Belt  mental, social and of the	economic F	crite	ria	X
Green Belt Harr  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography  Agricultural Lan	ed as	Assessment ag Assessment Previously development of the contral portion Level to all side more so in large Favourable to	el with small deponents  el with small deponents des with very minger area to Sourpography.	Not in the Green Belt  mental, social and of the	economic F	crite	ria	X
Green Belt Harr  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography  Agricultural Lan Quality	d d	Assessment ag Assessment  Previously dev  Generally lever central portion Level to all sid more so in larg Favourable to Ranging ~404 Not agricultura	el with small deponents  el with small deponents des with very minger area to Sourpography.	Not in the Green Belt  mental, social and of the	economic F	crite	ria	x
Green Belt Harr  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography  Agricultural Lan Quality Tree Preservati	d d	Assessment ag Assessment  Previously development of the contral portion Level to all side more so in large Favourable to Ranging ~404	el with small deponents  el with small deponents des with very minger area to Sourpography.	Not in the Green Belt  mental, social and of the	economic F	crite	ria	x
Green Belt Harr  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography  Agricultural Lan Quality	d d	Assessment ag Assessment  Previously dev  Generally lever central portion Level to all sid more so in larg Favourable to Ranging ~404 Not agricultura	el with small deponents  el with small deponents des with very minger area to Sourpography.	Not in the Green Belt  mental, social and of the	economic F	crite	ria	x
Green Belt Harr  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography  Agricultural Lan Quality Tree Preservation	d on	Assessment ag Assessment  Previously dev  Generally lever central portion Level to all sid more so in larg Favourable to Ranging ~404 Not agricultura	el with small deponents  el with small deponents des with very minger area to Sourpography.	Not in the Green Belt  mental, social and of the	economic F	crite	ria	x x

Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is either hard surfaced or recently regraded. Prior to the determination of an application bat and bird survey work required.  The site falls within 2 Nature Recovery Network Zones, Urban Matrix Recovery Zone 2 and Core Expansion Zone 1		х	
Heritage Assets on site or significantly affecting boundaries	HBL6302: The engineering works dates to the inter war period and was built upon the site of an earlier works. This area had formed part of a colliery earlier in the 19th century and had been part of a field system prior to that.			х
Impact on visual amenity of adjacent land users, including existing residents	The character here is defined by large employment buildings however there are terraced houses adjacent so either employment or residential buildings would have little impact on visual amenity.			х
Flood risk, drainage and ground water	Redevelopment of the site is likely to benefit surrounding sites and nearby flood areas. Opportunity for enhancement.			х
Ground Contamination	Former mining area with shaft entries. Former Bridge and roofing Works. Travelling cranes on site may be remains of deep foundations. Survey work required.	x		
Ground stability Air Quality impact of adjoining uses	Former mining area with shaft entries. Assessment required.  Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.		Х	х
Noise impact of adjoining uses	Noise impact issues for residential from adjacent railway, employment uses and car repairs, significant mitigation would be required for residential uses.	X - Res ide ntia		X - Empl oym ent
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	The site is within 250 metres of All Clear Services Asbestos Waste Transfer, Chas B Pugh & E L G Haniel Metals Metal Recyclers, T L Harvey Vehicle Depolluters and The Tyre Yard and World of Recycling who both manage non hazardous waste. The number of wast	X- Res ide ntia		X- Empl oym ent
Other Environmental	No other issues identified.			Х
Employment	Economic  The site is an existing business park and has been identified			
Development Opportunities	in the BEAR study as being high quality local employment and should be retained as such.			Х
Employment Land	Employment land.			Х
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Existing buildings currently in use, likely availability of all utilities.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area.			x

	There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints here.			x
Highways access and transportation	The site is currently accessed off Kendricks Road. The section of Kendricks Road, from Heath Road the former Winn Tools premises is an unadopted public highway. As part of the current Darlaston Railway Station proposals, it is proposed to close off Kendricks Road to through traffic near the railway bridge, retaining it for pedestrian and cycle use only. Kendricks Road is designated a Greenway in policy terms therefore its retention for continued use as a pedestrian/cycle route is required. The Highway Authority would be looking for the southern 'unadopted' section of Kendricks Road to be bought up to adoptable standards and the adopted section improved including lighting for at least cycle/pedestrian use as part of any redevelopment of this site.  Continued public vehicular access along Kendricks Road could be optional but would be dependent upon any private access rights being retained/relinquished. A highway Stopping Up Order to extinguish public vehicular rights would be required. If the site is to be used for residential purposes then the 'unadopted' section of Kendricks Road will need to be brought up to adoptable standards as an All Purpose highway.  Widening of the existing highway footway along the Heath Road frontage will be required. It is possible that access to the site could be achievable from Heath Road, subject to suitable visibility being achieved. Localised widening maybe required to provide a GR turn lane into the site. Importantly however, the improvements to Kendricks Road above would still be required as the site fronts onto the unadopted road. Residential or commercial/industrial uses would be appropriate.		X	
Impact on the wider road network	No wider impacts identified.			х
Other Economic (specify)				
Access time by wal	Social king or public transport (except Primary schools: walking only)	to key i	rasidar	ntial
Access time by Wal	services in accordance with BCP Policy HOU2.	io key l	coluel	ıllai
Primary School	The whole site is within 10 minutes walking distance of a Primary School			Х
Secondary School	The site is predominantly within 25 minutes public transport distance of a Secondary School		X	

GP/Health Centre/Walk in		predominantly within 15 minutes walking f a Health Centre Area		Х		
Strategic Centre/Employment Area	The whole	site is within 20 minutes public transport distance loyment Area		х	х	
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	X			
Any character constraints on density (list)	Modern an	nd traditional styled terraced housing.				
Connections to local cycle route networks	therefore if pedestrian would be le	Road is designated a Greenway in policy terms ts retention for continued use as a /cycle route is required. The Highway Authority ooking for the southern 'unadopted' section of Road to be bought up to ado		х		
Public Open Space		open space.			Х	
Loss of Playing Field / Sports Pitches		result in the loss of a playing field or sports pitch.			х	
Other Social						
		Opportunities				
No specific op	portunities id	dentified. X				
		Sustainability Appraisal				
Sustainability Appraisa Conclusion	al Housing	The significant reasons for rejecting this site, as listed in the assessment, demonstrate that this site would not be a reasonable alternative.				
Sustainability Appraisa Employment Conclusion		The site has some negative impacts for SA Object positive impact for SA Objectives 6	tives 5,	, 7, 9, 1	2 and	
		Conclusion				
		site with no vacant units, significant constra oss of employment use a significant constraint an				

## Blakenall

Site Addres	SS	Land at forme	er Goscote Hos	pital Site	, Gos	cote L	ane, W	alsall,	WS3	1SJ
Ward		Blakenall		Call for	Site	Ref	10070	)		
Site Area (h	na)	6.92								
Site Refere	nce	SA-0010-WA	L							
			Background	I/Contex	<b>t</b>					
Current uses (list)	Soc	cial and Palliative	e Care facility							
Surrounding land uses		the South is an a West, canal and					es and fla	ats, ope	en spa	ice to
iana uses	T LITE	vvest, cariai aric	Constra		uic co	<u> </u>				
Gateway Co	netrain	ts (whore	Name / Details						Δr	nount
		bmitted site)	Name / Details	•					СО	vered a's)
SSSI/ SAC/ S	SINC		N/A						0	-
		/eteran Trees	N/A						0	
Local Nature		е	N/A						0	
Flood Risk Zo			N/A						0	
Registered P			N/A						0	
Scheduled A			N/A						0	
Operational E Common Lar		ouna	N/A N/A						0	
Existing Polic Designations (list)	-	D policy ENV1 G	nd Landscape	Sensitiv	/itv Δ	2222	ment			
Criteria	Δεερ	ssment	ia Lanascape	Ratir		33633	mem			
Green Belt		b-parcel makes	a weak	Very		Mod	1	Low		Very
Harm	contrib	ution to all Gree	n Belt purposes.	High	High Har	High	Mod Har	Mod	Low Har	Low
		gh degree of cor		Har	m	Har m	m	Har m	m	Har m
		nding urbanising		m		111		111		- ""
		g developments weak relationship								
		nding countrysid		e						
		e of land in this s								
		aken surroundin								
		ould lead to a str								X
		ied Green Belt b								
		now lie in part al								
		ssington Canal a ary with the oper								
	beyon		r oodriir yoldo							
Landscape		ndscape within t	ne Goscote	High		Mod	Mod	Lo		Low
Sensitivity		is considered to				-ligh		Mo	od	
		ate-high overall								
		ntial developmen								
		gh the rural char acted by its close				Χ				
		nding conurbation				^				
		pment within it,								
		sed due to its ec								

providir between	onal value and by its role in a gap a gap n settlements which override			
other cr	sessment against environmental, social and economi	c crite	ria	
Criteria	Assessment	Ratin		
- Critoria	Environmental	- Nati	<u>.a</u>	
Greenfield/ Previously	The site is previously developed land with a number of operating and vacant units within the site boundary.			х
Developed Land				
Topography	The site slopes from the Goscote Lane in the West down to the canal to the East. Where buildings are currently sited the land is predominantly flat with a sharper drop down to the access road within the site. The topography would not have a significant im		х	
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The site is covered by a tree protection order 02/2018.  These trees could limited the developable area and may already impact on existing buildings which are not in use. A tree survey would be required for any loss of trees and any design would need to take account of those to be retained. It is considered that there is scope of development and retention of protected tree, however the could be an impact on the proposed number of units.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Potential impact on farms buildings and trees. The site has been assessed and a SLINC adopted along the North and Eastern boundaries reducing the developable area by 1.4ha. The site falls within Nature Recovery Network Zone Core Expansion Zone 1		х	
Heritage Assets on site or significantly affecting boundaries	Goscote House is locally listed. Built 1928 in the Georgian Neo-Classical Revival style and set in attractive and spacious grounds with mature trees which contribute to its setting. The three storey building has had a varying medical related history. Can be retained without being a barrier to development.		X	
Impact on visual amenity of adjacent land users, including existing residents	The site is in a care use currently and the character is defined by existing buildings some in excess of 2 storeys. The visual impact could be limited by retaining protected trees and on this basis would not present an unacceptable impact on the visual amenities of surrounding land users.			x
Flood risk, drainage and ground water	Not in a flood risk area. SUDS required to mitigate surface water drainage.			х
Ground Contamination	The site falls within an area identified on the SAD plan Potentially Contaminated Land and Landfill Constraints, as being land where contamination will need to be assessed during development.  Former isolation hospital maybe associated waste buried on site.		х	
Ground stability	The site is in a High Risk Coal Area and a Coal Mining Risk Assessment is required.		Х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015. However Electric Charging Points would be required in accordance with Air Quality SPD			х
Noise impact of adjoining uses	A noise assessment and details of the existing comings and goings for the associated care uses would need to be fully understood to provide necessary mitigation. However considering the existing building are a place of residence it	X- Em plo	X- Res ide	

	is considered the site could be acceptable for further residential property. An employment use however would not be acceptable due to potential noise and disturbance to residents.	yme nt	ntia I	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	The site is within 250m of a vehicle depollution facility Prestige Auto Salvage Ltd. Some mitigation may be required however there is housing between the site and this facility so mitigation unlikely to be significant.		X- Res ide ntia	X- Em ploy men t
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	The site is surrounded by residential uses with access shared with a palliative care facility. There are no notable employment opportunities here.	X		
Employment Land	Not employment land near to residential uses.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The submission states that the site has access to mains water, mains sewage, electricity, gas and broadband. Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity. Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			x
Highways access and transportation	Existing access points acceptable, may need upgrading and crossing point for Goscote Lane.			Х
Impact on the wider road network	There has been a number of large housing developments within a mile of this site and additional housing could put pressure on existing junctions such as Livingstone Road which would need to be tested. Any requirement for junction improvements could have a		x	
Other Economic (specify)				
	Social			

Access time by walk	king or publi	c transport (except Primary schools: walking only) t	o key r	esiden	tial
	servic	es in accordance with BCP Policy HOU2.			
Primary School		predominantly within 15 minutes walking fa Primary School		X	
Secondary School		site is within 20 minutes public transport distance dary School			х
GP/Health Centre/Walk in		The site is predominantly within 15 minutes walking distance of a Health Centre Area			
Strategic Centre/Employment Area		site is within 20 minutes public transport distance oyment Area		x	х
Centre/Foodstore		predominantly within 15 minutes walking fa Fresh Food and Centre Area		Х	
Any character constraints on density (list)	straints on housing post war.				
Connections to local cycle route networks	No connec	X			
Public Open Space	Not public			X	
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х
Other Social					
		Opportunities			
Opportunity for multi- significant impact on tl to its existing charac relationship to	ne charactei ter, boundai	r of the area due ry planting and ng uses.			
		Sustainability Appraisal			
Sustainability Appraisa Conclusion		The site has some negative impacts for SA Object 8, 11, 12, 13, 14 and a positive impact for SA Object	ectives	9, 10	
Sustainability Appraisa Employment Conclusion		The site is small and next a care home and therefor a reasonable alternative.	ore not	consid	dered
		Conclusion			
developable area by 1	.4ha. Emplo e surroundir	issue to delivering residential units. The SLINC byment use with the retention of the residential carng area and restrictions/mitigation unviable amour	e facili	ty wou	ld not

562

Site Addres	is	Goscote Lane Caravan Site	e, Pelsall, Wals	all, WS3	4QG -	Land	North	of Sho	wmen	's	
Ward		Blakenall		Call for	Site F	Ref	10289	)			
Site Area (h	ıa)	0.23									
Site Refere	nce	SA-0065-WAI	L <sub>.</sub>								
			Background	d/Contex	t						
Current uses (list)	The	site has no plar	nning history or I	known cur	rent us	е.					
Surrounding land uses	Adjoining the site to the South are sites occupied by gypsy/travellers/showpeople. To the North is a field, to the East is Goscote Valley open space and to the West is Goscote House Farm.										
			Constr	aints							
Gateway Col affecting par			Name / Detail	S						ount rered 's)	
SSSI/ SAC/ S			N/A						0		
Ancient Wood			N/A						0		
Local Nature		9	N/A N/A						0		
Flood Risk Zo Registered Pa		ardon	N/A N/A						0		
Scheduled Ar			N/A						0		
Operational E			N/A							0	
Common Lan			N/A						0		
Designations (list)		O SLINC WA054 dlife Corridor		Concitio	ity Ac	2000	mont				
Criteria	٨٥٥٥٥	sment	nd Landscape	Ratir		sessi	nent				
Green Belt		ern part: The sub	-narcel makes a			Mod	T	Low		Very	
Harm	modera sprawl conurb	ate contribution to f the West Midation, to maintai	to preventing lands ning the	High Har m	High Har m	High Har m	Mod Har m	Mod Har m	Low Har m	Low Har m	
	towns of to previous adjaces south a Green static of from accompany which purbanis parcel relation the east parcel integrit creatin weaker boundary Northe strong	tion between the of Bloxwich and enting encroach yside. It cent to the settle and is significant Belt terms, by the caravans. However, diacent development or or development of the cent o	Brownhills, and ment on the ment edge to the ly urbanised, in the presence of the receiver, it is separated to boundary with some are sult the substrong the presence of land in this substrong the land in this substrong the ment, and would be ment, and would be received makes a maintaining the	ed al, b- co o-	X Nort hern Part		X Sou ther n Part				

Landscape Sensitivity	prevent Midland encroad sub-par by the swest an edges of Aldridge Midland release separat Walsall, between Pelsall, also har surroun The lan modera develop criteria sarea du	h and a moderate contribution to ing the sprawl of the West Is conurbation, and preventing chment on the countryside. The cel is contained to the northeast settlement of Pelsall, and to the cel southeast by the settlement of Bloxwich, Walsall, and ce, which form part of the West Is conurbation. Any strategic of land would reduce the fragile ion between the towns of Aldridge, and Bloxwich, and in the intervening settlements of Shelfield, and Rushall. It would rem connectivity between ding Green Belt areas.  dscape is considered to have a te overall sensitivity to residential oment. Although many of the score low, the sensitivity of the e to its ecological and	High	Mod High	Mod	Low Mod		Low
Dat		onal value overide other criteria.	-1-1		<u> </u>			
Criteria	ailed as	sessment against environmer Assessment	ntal, so	cial and e	conomi	c crite Ratir		
Criteria		Environme	ntal			Ivatii	ig	
Greenfield/ Previously Developed L	and	The site is greenfield						
Topography		The site is predominantly flat nea valley.	r to the	lowest point	of the			х
Agricultural L Quality		Not agricultural land.						x
Tree Preserv Orders / Mate Trees of Valusite or signific affecting bou	ure ue on cantly	The site is covered by a group Tr number 13/1990 A6. Since this site was submitted in C been cleared of boundary hedges part of the site. The retention of some or all of the significantly reduce the potential estimated space without tree plar This matter has been reported to Council may choose to take actio replacement tree planting.	October 2 s and trees ese trees developating wo the Tree	2018 the site ees on the W s would hav able area. T uld be just 4 e Officer and	e has /est e he -70m2.	х		
Biodiversity of Geodiversity or significant affecting bou	on site ly	These mature trees were part of a tree planting which is considered species survey. The habitat has be considered the trees will be requied to the recent loss of habitat for requirement for replacement plant would render any ecological survey. The ecological valuation of the Blussed on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix was following attributes to calculate a for each Landscape Unit: Land U	would judgeen rend to be ork cannot eatures ting white ey work ack Coulat formed allowed final eco	ustify a prote moved and it e re-instated not be under on the site a ich until esta inconclusive untry Green ed the basis I EcoRecord d parcels wit based on thological value	ected t is d. taken and ablished e. Belt is for to hin the ae e score	x		

	Habitat Features, Nature Conservation Designation Value,			
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 4			
	The site falls within 2 Nature Recovery Network Zones, Core			
	Habitat Zone and Core Expansion Zone 1			
Heritage Assets on	There are no recorded heritage assets here.			
	There are no recorded hemage assets here.			Х
site or significantly				^
affecting boundaries	The State Provides Provides a Section of the allest			
Impact on visual	The site is directly adjacent to an existing gypsy/ traveller/			
amenity of adjacent	showman residence so from the South would be seen in this			
land users, including	context. However the removed trees would have screened			
existing residents	the existing site from the open space to the North and East.			
	The loss of the trees has a significant impact on the visual			
	appearance of Goscote Valley from adjacent land to the	Х		
	North opening up the existing chalet development. A tree	^		
	boundary would be essential if any development was to be			
	supported here.			
	Notwithstanding the above comments until potential			
	enforcement action is resolved an assessment on visual			
	amenity cannot be fully considered.			
Flood risk, drainage	Not in a flood risk zone 2 or 3.			
and ground water				Х
g				
Ground	The site is identified on historic maps as a (small) former			
Contamination	Iron Works so there could be ground contamination on site.			
Contamination	Since then use as farm fields may have brought pesticides		Х	
	etc. on site. Ground contamination assessments would be		^	
	required prior to development to determine mitigation.			
Ground stability	The site is in a high risk coal mining area and a coal mining			
Ground Stability			Х	
	risk assessment would be required prior to planning		^	
Air Ovality improper	permission.			
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
adjoining uses				
Noise impact of	The surrounding uses are residential and horsiculture,			
adjoining uses	however residential uses are connected with showmen who			
	are likely to conduct mechanical repairs to show equipment		Х	
	and a similar mixed residential use would be appropriate.			
	Some restrictions may be required for residential or			
	employment uses.			
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for superficial		Х	
Resource Areas	sand and gravel, shall take place.			
Mineral	No mineral infrastructure constraints.			
Infrastructure and				Х
Brickworks				
Waste Infrastructure	No waste infrastructure constraints			Х
				^
Other Environmental	No other issues identified.			X
	Economic			
Employment	This site does not meet the threshold for employment			
Development	allocation in the Black Country Plan.	X		
Opportunities	·			
Employment Land	Not employment land near existing mixed use.		Х	
	· · · · · · · · · · · · · · · · · · ·			

Delivery / Phasing	No known significant issues regarding delivery or phasing			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		x	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			х
Highways access and transportation	There are significant constraints in terms of direct access onto Goscote Lane around visibility and the 3 ton weight limit on the canal bridge. The site also has poor pedestrian accessibility. Third party land may be required to achieve the required visibility splays and off-site S278 works may be required to improve pedestrian access. Subject to the above, in terms of land use probably residential including gypsy/travellers/showpeople but, in respect of the later, not for the storage of fairground paraphernalia as that may require access by large vehicle which would be restricted by the width of the road and the canal bridge weight limit.  Commercial/industrial uses also would not be suitable on this site.	X		
Impact on the wider road network	The small site area in unlikely to raise any significant issues, however to develop the site for either housing or employment uses would require wider works such as footpaths and canal bridge upgrades. The limited size of the site is unlikely to render su	Х		
Other Economic (specify)				
(apecity)	Social			
Access time by wall	king or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly within 15 minutes walking distance of a Primary School		х	
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			х
GP/Health Centre/Walk in	The site is predominantly within 15 minutes walking distance of a Health Centre Area		Х	
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area		х	х
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		

Any character The character of the area is defined by farm buildings and chalets in gypsy/								
constraints on	traveller / :	aveller / showpeople use.						
density (list)								
Connections to local	No connec	connection to Local Cycle Route Network.						
cycle route networks		-			^			
Public Open Space	Not public	open space.					Х	
Loss of Playing Field	Would not	result in the loss	of a playing field o	r sports pitch.			Х	
/ Sports Pitches							^	
Other Social								
	<b>Opportunities</b>							
Potential opportunity to expand the adjoining								
Showman site if a need for more sites can be				X				
dem	onstrated.							
		Sustainabili	ty Appraisal					
Sustainability Appraisa	al Housing		easons for rejectin					
Conclusion		assessment, der	nonstrate that this	site would not be	oe a re	asonal	ole	
		alternative.						
Sustainability Appraisa	al	The significant re	easons for rejectin	g this site, as lis	sted in	the		
Employment Conclusion	on	assessment, der	nonstrate that this	site would not be	oe a re	asonal	ole	
		alternative.						
			lusion					
Significant numbers of	protected tr	ees and hedges h	ave been removed	d from the site w	hich a	lso forn	n part	
of a wildlife corridor.	The Counci	I may take action	which requires t	he re-instateme	ent of t	trees. I	n the	

absence of any resolution or conclusion to the above matters and taking account of the proportion of the site those issues affect, it not possible to fully assess the suitability of this site for release in terms of trees

or ecology impact within the timeframe of the site assessment exercise.

Site Addres	ss	Former Dartn	nouth House, F	Ryecroft H	louse					
Ward		Blakenall		Call for	Site F	Ref	10400	)		
Site Area (l	na)	0.52								
Site Refere	nce	SA-0146-WA	L							
			Backgroun	d/Contex	t					
Current uses (list)		current use, pre	viously the site of	of a health	centre	and co	ommuni	ty facili	ty sinc	е
Surrounding land uses		sidential with loc	al shops to the \$	South.						
			Constr	aints						
Gateway Co affecting pa		ts (where bmitted site)	Name / Detail	S					CO	nount vered a's)
SSSI/ SAC/ S	SINC		N/A						0	/
Ancient Woo	dland / '	Veteran Trees	N/A						0	
Local Nature		e	N/A						0	
Flood Risk Zo			N/A						0	
Registered P			N/A						0	
Scheduled A			N/A						0	
Operational E		round	N/A						0	
Common Lar Existing Police		cal Centre Bound	N/A						0	
Designations (list)		Green Belt a	nd Landscape	Sensitiv	vity A	2222	ment			
Criteria	Asse	ssment	na Lanascape	Ratir		,30331	110111			
Green Belt	N/A			Very	High	Mod	Mod	Low	Low	Very
Harm				High	Har	High	Har	Mod	Har	Low
				Har m	m	Har m	m	Har m	m	Har   m
				N/A	N/A	N/A	N/A	N/A	N/A	N/A
Landscape Sensitivity	N/A			High		/lod High	Mod	Lo		Low
				N/A		N/A	N/A	N/	A	N/A
Deta	ailed a	ssessment ag	ainst environi	mental, s	ocial	and e	conom	ic crit	eria	
Criteria		Assessmen	ıt					Rati	ng	
			Environ							
Greenfield/			buildings above							
Previously			remediation will I			hese r	easons			Х
Developed La	and		sidered previous			hut	4			
Topography			n slope down fro be a barrier to de				) [ 			Х
Agricultural L Quality	and	Not agricultur	al land.							Х
Tree Preserv	ation	There are 4 la	arge trees to the	South whi	ch are	establi	shed			
Orders / Matu			be worthy of rete							
Trees of Valusite or signific	e on cantly	significant pro	pportion of the de						Х	
affecting bou	•									

Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecology assessment. This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Urban Matrix Recovery Zone 1		х	
Heritage Assets on site or significantly affecting boundaries	No recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The character of the area is defined by residential development and residential development subject to satisfactory separation distances would be acceptable. Employment uses would be out of character and result in harm to the visual amenity of the public realm and adjacent houses.	X - Em plo yme nt		X - Res iden tial
Flood risk, drainage and ground water	Not in a flood area 2 or 3.			х
Ground Contamination	A site investigation is required to the previous uses as potential for contamination from materials during demolition. Mitigation though condition.		х	
Ground stability	No record of ground stability issues here.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	Residential area so residential uses likely to be acceptable however an employment use would not be acceptable.	x - Em plo yme nt		X - Res iden tial
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			x
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
Employment	Economic  The small site size combined with the current ding			
Employment Development Opportunities	The small site size combined with the surrounding residential uses limit any opportunity for employment development here.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Previous development of the site which is in an urban area indicates that there would be access to all utilities.  Broadband superfast speeds are available in this area.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent		x	

	Conformer and another management plane in advance of future			
	Gas forward asset management plans in advance of future growth.			
Infrastructure	No known infrastructure constraints here.			
constraints on /	No known ininastructure constraints here.			
under site (electric				
cables/sub-stations,				
water/sewage pipes,				Х
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	The site is well connected to the public highway network			
and transportation	being surrounded on all sides by adopted roads.			ı
	Redevelopment of the site may require carriageway			
	widening and new footway provision around the periphery of		Х	
	the site. Some commercial or residential uses would seem			
	the most appropriate.			
Impact on the wider	No wider impacts identified.			
road network	The mast impasse to smill out			Х
Other Economic				
(specify)				
(op com)	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t	o key r	esiden	tial
	services in accordance with BCP Policy HOU2.			
Primary School	The whole site is within 10 minutes walking distance of a			Х
· ·····a.·y concer	Primary School			
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health	The whole site is within 15 minutes walking distance of a		Х	
Centre/Walk in	Health Centre Area		^	
Strategic	The whole site is within 20 minutes public transport distance			
Centre/Employment	of an Employment Area		Х	Х
Area				
Centre/Foodstore	The whole site is within 10 minutes walking distance of a			Х
A 1 .	Fresh Food and Centre Area.			
Any character	Bungalows surround the site, but previous buildings were up to			ıy
constraints on	higher than this are likely to have unacceptable appearance a	ind am	enity	
density (list)	impacts. House designs here are traditional.			
Connections to local	The site is adjacent cycle network CR007 which would			Х
cycle route networks	serve any development here.			
Public Open Space	Not public open space.			Х
Loss of Playing Field	Would not result in the loss of a playing field or sports pitch.			Х
/ Sports Pitches				
Other Social	One of the latest and			
The alterio	Opportunities			
	n and at risk of unsociable			
	ment would prevent such		Х	
	dditional visual surveillance			
to	the area.			
Custoin shillitu Assault	Sustainability Appraisal	41 1	alal fa	
Sustainability Appraisa			ioia for	
Conclusion Sustainability Approise	allocation and for this reason an SA is not required		old for	
Sustainability Appraisa			ioia for	
Employment Conclusion		J.		
Nie einer Charles	Conclusion			- 4 (1
	exist to prevent development of the site for residential, the exist			
	s currently enjoyed by residents are such that employment uses		accep	iadie.
This site due to its size	e does not meet the criteria for allocation in the Black Country F	nan.		

Site Address	;	Field House F	arm								
Ward		Blakenall		Call for	Site F	Ref	Greer	Belt F	Parcel	32	
Site Area (ha	1)	1.41									
Site Referen	се	SA-0276-WA	L								
			Background	/Contex	ĸt						
Current uses (list)		site visit indicat siculture. Inconc	ted that the forme	r farm ma	ay now	have o	change	d use to	)		
Surrounding land uses		the North is the a sicultural field be	access for the Do eyond.	nna Coo	per Me	morial	Garden	with b	rook ar	nd	
			Constra	ints							
Gateway Cons affecting part			Name / Details							ount rered 's)	
SSSI/ SAC/ SII			N/A						0		
Ancient Woodland / Veteran Trees			N/A						0		
	ocal Nature Reserve N/A								0		
	lood Risk Zone 3 N/A								0		
Registered Par			N/A						0		
Scheduled And			N/A							0	
Operational Bu		ouna	N/A						0		
Common Land		O Green Belt - E	N/A						0		
Existing Policy Designations (list)	SAL	o Green Beit - E	INV I								
			nd Landscape			sessr	nent				
		sment		Ratir	าg			_			
Harm (	contrib separa	b-parcel makes ution to maintair tion of Walsall, A	ning the Aldridge, and	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Hai m	
1	contrib the We preven country	est Midlands con ting encroachmorside. The	ing the sprawl of ourbation, and ent on the								
	by the west and edges	settlement of Pend southeast by of	d to the northeast elsall, and to the the settlement								

	Bloxwich and a moderate	111		111		111	111
	Bloxwich and a moderate contribution to preventing the sprawl of the West Midlands conurbation, and preventing encroachment on the countryside. The sub-parcel is contained to the northeast by the settlement of Pelsall, and to the west and southeast by the settlement edges of Bloxwich, Walsall, and Aldridge, which form part of the West Midlands conurbation. Any strategic release of land would reduce the fragile separation between the towns of Walsall, Aldridge, and Bloxwich, and between the intervening settlements of Pelsall,		x			=	
	Pelsall, Shelfield, and Rushall. It would also harm connectivity between surrounding Green Belt areas.						
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a	High		/lod ligh	Mod	Lov Mo	Low
	moderate-high overall sensitivity to residential development.			X			

is impacted by its close proximity to the surrounding conurbation and existing development within it, sensitivity is increased due to its ecological and recreational value and by its role in providing a gap between settlements which override other criteria.
increased due to its ecological and recreational value and by its role in providing a gap between settlements which override other criteria.
recreational value and by its role in providing a gap between settlements which override other criteria.
providing a gap between settlements which override other criteria.
which override other criteria.
Detailed assessment against environmental, social and economic criteria
Criteria Assessment Rating
Environmental
Greenfield/ The parcel is predominantly greenfield.
Previously
Developed Land
Topography The land slopes from South down to the North to meet the
brook which is the lowest part of the valley. Surface water
runoff must be resolved through SUDS and could impact on the developable area.
Agricultural Land No up to date assessment
Quality No up to date assessment.
Tree Preservation Most of the parcel is covered by a tree preservation order
Orders / Mature and trees. Reference 13/1990 A4. The loss of these trees is
Trees of Value on unlikely to be supported.
site or significantly
affecting boundaries
Biodiversity or An ecology assessment would be required and it is considered likely that the trees would host protected species
or significantly as these trees link to other larger tree groups in Goscote
affecting boundaries Valley. The parcel is also in a SLINC.
The ecological valuation of the Black Country Green Belt is
based on a set of assumptions that formed the basis for
developing a set of criteria which allowed EcoRecord to
attribute a relative value to individual land parcels within the
Green Belt. A Valuation Matrix was used based on the
following attributes to calculate a final ecological value score
for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value,
Adjacency to SSSIs or Ancient Woodland, Historic
Landscape Characterisation (HLC) Type Value, Twinspan-
Axiophyte Value (TAV) and Breeding Farmland Birds Value.
The higher the score the higher the ecological value.
Predominant Ecological Valuation of the Black Country
Green Belt Score = 4
The site falls within 2 Nature Recovery Network Zones, Core
Habitat Zone and Core Expansion Zone 1 Heritage Assets on There are no recorded heritage assets here.
site or significantly
affecting boundaries
Impact on visual This is a prominent part of Goscote Valley which can be
amenity of adjacent seen from the Memorial Park, Allens Lane and Goscote
land users, including Lane. The valley defines the character of the area and any
existing residents development here would result in a significant loss of trees
resulting in significant local and wider visually amenity harm
from houses and the public realm.  Flood risk, drainage The parcel is not in a flood risk 3 zone but is close to one to
and ground water the North and could contribute to existing flood issues, the
Northern part of this parcel is in a flood zone 2. SUDS
should mitigate for surface water runoff within the site which
is likely

Ground Contamination	All of the parcel to the West has a record of land where contamination may need to be assessed during development. Part of site iron Works.		х	
Ground stability	The parcel is within a Coal Development high risk area and a coal mining risk assessment would be required prior to planning permission.		х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			х
Noise impact of adjoining uses	There could be significant noise in relation to repair works at the showmans site which would affect occupiers of residential uses here. An employment use would likely have some impact on the nearby showmen sites and may require mitigation and could require use restrictions.	X- Res ide ntia	X- Em plo yme nt	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here. There are no recorded public rights of way at this location and no public rights of way requirements.			x
Highways access and transportation	Development of this site is problematic in that Goscote Lane is relatively narrow and has no footway provision. Whilst it is accepted there are existing residential properties opposite, residential development of this site would likely intensify pedestrian activity along Goscote Lane which would be undesirable without extensive improvements to footway	Х		

	nrovinion :	The 2t weight limit on the concluding would			
		The 2t weight limit on the canal bridge would			
		mercial development impractical. It is considered			
		mbination of a small site area and these			
		s would likely be a barrier to developing the site.			
Impact on the wider		bridge improvements required for commercial			
road network		ent and installation of a footpath on Goscote Lane	X		
	would be s	significant barriers.			
Other Economic (specify)					
		Social			
Access time by wall	king or publi servic	c transport (except Primary schools: walking only) to test in accordance with BCP Policy HOU2.	o key r	esiden	tial
Driver and Cale and		site is within 15 minutes walking distance of a		V	
Primary School	Primary So	<del>_</del>		X	
Carandam, Cabaal	The whole	site is within 20 minutes public transport distance			V
Secondary School		idary School			Х
GP/Health		predominantly within 15 minutes walking		,	
Centre/Walk in		f a Health Centre Area		X	
Strategic		site is within 20 minutes public transport distance			
Centre/Employment		loyment Area		Х	Х
Area	0. a zp	io y monte e u o a		- 1	-
Centre/Foodstore	The whole	site is more than 15 minutes walking distance of			
Ochtro/r oodstore		ood and Centre Area	X		
Any character		ere is a mix of those formally connected to farming,	large t	raditio	nal
constraints on		isolation, showmens caravans, low rise flats and mi	_		
density (list)		ched and terraced houses.	u 200 i	iaditio	iui
Connections to local		ction to a local cycle route network.			
cycle route networks	No connec	citori to a local cycle route fletwork.	X		
Public Open Space	Not public	open space			Х
					^
Loss of Playing Field	vvouid fiot	result in the loss of a playing field or sports pitch.			Χ
/ Sports Pitches					
Other Social					
		Opportunities			
Could combine with		X X			
more compr	ehensive sc	heme.			
		Sustainability Appraisal			
Sustainability Appraisa	al Housing				
Conclusion		Assessment requested			
Sustainability Appraisa	al	The site has some negative impacts for SA Object	ives 2,	3, 5, 6	5, 7,
Employment Conclusion		9, 11, 12 and positive impact for SA Objectives 13			
• •		Conclusion			
The combination of co	nstraints tre	ees, ecology, flood risk, noise access, required high	wav im	prover	nents
		considering the small size of the parcel and mitigate			
unlikely to be achieval		g are email size of the pareer and mingt		. an R	.5400
drinkery to be achieval	ло.				

Site Addres	SS	Land between	n Wyrley and E	ssington	Cana	al and	Goscote	e Sewa	age W	orks			
Ward		Blakenall	Call for	all for Site Ref			Green Belt Parcel 40						
Site Area (ha) 3.59		3.59											
Site Reference SA-0279-WA		L											
			Background	I/Contex	κt								
Current uses (list)				but evidence of use as amenity.									
Surrounding land uses			n space, to the east is Goscote Sewage Works, to the South e West is a palliative care home.										
			Constra	ints									
Gateway Constraints (where affecting part of submitted site)			Name / Details							Amount covered (ha's)			
SSSI/ SAC/ SINC			N/A										
Ancient Woodland / Veteran Trees Local Nature Reserve			N/A N/A	N/A									
Flood Risk Zone 3			N/A										
Registered Park & Garden			N/A							0			
Scheduled Ancient Monument			N/A							0			
Operational E		ound	N/A 0										
Common Lar Existing Police		D Green Belt - E	N/A 0										
Designations (list)	,	o Green Beit - E	IN V I										
		Green Belt ar	nd Landscape	Sensitiv	vity A	ssess	ment						
Criteria		essment Rating											
Green Belt		b-parcel makes		Very	High	Mod	I IVIOO	Low	Low	Very			
Harm			ng sprawl of the ation at Bloxwich		High Har High Har m			Mod Har	Har	Low Har			
			maintaining the	,				m	m	m			
		tion between the											
	towns	of Bloxwich and	Brownhills, and	a									
		ate contribution t											
		chment on the c											
	contribution this sub-p maintaining the separa and Brownhills is parti												
			whills is particularly strong,										
			ease of this sub-		X								
		would effectively											
			ns, leaving a ver										
		gap. As such, th ould significantly	e release of land	1									
		y of the surround											
	land.												
Landscape	The landscape within the			High	High Mod		Mod	Lo		Low			
Sensitivity		is considered to				High		Mo	id				
		ate-high overall : ntial developmen											
	residential development. Although the rural character of the area is impacted by its close proximity to the surrounding												
				X									
		ation and existing											
1		t, sensitivity is in	ncreased due to eational value an	4									
	ito coc												

settlem	ole in providing a gap between ents which override other criteria.  sessment against environmental, social and economi			
Criteria	Assessment	Rating		
0 (1)	Environmental			
Greenfield/ Previously	The parcel is greenfield.	X		
Developed Land Topography	The land slopes down away from the canal from West to East. The level difference is not significant but it would be a constraint to development.		х	
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Trees cover most of the parcel and although not protected they are established and may be worthy of retention. A tree survey is required and the retention of some or all trees would have a significant impact on the developable area.	х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	An ecology assessment would be required and it is considered likely that the trees would host protected species as these trees link to other larger tree groups in Goscote Valley. The parcel is also in Goscote Wedge SLINC. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4 The site falls within a Nature Recovery Network Core Habitat Zone	X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	There would be a direct local impact on canal users which in terms of housing could be mitigation through design, the loss of trees would be detrimental but on balance not significant. Employment use buildings are unlikely to be acceptable and would have a significant detrimental local impact. Wider impacts are limited due to the location and favourable topography.  Not in a flood risk zone 2 or 3.	X- Em plo yme nt	X- Res ide ntia	
Flood risk, drainage and ground water			х	
Ground Contamination	No record of ground contamination here.			х
Ground stability	The parcel is within a coal development High Risk area and would require a coal mining risk assessment prior to planning permission.		х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.	X		

	The proximity of the sewage works could be a source of complaint for potential residents of this parcel and mitigation			
Noise impact of adjoining uses	may not be possible.  The parcel is close to the sewage works and this use could cause noise complaints in relation to a residential use. An Employment use would likely have restrictions on uses and in terms of operation hours due to the close proximity of houses and the palliative car unit.	x		
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	The site is within 250 metres of Goscote Sewage Works. For residential uses mitigation will be required and likely significant.	Х		
Other Environmental	No other issues identified.			Χ
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		x	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	The Eastern edge of the parcel could form part of the retaining structure of the canal. Canal and Rivers trust comments may be required if otherwise acceptable, however it is likely that a large buffer would be required. Footpaths 26, 27 and 28 Walsall c	X		
Highways access and transportation	In terms of developing this site, the only possible access is via the Goscote Lodge site which is already being built out without vehicular to site 40 being a consideration. The site is likely to have to come forward with the CFS site to the north or through the STW site. The site could perhaps provide an extension to the existing STW works utilising the existing works access.	х		
Impact on the wider road network	No significant concerns.			X

Other Feerencie	I					
Other Economic						
(specify)		Cocial				
A		Social			C - I	
Access time by wall		c transport (except Primary schools: walking only) to	о кеу і	residen	tiai	
		ces in accordance with BCP Policy HOU2.				
Primary School	distance o	predominantly more than 15 minutes walking f a Primary School	X			
Secondary School		site is within 20 minutes public transport distance adary School			Х	
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of Centre Area	Х			
Strategic Centre/Employment Area		The whole site is within 20 minutes public transport distance of an Employment Area				
Centre/Foodstore		predominantly within 15 minutes walking f a Fresh Food and Centre Area		Х		
Any character constraints on density (list)  To the South there is an approval which is being implemented for modern high density housing and flats.						
Connections to local cycle route networks	No connec	ction to a local cycle route network.	Х			
Public Open Space	Not public	open space.			Х	
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х	
Other Social						
		Opportunities				
No specific op	portunities i	dentified.				
		Sustainability Appraisal				
Sustainability Appraisa Conclusion	al Housing	SA not required due to gateway constraints.				
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.	_	_		
		Conclusion				
The combination of a		conal bank air quality trace coolegy and nother	ء الم	al ala	to bo	

The combination of constraints, canal bank, air quality, trees, ecology and paths all add up to be significant constraints, in addition the lack of access is insurmountable with additional adjacent land. Employment uses in terms of character and noise would be less acceptable.

# **Bloxwich East**

Site Addres	SS	Livingstone R	oad Open Spa	се								
Ward		Bloxwich Eas	t	Call for	Site	Ref	10370	)				
Site Area (h	ıa)	1.93										
Site Refere	nce	SA-0117-WA	_									
			Background	d/Contex	<b>ct</b>							
Current uses (list)	Оре	en space amenit	У									
Surrounding land uses		the North is oper ising.	n space, to the E	ast and S	ast and South horsiculture and to the West							
			Constr	aints								
Gateway Constraints (where affecting part of submitted site)  Name / Details			S					СО	nount vered a's)			
SSSI/ SAC/ S			N/A						0			
Ancient Wood			N/A						0			
Local Nature		9	N/A						0			
Flood Risk Zo			Flood Zone 3 p	part of site	)					0.049		
	Registered Park & Garden								0	0		
Scheduled Ancient Monument Operational Burial Ground			N/A N/A							0		
Common Lan	•								0			
Existing Polic		D Open Space -	N/A Livingstone Roa	d OS207	5 - OS	1						
Designations (list)		D Green Belt - E										
		Green Belt ar	nd Landscape	Sensitiv	vity A	ssess	ment					
Criteria	Asses	ssment		Ratii	Rating							
Green Belt Harm	contrib separa	b-parcel makes ution to maintair ition of Walsall, A ch and a modera	ning the Aldridge, and	Very High Har m	High Har m	Mod High Har m	I IVIOA	Low Mod Har m	Low Har m	Very Low Har m		
	preventing the sprawl of Midlands conurbation, encroachment on the consumption sub-parcel is contained by the settlement of Pewest and southeast by											
edges of Bloxwich, Wa Aldridge, which form particular Midlands conurbation. It is release of land would respond to between the Walsall, Aldridge, and between the intervening Pelsall, Shelfield, and falso harm connectivity surrounding Green Bel		art of the West Any strategic educe the fragile towns of Bloxwich, and g settlements of Rushall. It would between		x								
Landscape Sensitivity	The la	ndscape within the considered to	ne Goscote	High		Mod High	Mod	Lo Mo		Low		
Ochonivity	moder	ate-high overall s ntial developmen	sensitivity to			X		1410				

	by its cl conurba within it its ecolo	aracter of the area is impacted ose proximity to the surrounding ation and existing development sensitivity is increased due to ogical and recreational value and alle in providing a gap between			
	settleme	ents which override other criteria.			
	ailed as	sessment against environmental, social and economi			
Criteria		Assessment	Ratii	ng	
		Environmental			
Greenfield/		The site is greenfield.			v
Previously Developed La	and				Х
Topography	ariu	Although there are no significant changes in topography the			
ropograpity		land does slope down from West to East but not significant.		X	
Agricultural L	and.	Not agricultural land.			V
Quality		,			X
Tree Preserv		There are established boundary trees which are not			
Orders / Matu		significant in number and would not be a barrier to			
Trees of Valu		development if retained.		X	
site or signific					
affecting bou Biodiversity of		The trees here are not grouped and run alongside a			
Geodiversity		highway and are unlikely to host protected animal species.			
or significant		The site falls within a Nature Recovery Network Core			Х
affecting bou		Habitat Zone			
Heritage Ass		There are no recorded heritage assets here.			
site or signific					Х
affecting bou					
Impact on vis		This is a prominent part of Goscote Valley which can be			
amenity of action land users, in		seen from the canal, Allens Lane Livingston Road and Wolverhampton Road. The valley defines the character of			
existing resid		the area and any development here would have significant	X		
CAISTING TOSIG	CITO	local and wider visually amenity harm from houses and the			
		public realm.			
Flood risk, dr	ainage	Although only a small area of the site is in flood zone 3 the			
and ground w	vater	topography means that much of the site would contribute to	X		
		flooding from surface water run off and any development	^		
0		would need to mitigate for this using SUDS.			
Ground Contamination	'n	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of		х	
Contamination	)	heavy metals.		^	
Ground stabi	litv	The site is not in a High Risk coal mining area and there are			
	•,	no other records of potential ground stability issues here.			Х
Air Quality im	pact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
adjoining use					^
Noise impact		The site is in a residential area but with some separation to			
adjoining use	es	houses. Neither employment or residential uses raise			Х
Mineral Extra	ection	significant issues regarding noise.  The site is in a MSA and requires mitigation. Where practical			
and Mineral	ICHOH	and environmentally feasible prior extraction for superficial			
Resource Are	eas	sand and gravel shall take place.		X	
		J			
Mineral		No mineral infrastructure constraints.			
Infrastructure	and				Х
Brickworks					~
Mosta Information	herror	No woodo infrastruotura assatrainta			
Waste Infrast	ucture	No waste infrastructure constraints			Х

Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	The site is surrounded by residential and horsiculture uses and employment uses could be out of character here. There are other significant issues with development of this site which are considered elsewhere.		x	
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	07/0733/FL/E14- Construction of a new underground combined sewer overflow chamber, 2 above ground kiosks, grasscrete access track, wooden gate and wooden bollards.		х	
Highways access and transportation	Access to this site should be taken from Livingstone Road not A4124 Lichfield Road. It is difficult to see how the narrow ribbon of land alongside Livingstone Road could be developed, particularly the southern section where level differences and visibility over the canal bridge would be significant constraints. Footway provision will be required to some extent alongside Livingstone Road as part of any development and some form of pedestrian crossing facility.		х	
Impact on the wider road network	No wider concerns raised.			Х
Other Economic (specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is within 10 minutes walking distance of a Primary School			Х
Secondary School	The site is predominantly within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The site is predominantly within 15 minutes walking distance of a Health Centre Area		Х	
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area		х	х
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area	X		

Any character	The peare	st houses are three storey flats and traditional post	wor co		$\neg$	
constraints on		st houses are timee storey hats and traditional post	wai se	;1111-		
	detached	and terraced nouses.				
density (list)	NI	tion to a local scale nexts national.				
Connections to local	No connec	ction to a local cycle route network.	Х			
cycle route networks						
Public Open Space		cil has commissioned an open space study which				
		ied this site as being of low quality/value not				
		accessibility catchment gap. Therefore taking		X	(	
account of the need to provide houses and employment						
		ent the loss of this op				
Loss of Playing Field	Would not	Would not result in the loss of a playing field or sports pitch.			K	
/ Sports Pitches				_ ^	`	
Other Social						
		Opportunities				
No specif	ic opportuni	ties. X				
		Sustainability Appraisal				
Sustainability Appraisa	al Housing	The significant reasons for rejecting this site, as lis	ted in	the		
Conclusion		assessment, demonstrate that this site would not be a reasonable				
		alternative.				
Sustainability Appraisa	al	The significant reasons for rejecting this site, as listed in the				
Employment Conclusion	on	assessment, demonstrate that this site would not be	oe a re	asonable		
. ,		alternative.				
		Conclusion				
The site is within the	envelope of	Goscote Valley and any development here would	have	a significa	ınt	
impact on the characte	er of the are	a. The size of the site and shape would be difficult to	deve	lop and ma	ay	
require a larger parcel	to provide s	safe access, also representing significant issues.				

Cito Address	``	Door Troo Fo	rm								
Site Addres	5	Pear Tree Fa	T								
Ward		Bloxwich Eas	t	Call for	Site F	Ref	Greer	Belt F	Parcel	015	
Site Area (h	na)	4.46									
Site Refere	nce	SA-0193-WAI	<u></u>								
			Background	d/Contex	<b>t</b>						
Current uses (list)	Agr	iculture and Hor	siculture. Potenti	al haulage use, no planning history.							
Surrounding				re, to the South are residential properties and to th							
land uses	We	st is Bloxwich Go									
			Constra						<u> </u>		
Gateway Co. affecting pai			Name / Details	5						ount rered 's)	
SSSI/ SAC/ S			N/A						Ò		
		eteran Trees	N/A						0		
Local Nature		9	N/A						0		
Flood Risk Zo			N/A N/A						0		
	Registered Park & Garden								0		
Scheduled Ancient Monument Operational Burial Ground			N/A N/A							0	
Common Lar		Odrid	N/A								
Existing Policy Designations (list)			NV1						1		
		Green Belt ar	nd Landscape	Sensitiv	ity As	sessr	nent				
Criteria	Asses	ssment		Ratii	าg						
Green Belt	North			Very	High	Mod	Mod	Low	Low	Very	
Harm		b-parcel makes ution to checking		High Har	Har	High Har	Har	Mod Har	Har	Low Har	
		of the West Mid		u n	m	m	m	m	m	m	
		feguarding the c		,11							
		chment, and a n	•								
		ution to preventi									
		ch and Brownhill	`								
		ettlement at Pels space). It is close		St							
		et retains a stro									
		e wider countrys									
		this sub-parcel									
		nship between G									
		uth and the wide	r countryside to	X Nort	X Sou						
	the north.				th						
	South			h	ui.						
	South	b-parcel makes	a strong	h							
	South The su contrib	ution to checking	g the unprotected	d	u.i						
	South The su contrib sprawl	ution to checking of the West Mid	g the unprotected lands conurbation	d							
	South The su contrib sprawl and sa	ution to checking of the West Mid feguarding the c	g the unprotected lands conurbation ountryside from	d	u.						
	South The su contrib sprawl and sa encroa	ution to checking of the West Mid feguarding the c chment, and a n	g the unprotected lands conurbation ountryside from noderate	d on	u						
	South The su contrib sprawl and sa encroa contrib	ution to checking of the West Mid feguarding the c	g the unprotected lands conurbation ountryside from noderate ng the merging o	d on	u						
	South The su contrib sprawl and sa encroa contrib Bloxwi inset s	ution to checking of the West Mid feguarding the checking	g the unprotected lands conurbation ountryside from moderate and the merging of the the work which is the couples most all occupies most and the unprotected the couples most and the unprotected the couples most and the unprotected the couples most and the couples most and the couples most and the couples most and the unprotected the couples and the couples most and the couples are the couples and the couples are the couples and the couples are the couples ar	d on of h							
	South The su contrib sprawl and sa encroa contrib Bloxwi inset s of the s	ution to checking of the West Mid feguarding the checking the checking the checking the checking to prevention to prevention and Brownhill	g the unprotected lands conurbation ountryside from moderate and the merging of the toccupies moderate of the periphera	d on of h	u						

Landscape Sensitivity	integrity retain c land to country The lan modera residen develop criteria	ve some adverse impact on the egrity of the Green Belt but would ain connectivity between Green Belt do to the south and the wider untryside to the north.  The landscape is considered to have derate-high overall sensitivity to idential and employment velopment as the majority of the eria score moderate or high and no eria override that judgement.					v d	Low
Deta		sessment ágainst environme	ntal, soc	ial and e	conomi	c crite	eria	
Criteria		Assessment				Ratii	ng	
		Environme						
Greenfield/ Previously Developed La	and	Predominantly greenfield. Existing and North of the site ancillary to	the existin	ng uses.			х	
Topography		Although generally flat the land of far North. Not significant to be a						Х
Agricultural L Quality		No up to date assessment availa survey work may be required.	ble for thi	s site. Furt	her	Х		
Tree Preserv Orders / Matu Trees of Valu site or signific affecting bou	ure ue on cantly ndaries	There are some established bou worthy of retention which require trees be retained or be mitigated significant detrimental impact on development.	assessm for this w the capac	ent. Should rould not ha city of the s	d such ave a site for		х	
Biodiversity of Geodiversity or significantl affecting bou	or on site ly ndaries	Groups of trees and hedges may bird and badger species and a stalong with mitigation proposals. The ecological valuation of the B based on a set of assumptions the developing a set of criteria which attribute a relative value to indivice Green Belt. A Valuation Matrix we following attributes to calculate a for each Landscape Unit: Land Lenditat Features, Nature Consern Adjacency to SSSIs or Ancient Verbandscape Characterisation (HLenditat Axiophyte Value (TAV) and Breet The higher the score the higher the Predominant Ecological Valuation Green Belt Score = 4  The site falls within 2 Nature Record Habitat Zone and Core Expansion	lack Cournat formed a allowed I dual land ras used be final ecologist Coulong Farm the ecologin of the Becovery New Zone 1	ald be requinitry Green the basis EcoRecord parcels wite based on the logical value asignation Value, Twin aland Birds pical value. Ilack Count twork Zone	Belt is for to hin the se e score e, /alue, span-s Value.		х	
Heritage Ass site or signific affecting bou	cantly	Poplars Lane Barns are locally ligabled roof. Central double door Diamond pattern ventilators in browntilation holes under eaves. Cabuts Fishley Lane. Morriss 1997. The site identified in the HLC wit Landscape Value due to numero associated with Fishery Colliery possible medieval moated site at location. Locally listed 18th central Also site of probable moat at Pop These features would restrict deand would have a significant important control of the co	sted - "Lates to thresholds also sent shed a reduced a reduced a reduced a reduced and Shaft and Shaft are also reduced a redu	hing floor. smaller crud t west end ea of High I rial building . A waterm corded at the nd engine n. t within the	ciform , which Historic gs ill and his house.	x		

Impact on visual amenity of adjacent land users, including existing residents	The site stretches out from Little Bloxwich and can be seen from many houses and by users of the canal in particular. There would be a significant local impact as a result of developing the site having a detrimental impact on the rural character of the area. There would also be wider impacts as a result of the openness around the site and the unfavourable topography.  The development of the site would have a significant impact on visual amenity which is amplified by the shape of the parcel which stretches out away from existing adjacent development.	х		
Flood risk, drainage and ground water	Not in a flood zone 2 or 3.			
Ground Contamination	Some recorded areas of contamination to the North, which may need assessment during development.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.  A licenced landfill site exists to the North. Pollution Control did not manage the licence and they believe it has never been used. Comments should be sought from the Environment Agency.		х	
Ground stability	Parts of the site by the existing housing and storage buildings have a record of Coal mining and are designated a high risk coal mining area which requires a coal mining risk assessment prior to planning permission. The site area this risk covers is small and would have little impact on the capacity or deliverability of the parcel.		х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	Adjoining uses are unlikely to have a significant impact on any residential development, and employment use may require mitigation in respect of nearby housing and the amenities enjoyed by canal users.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for Superficial Sand and Gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.  Economic			X
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas,	Services are available to the existing residential development in the centre of the site.		X	

water cowers	Goscoto WwTW has capacity for 2220 hauses. Site is			
water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future			
	growth.			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No evidence of infrastructure constraints.			x
Highways access and transportation	There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres. In particular employment uses would be limited by the narrowness of the lanes which would require extensive upgrading to support vehicles associated with employment traffic.	X		
Impact on the wider road network	Junctions to main road would need to be tested for both residential and employment uses. Highway upgrades may be required some distance from the site to ensure it is fit for purpose.	х		
Other Economic				
(specify)	   Social			
Access time by wall	king or public transport (except Primary schools: walking only) t	o kev r	esiden	tial
, recood till by waii	services in accordance with BCP Policy HOU2.	o noy .	00.00.	···a·
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	X		
Secondary School	The site is predominantly more than 25 minutes public transport distance of a Secondary School	Х		
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The site is predominantly within 30 minutes public transport distance of an Employment Area			
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area	Х		
Any character constraints on density (list)	The nearest houses to the South are predominantly 1960s sty detached houses.	/led sei	mi-	
Connections to local cycle route networks	No connections to a local cycle route network.	X		
Public Open Space Loss of Playing Field / Sports Pitches	Not public open space.  Would not result in the loss of a playing field or sports pitch.			X
Other Social	Opportunition			
No specific on	Opportunities portunities identified. X			
140 Specific Op	Sustainability Appraisal			
Sustainability Appraisa Conclusion				

Sustainability Appraisal Employment Conclusion	SA not required due to gateway constraints.							

#### Conclusion

The parcel extends out from Little Bloxwich and could not be developed in isolation due to the significant impact a protrusion would have on the openness of the green belt and visual amenities of the area, the parcel as a whole would have high harm and is considered to represent urban sprawl if developed. There would be significant visual and historic amenity impacts. The canal would be a physical barrier to connecting this site to the adjacent parcel and the golf course to the West would present no opportunity for a more comprehensive site.

There would also be a need to upgrade Fishley Lane and junctions in the wider area to accommodate additional traffic.

Due to the highway infrastructure and nearby residential properties employment uses would not be suitable.

Site Addres	s	Land adjacen	t Goscote Hou	se Farm							
Ward		Bloxwich Eas	t	Call for	Site F	Ref	Greer	Belt F	Parcel	28	
Site Area (h	ıa)	12.11									
Site Refere	nce	SA-0274-WA	L								
			Background	d/Contex	κt						
Current uses (list)		siculture									
Surrounding land uses		the North horsiconsite to the West res	North horsiculture, East horsiculture and residential, to the South allo					llotmer	nts		
land doco	and	TO THE WEST TES	Constra	aints							
Gateway Cor	nstrain	ts (where	Name / Details	<u> </u>					Δm	ount	
affecting par			rumo, Botan	-						/ered	
SSSI/ SAC/ S			N/A						0		
		/eteran Trees	N/A						0		
Local Nature		e	N/A						0		
Flood Risk Zo			Field drain						0.7		
Registered Park & Garden Scheduled Ancient Monument			N/A						0		
			N/A N/A						0		
Operational B Common Lan		ouria	N/A N/A						0		
Existing Polic		D Green Belt - E							0		
Designations	y   O/\	D GICCII DCIL L	IVI								
(list)											
		Green Belt ar	nd Landscape	Sensitiv	vity As	sessi	ment				
Criteria	Asses	ssment		Ratii							
Green Belt	The su	ıb-parcel makes	a strong	Very	High	Mod	Mod	Low	Low	Very	
Harm		ution to maintain		High	Har	High	Har	Mod	Har	Low	
		ition of Walsall, A		Har m	m	Har m	m	Har m	m	Har m	
		ch and a modera oution to preventi									
		est Midlands con	·								
		iting encroachme	•								
		yside. The	5110 511 1110								
	sub-pa	rcel is contained	to the northeas	t							
		settlement of Pe									
		nd southeast by	the settlement								
	edges		Aldela a leat								
		ch, Walsall, and art of the West N			X						
		art of the west it pation. Any strate									
		ould reduce	gio roicase di								
		gile separation b	etween the towr	ns							
		sall, Aldridge, an									
		en the intervenin	g settlements of								
	Pelsall										

High

Mod High

X

Mod

Low Mod Low

Shelfield, and Rushall. It would also harm connectivity between surrounding

The landscape within the Goscote Valley is considered to have a

moderate-high overall sensitivity to

Green Belt areas.

residential development.

Landscape

Sensitivity

	A It I	I the control of the			
		h the rural character of the area			
		cted by its close proximity to the			
		ding conurbation and existing			
		ment within it, sensitivity is			
		ed due to its ecological and			
		onal value and by its role in			
		g a gap between settlements			
		verride other criteria.		-	
	<u>ailed as</u>	sessment against environmental, social and economi			
Criteria		Assessment	Ratii	ng	
		Environmental			
Greenfield/		The parcel is greenfield.			
Previously			X		
Developed La	and				
Topography		The site forms either side of a valley and the centre is the			
		lowest point, although visually significant the rate is not and			
		it would not be a significant barrier to development, however		Х	
		drainage and flood mitigation is likely to be significant			
		because of			
Agricultural L	and	Not agricultural land.			v
Quality					Х
Tree Preserv	ation	There are three protected trees and 3 group tree			
Orders / Mati	ure	preservation orders with the following references:			
Trees of Valu	ue on	AB 3/1964 - T3			
site or signific	cantly	13/1990 - T1, T2, G1, A1, A2.		v	
affecting bou		There are other established trees along the field boundaries		X	
		which may also be worthy of retention and require			
		assessment. The retention of some or all trees would impact			
		on the developable area but not significantly.			
Biodiversity of	or	Any loss of trees would require an ecological survey to			
Geodiversity	on site	determine what mitigation might be required.			
or significant	ly	The ecological valuation of the Black Country Green Belt is			
affecting bou		based on a set of assumptions that formed the basis for			
		developing a set of criteria which allowed EcoRecord to			
		attribute a relative value to individual land parcels within the			
		Green Belt. A Valuation Matrix was used based on the			
		following attributes to calculate a final ecological value score			
		for each Landscape Unit: Land Use Calculated Value,		v	
		Habitat Features, Nature Conservation Designation Value,		Х	
		Adjacency to SSSIs or Ancient Woodland, Historic			
		Landscape Characterisation (HLC) Type Value, Twinspan-			
		Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
		The higher the score the higher the ecological value.			
		Predominant Ecological Valuation of the Black Country			
		Green Belt Score = 4			
		The site falls within a Nature Recovery Network Core			
		Habitat Zone			
Heritage Ass	ets on	HER: 9908 - RING DITCH; 10M W OF GOSCOTE HOUSE			
site or signific	cantly	FARM; PELSALL - Cropmark ring ditch under pasture. An		Х	
affecting bou		archaeological survey is required.			
Impact on vis		This is a prominent part of Goscote Valley which can be			
amenity of ac	djacent	seen from the canal, Allens Lane Livingston Road and			
land users, ir	ncluding	Wolverhampton Road. The valley defines the character of	X		
existing resid	lents	the area and any development here would have significant			
		local and wider visually amenity harm from houses and the			
		public realm.			
Flood risk, dr	ainage	The centre of the site is the lowest point of the valley and is			
and ground v	vater	covered by a flood risk zone 2 (3.1ha) and 3 (0.7). There	X		
		would likely be a significant area of the parcel which cannot			

	be developed and mitigation measures to ensure that			
	development elsewhe			
Ground	More than half of the parcel to the West has a record of land			
Contamination	where contamination may need to be assessed during		Х	
	development. Metal casting/foundry, mining, infilled			
	pond/stream/marsh.			
Ground stability	The parcel is within a Coal Development high risk area and			
	a coal mining risk assessment would be required prior to		X	
	planning permission.			
Air Quality impact of	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			
adjoining uses	3			Х
Noise impact of	There could be significant noise in relation to repair works at			
adjoining uses	the showmans site which would affect occupiers of			
adjoining uses				
	residential uses here. An employment use would need		Х	
	mitigation to protect the amenity of the occupiers of the			
	showman site, and the separation is favourable to achieve			
	this.			
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for superficial		Х	
Resource Areas	sand and gravel shall take place.		^	
	·			
Mineral	No mineral infrastructure constraints.			
Infrastructure and				
Brickworks				X
DICKWOIKS				
Waste Infrastructure	No waste infrastructure constraints			
vvaste infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of			
Linployment Land	character.	X		
Dolivery / Dheeing				
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability				^
v idomity	There are no known significant risks to viability and likely to			
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X
Availability of utilities				
Availability of utilities	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is			
Availability of utilities  – electricity, gas,	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has			
Availability of utilities  – electricity, gas, water, sewage	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance			
Availability of utilities  – electricity, gas,	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding			
Availability of utilities  – electricity, gas, water, sewage	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.		Y	
Availability of utilities  – electricity, gas, water, sewage	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.		x	
Availability of utilities  – electricity, gas, water, sewage	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.		X	
Availability of utilities  – electricity, gas, water, sewage	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be		х	
Availability of utilities  – electricity, gas, water, sewage	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent		X	
Availability of utilities  – electricity, gas, water, sewage	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future		х	
Availability of utilities  – electricity, gas, water, sewage treatment	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Availability of utilities  – electricity, gas, water, sewage treatment	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future		х	
Availability of utilities  – electricity, gas, water, sewage treatment  Infrastructure constraints on /	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		x	
Availability of utilities  – electricity, gas, water, sewage treatment	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There is a brook which runs through the centre of the		x	
Availability of utilities  – electricity, gas, water, sewage treatment  Infrastructure constraints on / under site (electric	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There is a brook which runs through the centre of the parcel.  There are no recorded public rights of way present at this			
Availability of utilities  – electricity, gas, water, sewage treatment  Infrastructure constraints on / under site (electric cables/sub-stations,	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There is a brook which runs through the centre of the parcel.  There are no recorded public rights of way present at this location. However, the Goscote Corridor provides an open		x	
Availability of utilities  – electricity, gas, water, sewage treatment  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There is a brook which runs through the centre of the parcel.  There are no recorded public rights of way present at this location. However, the Goscote Corridor provides an open space corridor in this area, is well used for walking and			
Availability of utilities  – electricity, gas, water, sewage treatment  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons,	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There is a brook which runs through the centre of the parcel.  There are no recorded public rights of way present at this location. However, the Goscote Corridor provides an open			
Availability of utilities  – electricity, gas, water, sewage treatment  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There is a brook which runs through the centre of the parcel.  There are no recorded public rights of way present at this location. However, the Goscote Corridor provides an open space corridor in this area, is well used for walking and			
Availability of utilities  – electricity, gas, water, sewage treatment  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There is a brook which runs through the centre of the parcel.  There are no recorded public rights of way present at this location. However, the Goscote Corridor provides an open space corridor in this area, is well used for walking and cycling and may ha			
Availability of utilities  – electricity, gas, water, sewage treatment  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of	be developed within the plan period.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There is a brook which runs through the centre of the parcel.  There are no recorded public rights of way present at this location. However, the Goscote Corridor provides an open space corridor in this area, is well used for walking and			

	Access on	to Goscote Lane would require significant			
		and improvements including possible			
		ay widening and footway provision including			
		provements with Allens Lane. There is also a 2t			
		triction on the canal bridge which is a further particularly for commercial uses.			
		to Allens Lane could be achievable subject to			
		visibility. Highway improvements in the form of			
		ovision will be required.			
		to the A4124 Lichfield Road would be preferable			
	subject to	detail or together with an access onto Allens			
	Lane. Con	nmercial uses could be feasible. 'B' uses would			
	require acc	cess from A4124 Lichfield Road only.			
Impact on the wider		d improvements required as identified in the			
road network		access and transportation assessment.		Х	
Other Economic	i ngimaya				
(specify)					
(specify)		Casial			
A a a a a a time a lave wall	الطبيع معانا	Social			4ial
Access time by wall	servic	c transport (except Primary schools: walking only) tes in accordance with BCP Policy HOU2.	o key r	esiden	itiai
Primary School		predominantly within 10 minutes walking			Х
Filliary School	distance o			^	
Carandan Cabaal	The site is		v		
Secondary School		f a Secondary School		X	
GP/Health		site is more than 15 minutes walking distance of			
Centre/Walk in		centre Area	X		
Strategic		site is within 20 minutes public transport distance			
					Х
Centre/Employment	or arr Emp	loyment Area			^
Area	T	affects and the AF arts for all the Paters of			
Centre/Foodstore		site is more than 15 minutes walking distance of	X		
		ood and Centre Area			
Any character		ere is a mix of those formally connected to farming,			
constraints on		isolation, showmens caravans, low rise flats and m	id 20c t	raditio	nal
density (list)	semi-deta	ched and terraced houses.			
Connections to local	No connec	ction to a local cycle route network.	v		
cycle route networks		•	X		
Public Open Space	Not public	open space.			Х
Loss of Playing Field		result in the loss of a playing field or sports pitch.			
/ Sports Pitches	Would not	Toods in the loop of a playing hold of operto pitori.			X
Other Social					
Oniei Social		Opportunities			
Osulal bases are		Opportunities			
Could be a more co					
including CFS370, C		S350, CFS289 X			
and	GBP032.				
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object	tives 1,	2, 3, 4	1, 5,
Conclusion	-	6, 7, 8, 9, 12 and positive impact for SA Objective			
Sustainability Appraisa	al	The site has some negative impacts for SA Object	tives 1.	2, 3. 5	5, 6.
Employment Conclusion		7, 9, 12 and positive impact for SA Objectives 13	· • <b>,</b>	, -,	, -,
		Conclusion			
High green belt and la	ndscape hai	rm, significant impact on visual amenity and signification	ant red	uction	to the
		which would also be a barrier to the highway infra			
required.	.5500 11510		aoia	. o upg	. 4.400
roquirou.					

# **Bloxwich West**

<b></b>		5				5.				
Site Addre	SS	Bloxwich Hos	spital, Reeves	Street, Wa	alsall -	Bloxw	ich Ho	spital		
Ward		Bloxwich Wes	st	Call for	Site F	Ref	10335			
Site Area (	ha)	0.69								
Site Refere	ence	SA-0085-WA	L							
			Backgroun	d/Contex	t					
Current uses	Hos	spital/ Healthcar	e provision							
Surrounding			est are resident			st is a	superm	arket a	nd to t	he
land uses	Sou	ith are takeaway	s and residentia	al propertie	s.					
			Constr	aints						
Gateway Co	nstrain	ts (where	Name / Detail	s					An	nount
affecting pa	rt of sul	omitted site)								vered
0001/010/			21/2							a's)
SSSI/ SAC/		/ . (	N/A						0	
		/eteran Trees	N/A N/A						0	
Local Nature Flood Risk Z		3	N/A N/A						0	
Registered F		arden	N/A						0	
Scheduled A			N/A						0	
Operational I			N/A 0							
Common Lai		ouria	N/A 0							
Existing Police		P - Policy BX3: (	Conservation Are	eas						
Designations			Environmental Ir		nts					
(list)			South East of Hi		110					
()				9						
	•	Green Belt a	nd Landscape	Sensitiv	ity As	sessr	nent			
Criteria	Asses	sment		Ratir						
Green Belt	N/A			Very	High	Mod	Mod	Low	Low	Very
Harm				High	⊣ign Har	High	Har	Mod	Har	Low
				Har	m	Har	m	Har	m	Har
				m		m		m		m
				N/A	N/A	N/A	N/A	N/A	N/A	N/A
Landscape Sensitivity	N/A			High		/lod High	Mod	Lo		Low
·				N/A	1	V/A	N/A	N/	A	N/A
Det	ailed as	ssessment ag	ainst environr	nental, s	ocial	and ed	conom	ic crit	eria	
Criteria		Assessmen		,				Rati		
			Environi	mental						
Greenfield/		The site is pre	eviously develop		rrently	in use.				
Previously					•					Х
Developed L	and									
Topography		The site is pregradually.	edominantly flat,	land to the	e West	drops	down			х
Agricultural L	and	Not agricultur	al land.							v
Quality									Х	
Tree Preserv			undary is defined						Х	
			3/1972 G2 (11 tr	ees, 3 alo	ng the	bounda	ary).		^	

Trees of Value on site or significantly	The site is within a conservation area and as such all of the trees are protected.			
affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries	These trees could be retained and the site developed.  Any loss of trees or modification of the building would require an Ecology assessment in the interests of protected species.  The site falls within a Nature Recovery Network Core Expansion Zone 2		Х	
Heritage Assets on site or significantly affecting boundaries	The submission site is within the Elmore Green Conservation Area and contains the "Manor House". The conversion or part conversion of the buildings could achieve the housing figures the submission identifies.		х	
Impact on visual amenity of adjacent land users, including existing residents	The site is already developed, the "Manor House" is a an attractive building which defines the character of the Conservation Area at the this most Southern point. Its retention and adjacent development and/or redevelopment should be sympathetic to this building and the conservation area to ensure that there is no significant detrimental impact on the amenity of adjacent land users.		х	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
Ground Contamination	Record of ground contamination which would need investigation and possible mitigation across the whole site.		х	
Ground stability	The site is in a High Risk coal mining area and a Coal Mining Risk Assessment would be required prior to any development taking place.		X	
Air Quality impact of adjoining uses	High Street is in a Nitrogen Dioxide - Area of Exceedance 2015 zone which is in close proximity and may justify ventilation and extraction systems for houses or workplaces here.		Х	
Noise impact of adjoining uses	This part of High Street is near to the junction of Somerfield Road which is a source of significant noise, furthermore the nearby Fire Station and takeaway uses would contribute to noise at unsociable hours. Because the "Manor House" should be retained and may require modification it would need to be demonstrated that modification can take place satisfactorily to meet acceptable noise levels for occupants. In this context employment uses could be achieved with mitigation.	X- Res ide ntia I	X - Em plo yme nt	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			x
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			x
Waste Infrastructure	The site is within 250 metres of a metal recycling operation M&S Metals Ltd. Between the site and this use are many houses and new houses have recently been built opposite, there are no significant issues.			x
Other Environmental	No other issues identified.			Χ
Employment	Economic  The site is surrounded by residential uses, the submission			
Development Opportunities	does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses.	X		

Delivery / Phasing	No known significant issues regarding delivery or phasing.			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The application states that mains water, mains sewage, electricity, gas, oil and broadband internet are available at this site.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	A new hospital site would have to be secured.	X		
Highways access and transportation	No significant issues using existing access.			х
Impact on the wider road network	No significant issues.			Х
Other Economic (specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is within 10 minutes walking distance of a Primary School			х
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The whole site is within 10 minutes walking distance of a Health Centre Area			X
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			X
Centre/Foodstore	The whole site is within 10 minutes walking distance of a Fresh Food and Centre Area			X
Any character constraints on density (list)	Near to district centre higher densities would be appropriate, is a mix of flats and post war traditional styled terraced and se			
Connections to local cycle route networks	Adjacent cycle network route CR013 which would serve any development here.			X
Public Open Space	Not public open space.			Х
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			Х
Other Social				
	Opportunities			
	existing conservation assets are Conservation Area.			
	Sustainability Appraisal			

Sustainability Appraisal Housing	The site has some negative impacts for SA Objectives 1, 3, 7, 11,
Conclusion	12, 13 and positive impact for SA Objectives 5, 6, 9, 10, 14
Sustainability Appraisal Employment Conclusion	Assessment requested
Employment Conclusion	Conclusion
	in a sustainable area. However the submission has been submitted on

the basis that another location is required for the hospital and this is a significant constraint.

Site Address	3	Sneyd Hall R	oad Open Spa	се							
Ward		Bloxwich We	· · · · · · · · · · · · · · · · · · ·	Call for	Site F	Ref	10393	}			
Site Area (ha	1)	0.76									
Site Referen	Ce.	SA-0139-WA	1								
One Referen		6/1 0 100 W/1			4						
			Background	d/Contex	τ						
Current uses (list)	Ope	en space ameni	space amenity								
Surrounding land uses		site sounds two non-residential institutional buildings and is surro ential uses.					irround	ed by			
			Constr	aints							
Gateway Cons affecting part			Name / Detail	s						nount vered n's)	
SSSI/ SAC/ SII			N/A						Ò		
Ancient Woodl			N/A						0		
Local Nature R		)	N/A						0		
Flood Risk Zon			N/A						0		
Registered Par Scheduled And			N/A N/A						0		
Operational Bu			N/A						0		
Common Land		ouria	N/A						0		
Existing Policy Designations (list)	J OAL	) - Open Space									
Criteria	<b>1</b> 0000	Green Belt a	nd Landscape			sessi	ment				
	ASSES N/A	sment		Ratin Very		Mod		Low		Very	
Harm	W/ / \			High Har m	High Har m	High Har m	Mod Har m	Mod Har m	Low Har m	Low Har m	
				N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Landscape I Sensitivity	V/A			High		lod igh	Mod	Lo <sup>o</sup> Mc		Low	
				N/A	ı	I/A	N/A	N/	A	N/A	
	led as		ainst environr	nental, s	ocial a	and e	conom				
Criteria		Assessmen						Rati	ng		
0 " 11/		T=1 · · ·	Environi	mental							
(≟raantiald/		The site is gre	eenfield.					X			
Greenfield/ Previously Developed Lar	nd							X			
Previously Developed Lar	nd	The topograp	hy is flat.					*		Х	
Previously Developed Lar Topography Agricultural Lar		The topograp Not agricultur								X	
Previously Developed Lar Topography Agricultural Lar Quality	nd	Not agricultur	al land.	re not sign	nificant	in num	nber				
Previously Developed Lar Topography Agricultural Lar	nd ion e on	Not agricultur There are sor									
Previously Developed Lar Topography Agricultural Lar Quality Tree Preservat Orders / Mature Trees of Value	nd ion e on ntly	Not agricultur There are sor and would no	al land. me trees which a	developme	ent if re	tained		^		х	

or significantly affecting boundaries	The site falls within a Nature Recovery Network Core Expansion Zone 2			
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	Due to the topography here and surrounding uses there would be no wider visual amenity impacts. However there would be a significant local impact on residents facing the site which exists as part of the original design of the estate and due to the width would be difficult to design a solution for providing parking and private amenity without having significant impact on visual amenity. This is in the context of the site only being able to yield a few units.	х		
Flood risk, drainage and ground water	Not in a flood zone 2 or 3.			x
Ground Contamination	Previous history includes mining of coal and lignite, the land is backfilled land and there was a clay, brick and tile manufacture here once and so the site requires a site investigation prior to development.		x	
Ground stability	The site is in a High Risk coal mining area and require a coal mining risk assessment prior to development there are no other records of potential ground stability issues here.		х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
Noise impact of adjoining uses	Proximity to non residential institutes and housing would be a barrier to employment uses due to the required hours restrictions and noise mitigation. Residential uses raise no noise concern.	X- Em plo yme nt		X- Res iden tial
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	The site is within 250 metres of ABC Skip hire and noise mitigation is likely to be required for residential development.		X- Res ide ntia	X- Em ploy men t
Other Environmental	No other issues identified.  Economic			X
Employment Development Opportunities	The site depth combined with the surrounding residential uses limit any opportunity for employment development here.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Unknown, however the site is within a residential area with all services available and the site is not large. Broadband superfast speeds are available in this area. Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance			X

		are no land or other constraints preventing			
	expansion				
		no significant gas capacity issues here.  lised electricity capacity constraints will be			
		through Western Power Distribution and Cadent			
		rd asset management plans in advance of future			
	growth.	ra accet management plane in actance of ratare			
Infrastructure	No known	infrastructure constraints here.			
constraints on /					
under site (electric					
cables/sub-stations, water/sewage pipes,					Х
gas pipes, pylons,					
culverts, rights of					
way)					
Highways access		no significant constraints to the development of			
and transportation		terms of highways. Sneyd Hall Road currently			
		is a one-way gyratory around the site. Footway			Х
		along the site frontage is likely to be required as development.			
Impact on the wider		concerns raised.			
road network	i to maoi c	onocino raicoa.			Х
Other Economic					
(specify)					
A +	alia ari ara ari da li	Social Spinor and April 1997		! .!	4! = 1
Access time by wall		c transport (except Primary schools: walking only) tes in accordance with BCP Policy HOU2.	о кеу г	esiden	tiai
Diameter Out and		site is within 10 minutes walking distance of a			v
Primary School	Primary So				Х
Secondary School		predominantly within 25 minutes public transport		Х	
·		f a Secondary School		~	
GP/Health Centre/Walk in	Health Ce	site is within 10 minutes walking distance of a			Х
Strategic		site is within 20 minutes public transport distance			
Centre/Employment		loyment Area			Х
Area					
Centre/Foodstore		site is within 10 minutes walking distance of a dand Centre Area			Х
Any character		cter is defined by traditionally designed post war se	mi-deta	ached	
constraints on	houses an	d 3 storey flats.			
density (list)					
Connections to local cycle route networks	No connec	ction to a local cycle route network.	X		
Public Open Space	The Counc	cil has commissioned an open space study which			
		ied this site as being of low quality/value not			
		accessibility catchment gap. Therefore taking			Х
		the need to provide houses and employment			
Loss of Playing Field		ent the loss of this op result in the loss of a playing field or sports pitch.			
/ Sports Pitches	7100101100	result in the loop of a playing floid of oports pitch.			Х
Other Social					
		Opportunities			
No specific op	portunities id				
Cuptainability Apparia	al Hausias	Sustainability Appraisal	140 d 1:0	tha	
Sustainability Appraisa Conclusion	ai nousing	The significant reasons for rejecting this site, as list assessment, demonstrate that this site would not leave the significant reasons for rejecting this site.			ole
		alternative.	u 10	aconai	

Sustainability Appraisal Employment Conclusion	The significant reasons for rejecting this site, as listed in the assessment, demonstrate that this site would not be a reasonable alternative.						
	Conclusion						
	sult in a contrived design which is likely to have a significant impact on code the original design of the estate for the sake of very few residential						

Site Addres	Sneyd br	anch	canal,	West c	of form	er Blo	xwich			
Ward		Town Footbal Bloxwich Wes		Call for	Site I	Ref	Green	Belt F	Parcel	25
Site Area (I	ha)	1.25								
Site Refere	nce	SA-0273-WA	L							
			Background	I/Contex	ĸt					
Current uses	Ор	en space								
(list) Surrounding		To the North is a disused canal with f								
land uses	foo	tball ground to th	e South and We	· ·	space	with r	esidenti	al beyo	nd.	
Gateway Co	netrain	ts (whore	Name / Details						Δn	nount
		bmitted site)	Name / Details	•					CO	vered a's)
SSSI/ SAC/ S			N/A						0	
		/eteran Trees	N/A						0	
Local Nature Flood Risk Z		<u> </u>	N/A						0	
Registered P		ardon	N/A N/A						0	
Scheduled A			N/A						0	
Operational B			N/A 0							
Common Lar		- Carra	N/A 0							
Existing Police		D Green Belt - E								
Designations (list)	3									
		Green Belt au	nd Landscape	Sensitiv	ity As	ssess	ment			
Criteria		ssment		Ratir	าg					
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Harm			ng the merger of		Har	High Har	Har	Mod Har	Har	Low   Har
		cn and vylliennal oution to preventi	ll, and a moderat	e m	m	m	m	m	m	m
			nent. The location	n						
		sub-parcel at the		•						
		Belt gap betwee								
		nall makes it imp								
			mage its role as							
			straints limit the							
		to which develop								
			y. Release of this n the integrity of	5						
		d to the north (se				Х				
			een Belt Study fo	or						
			d), but its release							
		bination with B13								
		the overall level								
		form a slightly be								
		ary. Conversely, the north could								
		and Green Belt								
		ne wider countrys								
Landscape		ea has an overa		High		Mod	Mod	Lo		Low
Sensitivity		vity to residentia				ligh		Mo	od	
	The flat landform, lack of time depth and			d			Y			

visual

	enclosu	re are of low sensitivity but this			
	is count	erbalanced by the recreational			
		ural character around the Sneyd			
	Reservo	pir and the role of the area in			
		g a gap between settlements.			
		alities of the landscape character			
		sequent sensitivities continue			
		the borough boundary to the			
	north.				
		a is considered to have a			
		te sensitivity to employment			
		ment, due to the flat landform,			
		ime depth and visual enclosure,			
		er of Sneyd Reservoir. Large			
		evelopment would disrupt the			
		ition of this wooded area as a			
		op to Bloxwich.			
Deta		sessment against environmental, social and economi	c crite	ria	
Criteria		Assessment	Ratir		
		Environmental		<u> </u>	
Greenfield/		The parcel is greenfield.			
Previously					Х
Developed La					
Topography					X
Agricultural L	and	Not agricultural land.			Х
Quality					^
Tree Preserva		There are no protected trees, however the parcel is covered			
Orders / Matu		with established trees which require assessment. If some or			
Trees of Valu		all of the trees were retained the parcel would not be	X		
site or signific		developable.			
affecting bour Biodiversity o		Any loss of trees would require an ecological survey to			
Geodiversity		determine what mitigation might be required.			
or significantly		The ecological valuation of the Black Country Green Belt is			
affecting bour		based on a set of assumptions that formed the basis for			
ancoung boar	idailes	developing a set of criteria which allowed EcoRecord to			
		attribute a relative value to individual land parcels within the			
		Green Belt. A Valuation Matrix was used based on the			
		following attributes to calculate a final ecological value score			
		for each Landscape Unit: Land Use Calculated Value,	24		
		Habitat Features, Nature Conservation Designation Value,	X		
		Adjacency to SSSIs or Ancient Woodland, Historic			
		Landscape Characterisation (HLC) Type Value, Twinspan-			
		Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
		The higher the score the higher the ecological value.			
		Predominant Ecological Valuation of the Black Country			
		Green Belt Score = 5			
		The site falls within a Nature Recovery Network Core			
Llarita va Ass	-4	Habitat Zone			
Heritage Asse		There are no recorded heritage assets here.			v
site or signific					Х
affecting bour		The presence of the football ground and motorway would			
amenity of ad		ensure no wider impacts if this parcel was developed. A			
land users, in		significant local impact would be experienced by users of			
existing resid		the open space and there would be a significant change due	X		
January 10010	0.110	to the loss of trees which would open up views of the urban			
		The state of the s			

Flood risk, drainage and ground water	Not in a flood risk 2 or 3 zone. Scope for SUDS			Х
Ground Contamination	Landfill site, ground gas issues. Survey required.	X		
Ground stability	Coal mining High Risk area, would require a coal mining risk			
C. Carra Classy	assessment prior to planning permission.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	Close proximity to the motorway so mitigation required for housing. In terms of an employment use the parcel is close to housing and mitigation would be required and could limit future potential residential uses nearby.		x	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	The former Wyrley and Essington Canal runs between Vernon Way and Broad Lane. This route is a promoted greenway. Development of this location may impact upon this greenway and public access, please consult public rights of way, planning policy and clean a		x	
Highways access and transportation	No significant concerns. Suitable for residential.			Х
Impact on the wider road network	No significant concerns.			Х
Other Economic (specify)				
	Social			

Access time by walk					o key ı	residen	ıtial
			with BCP Policy H				
Primary School		The site is predominantly within 10 minutes walking distance of a Primary School					x
Secondary School		site is within 20 n dary School	ninutes public trans	sport distance			Х
GP/Health Centre/Walk in	The whole		15 minutes walkin	g distance of	Х		
Strategic Centre/Employment Area	The whole		ninutes public trans	sport distance			х
Centre/Foodstore		predominantly wi f a Fresh Food an	thin 10 and 15 min d Centre Area	utes walking		Х	
Any character constraints on density (list)	The adjace	The adjacent housing is mid 20c traditional styled terraced.					
Connections to local cycle route networks	No connec	No connection to a local cycle route.					
Public Open Space		Development here would significantly impact on and reduce the quality of the open space.					
Loss of Playing Field / Sports Pitches			of a playing field o	r sports pitch.			Х
Other Social							
		Opport	tunities				
Could be part of development with	a more com CFS410 ar	prehensive nd CFS350.		х			
,			ty Appraisal				
Sustainability Appraisa Conclusion	al Housing	The significant re	easons for rejecting monstrate that this				ble
Sustainability Appraisa Employment Conclusion			easons for rejecting monstrate that this				ble
		Conc	lusion				
The trees, ecology, visit development of this particular adjacent parcels, hower Employment uses wou No access to local hear	arcel, it is re ever in isola ild require a	ecognised that so tion this parcel co dditional land bec	me of this harm could be undeveloped ause the access is	ould be reduce able.			

Site Addres	SS	Wood Farm, 8	39 Wood Farm	Cottage,	J Far	mers <sup>†</sup>	Trading			
Ward		Bloxwich Wes	st	Call for	Site F	Ref	Green	Belt F	Parcel	46
Site Area (l	na)	1.32	-				1			
Site Refere	nce	SA-0281-WAI	_							
			Background	/Contex	(t					
Current uses (list)  Surrounding land uses	law sim To	ap Yard and anc fulness for disma ilar to those now the North is oper ith is a Local nat	antling of end of taken.  n space to the Ea	ife vehicle	es. Cou canal a	uncil a	erial pho avan sit	tos fro e beyo	m 200 nd to t	9 are
	beyond.									
			Constra							
Gateway Co affecting pa	rt of sul		Name / Details						co (ha	nount vered a's)
SSSI/ SAC/ S		/eteran Trees	N/A						0	
Local Nature			N/A N/A						0	
Flood Risk Zo		<u>,                                      </u>	N/A						0	
			N/A							
Scheduled Ancient Monument N/A				0						
Operational Burial Ground N/A									0	
Common Lar Existing Police		D Green Belt - El	N/A						0	
Designations (list)	,	o Green Ben El	1441							
	,	Green Belt ar	nd Landscape	Sensitiv	ity As	sess	ment			
Criteria		ssment		Ratir	ng					
Green Belt Harm	contrib betwee	b-parcel makes ution to preservi en Bloxwich and ate contribution t	ng the gap Willenhall, and a	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
	sprawl encroa Green gap to so any diminis constra Wood SINC I weake	of the conurbation of the conurbation on the condition of	on and ountryside. The narrow but open a M6 in this area, open land would evelopment with the Rough ture Reserve and which this would.	d I I		х				
Landscape Sensitivity	modera develo east of Countr extend there is woodla Howev weak p	ndscape area ha ate sensitivity to pment. Although the M6 is largely y Park, the Wood s across much o s priority habitate and and lowland er, this is counted perceptual qualities and lack of visua	residential this area to the y outside the d Chase SINC if the area and deciduous heathland. erbalanced by its es, lack of time-	High	Er	Mod High X- mplo nent	X- Reside ntial	Lo		Low

modera develop		c ::!4		
	sessment against environmental, social and economic			
Criteria	Assessment	Ratii	ng	
One andiald	Environmental			
Greenfield/	The parcel has operated as a scrap vehicle yard for over 10			х
Previously Developed Land	years.			^
Topography	The parcel is mainly flat, it rises slightly from South to North and the parcel is on higher ground than Willenhall Lane. The			х
A ' 1/ 11 1	topography raises no significant barriers to development.			
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here however, there are established trees which cover about two thirds of the parcel and could be worthy of retention. A Tree survey is required. The retention of some or all of the trees would have a significant impact on the developable area of the site.	x		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The parcel is part of Rough Wood Chase SLINC which continues to the North and adjacent Rough Wood Chase nature reserve and a ecological survey is required to determine any potential impact on protected species if the parcel was developed and to understand the impact any loss of trees might have.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 1  The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Urban Matrix Recovery Zone 1	X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	Any development of the parcel would be a significant improvement to its current appearance.			х
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			х
Ground Contamination	The North East projection of the parcel has a record of land where contamination may need to be assessed during development. Mining of coal and lignite, subsequent infilling.		Х	
Ground stability	The parcel is within a coal development High Risk area and would require a coal mining risk assessment prior to planning permission.		х	
Air Quality impact of adjoining uses	The parcel is in a Nitrogen Dioxide - Area of Exceedance 2015 zone due to the adjoining M6 which is in close	X		

	proximity so ventilation and extraction systems for houses or workplaces would be required here. Pollution Control to advice if mitigation is poss			
Noise impact of adjoining uses	Motorway noise could restrict residential development here.	Х		
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	The site is within 250 metres of J Farmer Tradings Scrapyard which could have noise amenity impact on residential uses which requires mitigation.		X- Res ide ntia	X- Em ploy men t
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are high voltage pylons which would prevent development over half of the site.	х		
Highways access and transportation	No obvious highway constraints with this site. Potential for residential or some commercial uses subject to detail.			Х
Impact on the wider road network	No significant issues			Х
Other Economic (specify)				
	Social			
Access time by wal	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is within 15 minutes walking distance of a Primary School		X	

Secondary School		site is within 20 minutes public transport distance dary School			Х
GP/Health		site is more than 15 minutes walking distance of	Х		
Centre/Walk in		a Health Centre Area			
Strategic Centre/Employment Area	The whole	The whole site is within 20 minutes public transport distance of an Employment Area			
Centre/Foodstore		site is within 10 minutes walking distance of a			Х
Any character constraints on density (list)		the west is traditional detached, the house within the ngalow and there are nearby static caravans.	he par	cel is a	
Connections to local cycle route networks	No connec	tion to a local cycle route network.	X		
Public Open Space	developme	Not public open space but it does adjoin open space and development of the parcel would be to the benefit of the open space as indicated in the visual assessment.			
Loss of Playing Field / Sports Pitches		Would not result in the loss of a playing field or sports pitch.			
Other Social					
		Opportunities			
The scrapyard has a is little visual surveill centre of the site, devan im	ance of the	path down the		X	
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	al Housing	The significant reasons for rejecting this site, as list assessment, demonstrate that this site would not alternative.			ole
Sustainability Appraisa Employment Conclusion		The significant reasons for rejecting this site, as list assessment, demonstrate that this site would not balternative.			ole
		Conclusion			
of ecology could result and existing active use	t in half the s es the site of	there are significant constraints. The retention of tr site not being developable and in addition taking ac fers no potential for residential development. These nt uses and are significant constraints.	count	of the	pylon

607

# **Brownhills**

Site Addres	SS	Chester Road	l North, Brown	hills. Wal	sall. W	S8 7.I	R - The	e Risin	ıa Sun	
Ward		Brownhills		Call for			10220		. 5 0 011	
Site Area (I	ha)	2.57								
Site Refere		SA-0051-WAI								
		0/10001 1//1		d/Contox	.4					
Current uses	Nor	th East corner of	Background			ancill	ary Car	Park 7	Γhe	
Carrent doco	rem	naining part is dif e.	ficult to access a	and there	is no pla	anning	record	s for th	e existi	
Surrounding land uses  Brownhills Common is to the South and West. To the North is the A5 with a public house and residential beyond to the East is a row of three terraced houses and Brownhills Common.					C					
			Constr	aints						
Gateway Co affecting pa		ts (where bmitted site)	Name / Detail	s						ount /ered 's)
SSSI/ SAC/ S			N/A						Ö	
		/eteran Trees	N/A						0	
Local Nature		е	N/A						0	
Flood Risk Z		ordon	N/A						0	
	Registered Park & Garden N/A Scheduled Ancient Monument N/A				0					
	ational Burial Ground N/A			0						
Common Lar					0.2					
Existing Police		Isall SAD ENV1		1111011					0.2	
Designations										
		Green Belt ar	nd Landscape	Sensitiv	ity As	sessi	nent			
Criteria	Asses	ssment		Ratir	ng					
Green Belt	Contra	ry to the green b	elt study	Very	High	Mod	Mod	Low	Low	Very
Harm		ng part of the site		High	Har	High	Har	Mod	Har	Low
		ed to be develor		Har m	m	Har m	m	Har m	m	Har m
		belt is not within		r				- 111		- 111
		IC (absolute consered that assess								
		ered that assess nt as follows:  Th								
		a strong contrib								
		arding the count								
		ichment, checkin		ne						
		Midlands conurba								
		iting the merging								
		aints leave little								
		pment that would			Х					
		g inset areas, an uth western part								
		further weaken s								
		tion between Pe								
	Brown	hills. The existing	g Green Belt							
		ary is drawn tight								
		g settlements or		of						
		rley and Essingt								
		gh boundary betv hills West is not i								

Green E release and the the north edges the harm. It area of of the A by a sin former I a weake purpose the Green Brownh would resident of the control of the control of the control of the farm its intact bounds across the Cannot The Ian modera develop would do natural contribution Pelsall and However the fringer in the control of the	selt boundary; were land to be d., Lime Lane (B4154) to the west constrained Wyrley Common to h would constitute stronger nat would not add to Green Belt should be noted that the small unconstrained land to the south 5 at Brownhills West, occupied gle dwelling and the site of the Rising Sun public house, makes er contribution to the Green Belt is. Its isolation from the rest of its list isolation from the majority riteria score either moderate or and no criteria override that its list isolation from the west with its field pattern and mature ry hedgerows and trees extends the borough boundary into k Chase District. It is considered to have a te-high sensitivity to employment ment. Large scale development is rupt the complex pattern of and historic features, and the ition of the area to the setting of and Brownhills.  For modern development around ges of the area, including the isolation from the state reduces.	High	Mod High	Mod	Low		Low
	ity locally. sessment against environme	ntal, soc	ial and e	conomi	c crite	eria	
Criteria	Assessment				Ratii	ng	
Greenfield/ Previously Developed Land	Only the Northern part has been storey former Public House and Harmacadam car park to the side. West form part of the open chara	develope lotel with Land to t	a large the South a	and	х		
Topography	The land is flat to the North but he towards the Southern part of the	as a gent					х
Agricultural Land Quality	Not agricultural land.						Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries  A group of trees on the edge of the site are protected by a tree produced by a tree prod			on order. A ensure th the tree. T the site, ev land is ope	tree at ree ren if all en.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	A protected species survey would open space, established trees an common. The application site is v	d being p	art of the	the	X		

Heritage Assets on	The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Urban Matrix Recovery Zone 2 There are no recorded heritage assets here.			
site or significantly affecting boundaries	There are no recorded hemage assets here.			X
Impact on visual amenity of adjacent land users, including existing residents	Development to the North would not be dissimilar to the existing situation, a site with a large public house/ hotel with boundary treatment and large parking areas. Any projection into the common would be detrimental to the visual amenities of the area however not significant due to the relationship with the neighbouring houses which all project further back. For these reasons there would not be significant harm to visual amenity. In addition, existing trees and hedges could be retained to reduce and or soften the impact of any additional buildings.  The redevelopment of The Rising sun which has been set on fire and is missing its roof would represent a significant enhancement to the area.		X	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х
Ground Contamination	Pollution Control Comments Small area illustrated on the SAD maps near to the back of the highway to the North.		х	
Ground stability	The site is not in a High Risk coal mining area and there are no other records of potential ground stability issues here.			х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			X
Noise impact of adjoining uses	Watling Street is part of the strategic highway network, the national speed limit starts near to the adjoining access to the West. This highway would have potential for unacceptable noise impacts for future residents. Mitigation can be secured through acoustic glazing. An employment use here would require restrictions due to the proximity to residential properties to the North and East.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Brownhills Common which is a dormant site. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be	X- Res ide ntia I	X- Em plo yme nt	

	offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development. In respect of Sandown Quarry this site is applied to a cell for pitch submission and is at the and of its			
	subject to a call for sites submission and is at the end of its life having less than a significant impact on residential uses.			
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Branton Hill Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		х	
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Χ
	Economic			
Employment Development	The site is surrounded by residential uses, the submission does not propose employment uses, access is unlikely to be	X		
Opportunities	suitable and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X
Availability of utilities  – electricity, gas, water, sewage treatment	The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		x	
Infrastructure constraints on / under site	The submission states that they believe there to be a culvert under the site. The only evidence which might suggest this is a open watercourse maintained by the Council 400m to the South of the site "Engine Lane".			X
Highways access and transportation	Any proposed sizable development, 62 residential units in this case, will require further consideration of a suitable means of direct access in accordance with DMRB standard CD 123 and DfT Circular 02/2013 as it is likely the existing access arrangements would not be suitable. Any assessment for a suitable means of access to serve the development will also need to consider the close proximity of the A5 Rising Sun Island Junction. Due to the horizontal alignment of the A5 along the site frontage, careful consideration will need to be taken in ensuring adequate forward and junction visibility is available, associated to any new junction arrangement serving new development.	X		
Impact on the wider road network	No wider impact concerns.			X

Other Economic	None					Х
Ctrior Economic	110110	Social				- / \
Access time by walk		ic transport (except Primary schools: walking or ces in accordance with BCP Policy HOU2.	nly) to	key r	esiden	tial
Primary School	distance o	predominantly within 10 and 15 minutes walking a Primary School	Ŭ		X	
Secondary School	of a Secon	e site is within 20 minutes public transport distar ndary School				X
GP/Health Centre/Walk in	a Health C	e site is more than 15 minutes walking distance Centre Area		X		
Strategic Centre/Employment Area		site is within 20 minutes public transport distar loyment Area	nce			x
Centre/Foodstore	a Fresh Fo	e site is more than 15 minutes walking distance bood and Centre Area		Х		
Any character constraints on density (list)	public hou was/is a la	is open, small group of three terraced houses a se are the only development on this part of the andmark building.				
Connections to local cycle route networks	No connec	ction to Local Cycle Route Network.		X		
Public Open Space	public ope addition th adjoining \	g Sun has a significant impact on the quality of in spaces here due to its very poor appearance here is evidence of dumping rubbish near to the West site access point onto the A5, which ment might det	. In	x		
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pite	ch.			Х
Other Social		0				
	<u> </u>	Opportunities				
The appearance of the fire damaged public house/ hotel has a significant detrimental impact on the character of the area and is on a prominent site, the immediate public open space has little evidence of use and there are signs of tipping. Potentially bring this site back into use could have a positive impact on the appearance, the character of the area and the public open space.				x		
		Sustainability Appraisal				
Sustainability Appraisa Conclusion	· ·	The site has some negative impacts for SA O 7, 9, 12, and positive impact for SA Objective				6,
Sustainability Appraisa Employment Conclusion		Assessment requested				

#### Conclusion

Although the opportunities highlight the benefits to redeveloping this site, the extent of the proposed boundary is considered would result in significant harm to the character of the open space and visual amenity. Residential is considered to be more suitable than employment due to the proximity to existing housing and the public open space, however a safe access onto the A5 has not been demonstrated and is also a significant issue.

In addition the site is within 250m of the access to a permitted minerals working site Brownhills Common. The main effects of mineral extraction are noise, dust, vibration and quarry traffic which is a significant barrier to housing development.

Site Addres	s	Albutts Road	, Brownhills, W	Albutts Road, Brownhills, WS8 7NL - Land at Albutts Road						
Ward		Brownhills		Call for	Site F	Ref	10297	,		
Site Area (h	a)	2.54								
Site Refere	nce	SA-0068-WA	L							
			Background	d/Contex	t					
Current uses	Pub	lic Open Space								
Surrounding	Tot	he North is the	M6 toll road, to the	ne South a	are hou	ses, to	the Ea	st and	West i	S
land uses	pub	lic open space.								
			Constra	aints						
Gateway Col	nstraint	s (where	Name / Details	5			Am	ount co	vered	k
affecting par	t of sub	mitted site)					(ha	s)		
SSSI/ SAC/ S	SINC	-	N/A				0	-		
Ancient Wood	dland / V	eteran Trees	N/A				0			
Local Nature	Reserve	9	N/A				0			
Flood Risk Zo	ne 3		N/A				0			
Registered Pa	ark & Ga	arden	N/A				0			
Scheduled Ar			N/A				0			
Operational E	Burial Gr	ound	N/A				0			
Common Lan			N/A				0			
Existing Polic	y SAI	O Green Belt - E	NV1							
Designations										
			nd Landscape			sessi	ment			
Criteria		sment		Ratin	ıg					
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Harm		ution to safegua		High Har	Har	High Har	Har	Mod Har	Har	Low
			pachment, and a		m	m	m	m	m	m
			to preventing the and Great Wyrley							
			Toll, yet contain							
		aracteristics of the								
			of the sub-parcel							
		ne motorway wo							X	
	stronge	er Green Belt bo	undary and wou	ld						
	not, du	e to containmer	nt provided by the							
	M6 Tol	l and woodland	to the west,							
	M6 Tol weake	l and woodland n the wider Gree	to the west, en Belt.							
Landscape	M6 Tol weaker The lar	I and woodland on the wider Gree ondscape is cons	to the west, en Belt. idered to have	High		1od	Mod	Lo <sup>o</sup>		Low
Landscape Sensitivity	M6 Tol weaker The lar overall	I and woodland on the wider Gree Indscape is cons Iow-moderate s	to the west, en Belt. idered to have ensitivity to both	High		lod ligh	Mod	Lo Mc		Low
	M6 Tol weaker The lar overall resider	I and woodland the wider Greendscape is cons low-moderate sontial and employ	to the west, en Belt. idered to have ensitivity to both ement	High			Mod			Low
	M6 Tol weaker The lar overall resider develo	I and woodland in the wider Green indscape is cons low-moderate sontial and employ pment, as the m	to the west, en Belt. idered to have ensitivity to both ement aajority of the	High			Mod			Low
	M6 Tol weaker The lar overall resider develor criteria	I and woodland in the wider Gree indscape is cons low-moderate s intial and employ pment, as the m score either low	to the west, en Belt. idered to have ensitivity to both ement ajority of the v / reduced or	High			Mod	Mo	d	Low
	M6 Tol weaker The lar overall resider develor criteria modera	I and woodland the wider Greendscape is consolow-moderate solitial and employ pment, as the macroe either lowate and no criter	to the west, en Belt. idered to have ensitivity to both ement ajority of the v / reduced or	High			Mod		d	Low
	M6 Tol weaker The lar overall resider develor criteria modera judgem	I and woodland the wider Greendscape is consolow-moderate solitial and employ pment, as the macroe either lowate and no criter	to the west, en Belt. idered to have ensitivity to both ement ajority of the v / reduced or ia override that	High			Mod	Mo	d	Low
	M6 Tol weaker The lar overall resider develo criteria modera judgem The lar	I and woodland the wider Green descape is consolow-moderate softial and employ pment, as the macro either low ate and no criter nent.	to the west, en Belt. idered to have ensitivity to both ement ajority of the v / reduced or ia override that	High			Mod	Mo	d	Low
	M6 Tol weaker The lar overall resider develo criteria modera judgem The lar	I and woodland the wider Green descape is consolow-moderate so tial and employ pment, as the magnetic score either loweste and no criter nent.  Indicape characterities continue a	to the west, en Belt. idered to have ensitivity to both ement ajority of the v / reduced or ia override that	High			Mod	Mo	d	Low
Sensitivity	M6 Tol weaker The lar overall resider develo criteria modera judgem The lar sensitiv bounda	I and woodland the wider Green descape is consolow-moderate so tial and employ pment, as the mascore either low ate and no criter nent.  Indiscape charact vities continue a gary.	to the west, en Belt. idered to have ensitivity to both ement ajority of the v / reduced or ia override that	High	-	igh		X	d	Low
Sensitivity	M6 Tol weaker The lar overall resider develo criteria modera judgem The lar sensitiv bounda	I and woodland the wider Green descape is consolow-moderate so tial and employ pment, as the mascore either low ate and no criter nent.  Indiscape charact vities continue a gary.	to the west, en Belt. idered to have ensitivity to both ement ajority of the v / reduced or ia override that ter and cross the boroug	High	-	igh		X	eria	Low
Sensitivity	M6 Tol weaker The lar overall resider develo criteria modera judgem The lar sensitiv bounda	I and woodland the wider Green descape is consolow-moderate so tial and employ present, as the magnetic score either loweste and no criter nent.  Indiscape characterities continue a lary.  Indiscape and the score are continue and ary.	to the west, en Belt. idered to have ensitivity to both ement ajority of the v / reduced or ia override that ter and cross the boroug	High nental, s	-	igh		x ic crit	eria	Low
Sensitivity	M6 Tol weaker The lar overall resider develo criteria modera judgem The lar sensitiv bounda	I and woodland the wider Green descape is consolow-moderate so tial and employ pment, as the mascore either low at eard no criter ment.  Indicape characterities continue a fary.  Indicape Assessment ag  Assessment	to the west, en Belt. idered to have ensitivity to both ement rajority of the v / reduced or ria override that ter and cross the boroug ainst environm	High nental, so	ocial a	and e	conom	x ic crit	eria	Low
Sensitivity  Deta Criteria	M6 Tol weaker The lar overall resider develo criteria modera judgem The lar sensitiv bounda	I and woodland the wider Green descape is consolow-moderate so tall and employ pment, as the mascore either low ate and no criter ment.  Indiscape characterities continue a cary.  I assessment ag  Assessment  The land is pr	to the west, en Belt. idered to have ensitivity to both ement ajority of the v / reduced or ia override that ter and cross the boroug	High nental, so	ocial a	and ea	conom	x ic crit	eria	Low
Deta Criteria Greenfield/	M6 Tol weaker The lar overall resider develor criteria modera judgem The lar sensitiv bounda	I and woodland the wider Green decape is consolow-moderate so tial and employ pment, as the mascore either low ate and no criter nent.  Indecape characterities continue a fary.  Seessment ag  Assessment  The land is proviously decapted in the serves the characterity is previously decapted.	to the west, en Belt. idered to have ensitivity to both ement lajority of the v / reduced or ia override that ter and cross the boroug  ainst environm t  Environm edominantly gred ildrens park. The	High nental, so	ocial a	and ea	conom	xxiic crit	eria	Low

Agricultural Land Quality	The land is not agricultural.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None of the trees are protected. A tree survey would be required to assess whether any should be retained and incorporated into development of this land.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Groups of trees and hedges may be used by protected bat, bird and badger species and a survey would be required along with mitigation proposals. However there is no evidence to suggest this being a barrier to development. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone		X	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets recorded here.			х
Impact on visual amenity of adjacent land users, including existing residents	The houses along Albutts Road face a soft green boundary which redevelopment of the site is likely to result in its loss. This impact would only be local, the boundary planting to the motorway is significant and there would not be wider views of this site due to the favourable topography.		х	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х
Ground Contamination	No evidence of contamination.			Х
Ground stability	The site is not in a High Risk coal mining area and there are no other records of potential ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			Х
Noise impact of adjoining uses	The main source of noise comes from the M6 toll road which is separated from the site by 20m. During the site visit there was a constant traffic noise which is considered would be a nuisance to any potential occupiers of the site if used for housing. The impact may be unacceptable. Employment uses could also have significant restrictions placed on them due to the proximity of housing opposite the site.	х		
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х

Waste Infrastructure	No waste infrastructure constraints			х
Oth an Environmental	NI other issues identificat			
Other Environmental	No other issues identified.			Х
Carala, as a at	Economic		l	
Employment Development Opportunities	The site is very close to housing and Albutts Road is narrow which would significantly impact on employment uses. The site has been assessed by Colliers for market attractiveness for the EDNA 2 study and concludes:  "This site is potentially suitable for B		x	
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  No broadband speed data is available There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No evidence of infrastructure constraints.			x
Highways access and transportation	Junction to Hednesford Road would be difficult and the corner site would provide a better opportunity.  Employment uses would be constrained by Albutts Road.  Lower number of units could be achievable.		х	
Impact on the wider road network	If number of units reduced could be acceptable (Transportation). Highways England raise no concerns.		Х	
Other Economic (specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly within 15 minutes walking distance of a Primary School		Х	
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			X
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	Х		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		

Any character	Terraced h	ouses opposite p	rovide some justifi	cation for highe	r densi	ty	
constraints on	developme	ent.	ŕ	J		•	
density (list)							
Connections to local	No connec	tion to Local Cycl	e Route Network.		Х		
cycle route networks							
		ublic open space 2					
		hase Water Park is just 200m away. Although					
			in the loss of this s			X	
			tention of part of th	ne site may be			
	acceptable						
	Would not	result in the loss	of a playing field o	r sports pitch.			х
/ Sports Pitches							
Other Social							
			tunities				
Redevelopment of		•					
opportunity for noise re							
M6 toll road which alre							
the nearby houses. Emp				X			
appropriate, retention of							
reduce any potential							
mitigation wo	ould be requ			<u> </u>			
		Sustainabili	ty Appraisal				
Sustainability Appraisal	Housing	Withdrawn prior	to SA				
Conclusion		Withdrawn phor	10 5A				
Sustainability Appraisal		Withdrawn prior	to SA				
Employment Conclusion	<u>1</u>	<u> </u>					
		Conc	lusion				

The M6 toll is a significant barrier to development here for housing. Employment use could more appropriate but mitigation for houses opposite is unlikely to allow all employment uses. Albutts Road is narrow with on street parking, only potential for access is here. Likely to be wider impact on the highway capacity entering the A5, controlled signal junction could be required. Withdrawn 22/10/20

Site Addres	s	Watling Stree	et, Land off Han	nay Hay	Road						
Ward		Brownhills		Call for	Site I	Ref	10392	2			
Site Area (h	a)	0.77									
Site Referen	nce	SA-0138-WA	L								
			Background	I/Contex	t						
Current uses (list)		iculture									
Surrounding land uses	are	the North is a disused railway line with agriculture beyond, to the East and South more agricultural uses. To the West is a water treatment facility and resiculture/agriculture beyond.								outh	
			Constra	aints							
Gateway Cor affecting par			Name / Details	5					СО	nount vered a's)	
SSSI/ SAC/ S			N/A						0		
Ancient Wood			N/A						0		
Local Nature		9	N/A N/A						0		
Flood Risk Zo Registered Pa		arden	N/A N/A						0		
Scheduled Ar			N/A						0		
Operational B			N/A						0		
Common Lan			N/A						0	1	
Designations (list)		Green Belt a	nd Landscape	Sensitiv	ity As	ssess	ment				
Criteria	Asses	sment	•	Ratir							
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low	Low	Very	
Harm	West N	ution to preventi Midlands conurba hills, and to prev		High Har m	Har m	High Har m	Har m	Mod Har m	Har m	Low Har m	
Landscape	encroa a stron country develo forms a and no weake Existin in sub- some o which if	ichment on the congrelationship was relationship was ide to the east pment beyond the consistent edgorthern edges of the Green Beling development be	countryside. It hat ith further open it. Extending the canal, which it to the eastern Brownhills, would boundary. Deyond the canal and B113A retain the inset area ment resulting build diminish.	d	X	Mod	Mod	Lo	W	Low	
Sensitivity	low/red	duced sensitivity rbalanced by the	, however this is			High	IVIOU	Mo		LOW	
	promin predon some s Theref	ent, and contain	ns a l-scale fields, with paracter. sensitivity is					×			

	idential and employment velopment.					
Detail	d assessment against environmenta	ıl, social and e	conomic			
Criteria	Assessment			Ratir	ng	
6 6 11	<u>Environmenta</u>	al				
Greenfield/ Previously	Greenfield			Х		
Developed Land Topography	The site is predominantly flat with a		e North			Х
Agricultural Lan Quality	to South. The adjacent railway is on 3 on pre1988 classification. New ass		ed.			
Tree Preservation Orders / Mature Trees of Value of site or significant affecting bounds	some boundary trees and hedges w the site which require assessment a significantly reduce the developable	orthy of retention nd which would i	n around		x	
Biodiversity or Geodiversity on or significantly affecting bounds	based on a set of assumptions that if developing a set of criteria which allowattribute a relative value to individual Green Belt. A Valuation Matrix was a following attributes to calculate a final for each Landscape Unit: Land Use Habitat Features, Nature Conservati Adjacency to SSSIs or Ancient Wood Landscape Characterisation (HLC). Axiophyte Value (TAV) and Breeding The higher the score the higher the Predominant Ecological Valuation of Green Belt Score = 2  The site falls within Nature Recovery Expansion Zone 1	k Country Green formed the basis owed EcoRecord I land parcels witused based on the calculated Value ion Designation Value, Twir g Farmland Birds ecological value, the Black Country Network Zone (Comment)	Belt is for late to thin the late score late, value, aspans Value.		x	
Heritage Assets site or significar affecting bounds	у	ets here.				х
Impact on visua amenity of adjact land users, inclu- existing residen	The land level drops down to Hanne development here would be promine local impact on the visual amenity of homes on the West boundary, howe considered to be very limited.  Wider impact from the A5 to the Eas due the topography and existing development.	ent and would ha f road users and ever this impact is st would also be l	ve a some s imited		X	
Flood risk, drain and ground wat						x
Ground	No record of ground contamination of					Х
Contamination	here is a water treatment facility and					Х
Ground stability Air Quality impa adjoining uses	No evidence of ground stability issue t of Not in a Nitrogen Dioxide Area of Ex		2015.			Х
Noise impact of adjoining uses	Neighbouring residential uses and cuses would not raise any significant noise from the A5 would require mititrain line to the North is not currently back into use without restriction and consideration. An employment use h	noise concerns. gation and althor in use, it could also needs	Road ugh the come	X - Em plo yme nt	X- Res ide ntia	

	significant impact on occupiers of existing neighbouring houses and the nature of their build and proximity is such that restrictions on uses could make any development unviable and mitigation may not be achievable.			
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for Bedrock sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	The site is surrounded and agricultural and residential uses, access which is a significant barrier is considered elsewhere.		х	
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X
Availability of utilities  – electricity, gas, water, sewage treatment	Burntwood WwTW has capacity for 5941 houses. Major upgrades as part of AMP7 for the period 2020-2025. No WwTW assessment has been provided by Severn Trent for this site and there may be some impact to delivery in terms of build out times, however no concerns have been raised about any limits to increasing capacity here. No broadband speed data is available There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No evidence of infrastructure constraints			x
Highways access and transportation	There is no footway on this section of Hanney Hay road, and it would appear that there is not scope to install a footway on the west side, but it may be possible on the east side; this would create a difficulty in pedestrians crossing over at the site frontage. However, the HA has real concerns regarding any pedestrians walking to and from the north between the site and Chasetown, particularly under the railway bridge where there are no footways or verges and the speeds of vehicles are high. These issues apply to both proposed residential and commercial uses at the site. Both proposed uses would lead to a significant increase in traffic and are unacceptable. At the existing access, the presence of a railway bridge to the north and the roadside hedge and a difference in levels to the south are such that	x		

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		increase in pedestrians and cyclists exiting the site onto a			
Forward visibility is also restricted. The principle of an					
visibility splays at any point at the limited site frontage.					
the basis of the above, visibility is severely restricted and it would appear that it is not possible to provide appropriate					
side and 35 metres to the right hand side are available. On					
visibility splays of 2.4 metres by 50 metres to the left hand					

Sustainability Appraisal Housing Conclusion	The significant reasons for rejecting this site, as listed in the assessment, demonstrate that this site would not be a reasonable alternative.
Sustainability Appraisal Employment Conclusion	The significant reasons for rejecting this site, as listed in the assessment, demonstrate that this site would not be a reasonable alternative.
	Conclusion
would relate poorly with adjacent u	would have a significant detrimental impact on local visual amenity, undeveloped land and be isolated. ue to the proximity of the railway bridge and the narrowness of Hanney

Site Addres	: e	Land North of	Engine Lanc							
	,3		Lingine Lane	Oct 1	0:4:-	2-6	0::-	D = 11 5	)·	005
Ward		Brownhills		Call for	Site F	Ref	Green	Belt F	Parcel	005
Site Area (h	na)	13.38								
Site Refere	nce	SA-0190-WAI	<u></u>							
			Background	d/Contex	t					
Current uses (list)	Agr	iculture								
Surrounding	Bro	wnhills Common	is to the North	and East.	To the	South	is a forr	ner coa	al mine	and
land uses		way to the West	is agriculture. Th	nere is als	o an in	dustria	l estate	250m	to the S	South
	Eas	st.	Constr	ninto						
Gateway Co	netrain	ts (whore	Name / Detail						Δm	ount
affecting par			Name / Details	5						ered
0001/010/0	N110		N1/0						(ha	's)
SSSI/ SAC/ S		/eteran Trees	N/A N/A						0	
Local Nature			N/A						0	
Flood Risk Zo			N/A						0	
Registered P	ark & G	arden	N/A						0	
Scheduled A	ncient M	lonument	N/A						0	
Operational E		ound	N/A						0	
Common Lar		D Green Belt - E	N/A						0	
Existing Polic Designations (list)	y OAI	o Green Ben - L	14 V 1							
		Green Belt ar	nd Landscape	Sensitiv	ity As	sessi	nent			
Criteria	Asses	ssment		Green Belt and Landscape Sensitivity Assessment						
Green Belt				Ratir	ng					
	The su	b-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Harm	The su	b-parcel makes ution to safegua	rding the	Very High	High Har	Mod High Har	Har	Low Mod Har	Har	Very Low Har
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		Rising Sun public house, makes							
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Landasana		esult from its release.	Lliab	Mod	Mod	Lo			0111
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		riteria score either moderate or							
		and no criteria override that							
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		oment. Large scale development							
		lisrupt the complex pattern of							
		and historic features, and the							
		ution of the area to the setting of and Brownhills. However,							
		development around the fringes							
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	Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone			
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The site can be seen from adjacent public spaces, the character of the area is predominantly defined by natural environment and openness associated with agricultural uses. Any development here would be out of character and likely to have a significant local impact. The existing boundary trees and adjoining planting combined with the favourable topography would minimise any wider visual amenity impacts.	х		
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			x
Ground Contamination	To the North East of the site is an area which has a record of ground contamination and was part of the mineral railway so would require ground contamination survey work prior to development.		х	
Ground stability	At least half of the site in within an area of high risk previous coal mining, any development here would require a high risk coal mining assessment prior to planning permission.		х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	There is an industrial estate to the South East less than 250m away which could have unacceptable noise impacts in relation to residential development here, however mitigation can likely be achieved. An employment in noise terms is considered likely to have no significant unacceptable impact on neighbouring uses.		х	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and	W		
Development	there are no notable employment opportunities here which warrant further assessment.	X		
Opportunities Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х

Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No evidence of infrastructure constraints.			x
Highways access and transportation	Engine Lane is a former road but has no consolidated surface and has been blocked off. A new road would be required and the section next to the industrial estate which is tarmacked enlarged which would require land from the industrial state due to the common land to the North.	х		
Impact on the wider road network	Junctions would need to be tested and consideration as to whether a road to Lime Lane can be achieved taking account of the common land to the West.	Х		
Other Economic (specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of	X		
•	a Primary School  The whole site is within 20 minutes public transport distance	^		
Secondary School	of a Secondary School			X
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	Х		
Any character constraints on density (list)	There are no adjacent residential houses, the character of the defined by modest traditional detached and semi-detached houses.			
Connections to local cycle route networks	Engine Lane and Coppice Side are part of Cycle Network Route CR001 and just 170m from the site subject of this assessment. There would be potential for the site to make use of this network.			х
Public Open Space	Not public open space.			Х
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			х
Other Social	0			
	Opportunities			

There would be an opportunity to green belt parcels and could infrastructure improven		х		
	Sustainabili	ity Appraisal		
Sustainability Appraisal Housing Conclusion	SA not required	due to gateway co	onstraints.	
Sustainability Appraisal Employment Conclusion	SA not required	due to gateway co	onstraints.	
	Conc	lusion		

The site scores high in in terms of green belt purposes, green belt harm and landscape sensitivity, any development would also have a significant local visual amenity impact. There is no obvious solution for providing access to the site due to the constraints of existing development adjacent sites and common land which are gateway issues.

Site Addres	S	Land adjacent Becks Bridge Wyrley and Essington Canal  Brownhills Call for Site Ref Green Belt Parcel 00									
Ward		Brownhills		Call for	Site F	Ref	Green	Belt F	Parcel	007	
Site Area (h	a)	42.04									
Site Referer	nce	SA-0191-WA	L								
			Background	d/Contex	t						
Current uses (list)		space between Lichfield Road and The Canal is dense with trees and shrubs r than a small path between these two areas.						S			
Surrounding		er than a small path between these two areas. he North is the Canal, the South Lichfield Road, to the East a row of houses a						and			
land uses			e West a single house and Coppice Side which is a road leading to an industr								
	are	-	<u> </u>	•							
			Constra								
Gateway Constraints (where Name / Details										ount	
affecting part of submitted site)							vered				
SSSI/ SAC/ S	INC		N/A						<b>(ha</b>	1 5)	
Ancient Wood		/eteran Trees	N/A						0		
Local Nature I			N/A						0		
Flood Risk Zo	ne 3		N/A						0		
Registered Pa			N/A						0		
Scheduled An			N/A						0		
Operational B		ound	N/A	0							
Common Land		D. Orrana Dalk - E	N/A						0		
Existing Policy Designations	/ SAI	D Green Belt - E	INVT								
(list)											
()											
		Green Belt a	nd Landscape	Sensitiv	ity As	sessi	ment				
Criteria		ssment		Ratir	ng	_	_	ı			
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low	Low	Very	
Harm		ution to safegua		High Har	Har	High Har	Har	Mod Har	Har	Low	
		yside from encro	acnment, he West Midland	100	m	m	m	m	m	m	
			enting the mergin								
		ements. The are									
			Apex Road and								
			tes strongly to th	е		x					
		on land to the no				^					
		be released with	elopment, and so	)							
		ning the adjacen	•								
		Belt land.	it correttaired								
Landscape		its visual enclos		High		/lod	Mod	Lo		Low	
Sensitivity		e which has ero	' '			ligh		Mo	d		
		ss of access rout		lo la							
		tne former Birch ve moderate ser	Coppice minera	15							
		ntial developmer					х				
		of priority habitat									
	woodla	and that surround	d the perimeter o	of							
_	the site										
	iled as		ainst environn	nental, s	ocial a	and e	conom				
Criteria		Assessmen						Rati	ng		
			Environr	nental							

Greenfield/ Previously	Greenfield site.	х		
Developed Land Topography	The site is flat the same level as the adjacent canal and			х
Agricultural Land	road.  Not agricultural land.			X
Quality Tree Preservation	There are established trees across the site which may be			^
Orders / Mature Trees of Value on site or significantly affecting boundaries	worthy of retention. A survey would be required to determine their suitability for retention. Any trees which would be required to be retained would have a significant impact on what is a narrow site.	х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	An ecology assessment is required, due to the proximity of the site to the canal habitat creation and enhancement may also be required of this site which would reduce the developable area having a significant impact on the developable site area.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone	X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	In the context of housing there would be a local impact to canal users and adjacent houses, however this would be very limited and in the context of existing neighbouring residential and employment uses, in this context any development here would not have a significant impact on visual amenity. There would not be any significant wider impact due to the topography and existing surrounding development.  Building for employment would have similar conclusions as above, however in addition any structures here would be limited in height and design due to the relationship with the adjacent highway and canal where the site is in a prominent position.			х
Flood risk, drainage and ground water	The site is in Flood Zone 2 and adjacent to the canal, any development would contribute to a risk of flooding. Although SUDS can provide some mitigation the size of the site would restrict any opportunity to mitigate for development here.  Surface water is	х		
Ground Contamination	The site has a record of ground contamination which may need assessment during development.		Х	
Ground stability	The site is in a High Risk coal mining area and a coal mining risk assessment would be required prior to development.		X	

	The development must also not affect the stability of the Canal.			
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	Lichfield Road is part of the Strategic Highway Network and would be a significant source of noise for any residential development here. Mitigation would be required and considered achievable.  Any Employment uses here could have a detrimental impact on the adjacent residential properties, however the shallow depth of the site would limit viable employment uses and could limit potential mitigation.		x	
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Birch Coppice which has remaining stockpile and is only partially restored. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development. In respect of Sandown Quarry this site is subject to a call for sites submission and is at the end of its life having less than a significant impact on residential uses.	X- Res ide ntia I	X- Em plo yme nt	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Former Birch Coppice and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		x	
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	X		
Employment Land	Not employment land other significant issues exist.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		x	

Sustainability Appraisa Conclusion				
and c	Sustainability Appraisal			
	anal users.			
	re could increase visual and a series of existing development			
	r enhance to the SLINC.			
	o the Canal and there might			
<b>T</b>	Opportunities			
Other Social				
/ Sports Pitches				^
Loss of Playing Field	Would not result in the loss of a playing field or sports pitch.			Х
Public Open Space	Not public open space			Х
	route.			
5, 5,5 15 4,5 110 110 110	any development here would rely of the canal to access this	3	Х	
cycle route networks	can be accessed from the highway or canal. It is likely that			
density (list) Connections to local	Cycle Network path CR001 is within 500m of the site and			
constraints on	modest plots.			
Any character	This side of the Road is defined by small detached modern	styled ho	ouses (	ρN
Any sharests:	distance of a Fresh Food and Centre Area			
Centre/Foodstore	The site is predominantly more than 15 minutes walking	X		
Area				
Centre/Employment	of an Employment Area		Х	Х
Strategic	The whole site is within 20 minutes public transport distance	)		
Centre/Walk in	Health Centre Area		Х	
GP/Health	The whole site is within 15 minutes walking distance of a			
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School	<b>3</b>		Х
,	Primary School  The whole site is within 20 minutes public transport distance.			
Primary School	The whole site is within 15 minutes walking distance of a		Х	
	services in accordance with BCP Policy HOU2.			
Access time by wall	ring or public transport (except Primary schools: walking only	to key	resider	itial
	Social			
(specify)				
Other Economic				
Impact on the wider road network	No significant issues			Х
and transportation	provide any kind of safe access.			
Highways access	Most if not all of the trees would have to be removed to		х	
way)				
culverts, rights of				
gas pipes, pylons,				
water/sewage pipes,				X
under site (electric cables/sub-stations,				
constraints on /	No evidence of infrastructure constraints.			

support any development without additional land which is a gateway issue.

In addition the site is within 250m of the access to a permitted minerals working site Birch Coppice. The main effects of mineral extraction are noise, dust, vibration and quarry traffic which is a significant barrier to housing development.

Site Address Land South of Engine Lane						
D 131		D 11.1		000		
Ward Brownhills Call for Site Ref	Gre	en Belt F	arcel	800		
Site Area (ha) 34.83						
Site Reference SA-0192-WAL						
Background/Context						
Current uses Agriculture fields and fields used for horsiculture (Northe	ern area)	•				
(list)  Surrounding  To the North is agriculture and an area of common land.	e North is agriculture and an area of common land, East a former mine, w					
land uses and railway serving Brownhills Colliery, the canal and Li						
to West is agriculture.  Constraints						
Gateway Constraints (where Name / Details			Δm	ount		
affecting part of submitted site)			COV	ered		
SSSI/ SAC/ SINC N/A			<b>(ha</b>	´S)		
Ancient Woodland / Veteran Trees N/A			0			
Local Nature Reserve N/A			0			
Flood Risk Zone 3 N/A			0			
Registered Park & Garden N/A Scheduled Ancient Monument N/A			0			
Operational Burial Ground N/A			0			
Common Land N/A			0			
(list) Green Belt and Landscape Sensitivity Asse	ssment					
Criteria Assessment Rating						
Green Belt The sub-parcel makes a strong Very High M	1od Mod	Low	Low	Very		
Harm contribution to safeguarding the	ligh Hai	IVIOR	Har	Low Har		
m m	m m	m	m	m		
conurbation, and preventing the merging						
of settlements. Constraints leave little						
scope for development that would relate						
scope for development that would relate well to existing inset areas, and the						
scope for development that would relate well to existing inset areas, and the release of the south western part of the						
scope for development that would relate well to existing inset areas, and the release of the south western part of the parcel would further weaken settlement						
scope for development that would relate well to existing inset areas, and the release of the south western part of the						
scope for development that would relate well to existing inset areas, and the release of the south western part of the parcel would further weaken settlement separation between Pelsall and Brownhills. The existing Green Belt boundary is drawn tightly around						
scope for development that would relate well to existing inset areas, and the release of the south western part of the parcel would further weaken settlement separation between Pelsall and Brownhills. The existing Green Belt boundary is drawn tightly around existing settlements or follows the line of						
scope for development that would relate well to existing inset areas, and the release of the south western part of the parcel would further weaken settlement separation between Pelsall and Brownhills. The existing Green Belt boundary is drawn tightly around existing settlements or follows the line of the Wyrley and Essington Canal. The						
scope for development that would relate well to existing inset areas, and the release of the south western part of the parcel would further weaken settlement separation between Pelsall and Brownhills. The existing Green Belt boundary is drawn tightly around existing settlements or follows the line of the Wyrley and Essington Canal. The Borough boundary between Pelsall and Brownhills West is not marked by any						
scope for development that would relate well to existing inset areas, and the release of the south western part of the parcel would further weaken settlement separation between Pelsall and Brownhills. The existing Green Belt boundary is drawn tightly around existing settlements or follows the line of the Wyrley and Essington Canal. The Borough boundary between Pelsall and Brownhills West is not marked by any features that would constitute a strong						
scope for development that would relate well to existing inset areas, and the release of the south western part of the parcel would further weaken settlement separation between Pelsall and Brownhills. The existing Green Belt boundary is drawn tightly around existing settlements or follows the line of the Wyrley and Essington Canal. The Borough boundary between Pelsall and Brownhills West is not marked by any features that would constitute a strong Green Belt boundary; were land to be						
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scope for development that would relate well to existing inset areas, and the release of the south western part of the parcel would further weaken settlement separation between Pelsall and Brownhills. The existing Green Belt boundary is drawn tightly around existing settlements or follows the line of the Wyrley and Essington Canal. The Borough boundary between Pelsall and Brownhills West is not marked by any features that would constitute a strong Green Belt boundary; were land to be released, Lime Lane (B4154) to the west and the constrained Wyrley Common to the north would constitute stronger edges that would not add to Green Belt						
scope for development that would relate well to existing inset areas, and the release of the south western part of the parcel would further weaken settlement separation between Pelsall and Brownhills. The existing Green Belt boundary is drawn tightly around existing settlements or follows the line of the Wyrley and Essington Canal. The Borough boundary between Pelsall and Brownhills West is not marked by any features that would constitute a strong Green Belt boundary; were land to be released, Lime Lane (B4154) to the west and the constrained Wyrley Common to the north would constitute stronger						

	by a sin	gle dwelling and the site of the						
		Rising Sun public house, makes						
		er contribution to the Green Belt						
		es. Its isolation from the rest of						
		en Belt by the constrained						
		ills Common mean that low harm						
	_	esult from its release.						
Landscape	The landscape is considered to have High Mod Mod							Low
Sensitivity	moderate-high overall sensitivity to							20
Ochlanivity		tial development as the majority		3		Мо		
		riteria score either moderate or						
		and no criteria override that						
	•	ent. The landscape character of						
		ned landscape to the west with						
		t field pattern and mature						
		ry hedgerows and trees extends						
		the borough boundary into						
		k Chase District.						
		dscape is considered to have a						
		te-high sensitivity to employment		X				
		ment. Large scale development						
		lisrupt the complex pattern of						
		and historic features, and the						
		ition of the area to the setting of						
		and Brownhills. However,						
		development around the fringes						
		rea, including the Coppice Side						
		al Estate reduces sensitivity						
	locally.	al Estate reduces sensitivity						
Dete				ind north		• •		
	Detailed assessment against environmental, social and economi						aria	
Criteria	aneu as	Assessment		iai and e	conomi	Rati		
Criteria	illeu as	Assessment Environme		iai and e	conomi			
Criteria Greenfield/		Assessment		iai and e	conomi	Rati		
Criteria  Greenfield/ Previously		Assessment Environme		iai and e	conomi			
Greenfield/ Previously Developed La		Assessment  Environme  The site is greenfield.	ntal			Rati		
Criteria  Greenfield/ Previously		Environme The site is greenfield.  The site is predominantly flat, the	ntal			Rati		
Greenfield/ Previously Developed La Topography	and	Environme The site is greenfield.  The site is predominantly flat, the least a storey higher.	ntal	ne East ris	es at	Rati	ng	
Greenfield/ Previously Developed La Topography	and	Environme The site is greenfield.  The site is predominantly flat, the	ntal	ne East ris	es at	Rati	ng	
Greenfield/ Previously Developed La Topography  Agricultural La Quality	and and	Environme  The site is greenfield.  The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a	e land to the	ne East ris cross the s	es at ite.	X	ng	
Greenfield/ Previously Developed La Topography  Agricultural La Quality  Tree Preserva	and and	Environme  The site is greenfield.  The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field both	e land to the	ne East ris cross the s	es at ite.	X	ng	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu	and and ation	Environme  The site is greenfield.  The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reterments.	e land to the and 3b accoundaries nation. A tree	ne East ris cross the s throughouse survey	es at ite.	X	ng	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value	and ation are e on	Environme  The site is greenfield.  The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which trees.	e land to the and 3b accoundaries action. A tree is should be	ne East ris cross the s throughou ee survey be retained	es at ite. it the is I and	X	x	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value site or signific	and ation are e on eantly	Environme The site is greenfield.  The site is predominantly flat, the least a storey higher. The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which trees what mitigation is required. The terminal management of the site was a site of the site	e land to the and 3b accoundaries action. A tress should brees acco	ne East ris cross the s throughou ee survey be retained unt for a s	es at ite. it the is I and mall	X	ng	
Greenfield/ Previously Developed La Topography  Agricultural La Quality  Tree Preserva Orders / Matures of Value	and ation are e on eantly	The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which trees what mitigation is required. The topercentage of the overall site and	e land to the and 3b accoundaries action. A trees accound if retained	ne East ris cross the s throughou ee survey be retained unt for a s ed or mitiga	es at ite. It the is I and mall ated for	X	x	
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Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value site or signific affecting bour	and ation are e on eantly andaries	Environme  The site is greenfield.  The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which trees what mitigation is required. The topercentage of the overall site and would have little impact on the cardevelopment.	e land to the and 3b according to the second difference appacity of	throughouse survey be retained unt for a sed or mitigathe site for	es at ite. it the is I and mall ated for	X	x	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value site or signific affecting bour	and ation are e on antly andaries	The site is greenfield.  The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which tree what mitigation is required. The tree percentage of the overall site and would have little impact on the cardevelopment.  Groups of trees and hedges may	e land to the and 3b according to the and 3b according to the and a land to the all the and a land to the and a land to the and a land to the all the and a land to the all the and a land to the all the and a la	throughouse survey or retained unt for a sed or mitigathe site for	es at ite. it the is I and mall ated for r	X	x	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value site or signific affecting bour  Biodiversity of Geodiversity of	and ation are e on eantly ndaries r	Environme  The site is greenfield.  The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which trees what mitigation is required. The tree percentage of the overall site and would have little impact on the cardevelopment.  Groups of trees and hedges may bird and badger species and a site.	e land to the and 3b according to the and 3b according to the and a land to the all the and a land to the and a land to the and a land to the all the and a land to the all the and a land to the all the and a la	throughouse survey or retained unt for a sed or mitigathe site for	es at ite. it the is I and mall ated for r	X	x	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value site or signific affecting bour  Biodiversity of Geodiversity of or significantly	and ation are e on eantly ndaries r on site	The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which trees what mitigation is required. The tree percentage of the overall site and would have little impact on the cardevelopment.  Groups of trees and hedges may bird and badger species and a stalong with mitigation proposals.	e land to the and 3b according to the used larvey wou	throughouse survey be retained unt for a sed or mitigathe site for by protected by protected by protected the site of the site for the	es at ite.  It the is I and mall ated for r ed bat, ired	X	x	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value site or signific affecting bour  Biodiversity of Geodiversity of	and ation are e on eantly ndaries r on site	The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which trees what mitigation is required. The trees percentage of the overall site and would have little impact on the cardevelopment.  Groups of trees and hedges may bird and badger species and a straining with mitigation proposals. The ecological valuation of the B	e land to the and 3b according retained apacity of the used lack Countries.	throughouse survey be retained unt for a sed or mitigathe site for by protected the strey Green	es at ite.  It the is I and mall ated for r ed bat, ired Belt is	X	x	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value site or signific affecting bour  Biodiversity of Geodiversity of or significantly	and ation are e on eantly ndaries r on site	The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which trees what mitigation is required. The tree percentage of the overall site and would have little impact on the cardevelopment.  Groups of trees and hedges may bird and badger species and a stalong with mitigation proposals. The ecological valuation of the B based on a set of assumptions the site of the sit	e land to the and 3b according retained apacity of the used larvey would ack Country at formed	throughouse survey be retained unt for a set or mitigathe site for by protected by grotected to be required the basis	es at ite. it the is I and mall ated for r ed bat, ired Belt is for	X	x	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value site or signific affecting bour  Biodiversity of Geodiversity of or significantly	and ation are e on eantly ndaries r on site	The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which trees what mitigation is required. The trees percentage of the overall site and would have little impact on the cardevelopment.  Groups of trees and hedges may bird and badger species and a stalong with mitigation proposals. The ecological valuation of the B based on a set of assumptions the developing a set of criteria which	e land to the and 3b according to a should be rees according to a should be rees according to a should be used by the used by	throughouse survey be retained unt for a set or mitigathe site for by protected by protected the site for the basis EcoRecord	es at ite. It the is I and mall ated for r ed bat, ired Belt is for	X	x	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value site or signific affecting bour  Biodiversity of Geodiversity of or significantly	and ation are e on eantly ndaries r on site	The site is greenfield.  The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which trees what mitigation is required. The trees percentage of the overall site and would have little impact on the cast development.  Groups of trees and hedges may bird and badger species and a stalong with mitigation proposals. The ecological valuation of the B based on a set of assumptions the developing a set of criteria which attribute a relative value to individual transport of the site of the si	e land to the and 3b according to a should be rees accord if retained apacity of a be used lack Country would lack Country allowed Edual land particularly and	throughouse survey be retained unt for a sed or mitigathe site for by protected by protected the site for the basis EcoRecord parcels with	es at ite.  It the is I and mall ated for r ed bat, ired Belt is for I to thin the	X	x	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value site or signific affecting bour  Biodiversity of Geodiversity of or significantly	and ation are e on eantly ndaries r on site	The site is greenfield.  The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which trees what mitigation is required. The tree percentage of the overall site and would have little impact on the cardevelopment.  Groups of trees and hedges may bird and badger species and a stalong with mitigation proposals. The ecological valuation of the B based on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix were size of the	e land to the and 3b accoundaries accound if retained apacity of a be used lack Coundat formed allowed Edual land pas used be	throughouse survey one retained unt for a sed or mitigathe site for the site for the site for the site for the basis EcoRecord parcels with ased on the site on the site on the site on the site for the basis EcoRecord parcels with ased on the site on the site of the site	es at ite.  It the is I and mall ated for r ed bat, ired  Belt is for It to thin the ne	X	x	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value site or signific affecting bour  Biodiversity of Geodiversity of or significantly	and ation are e on eantly ndaries r on site	The site is greenfield.  The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which trees what mitigation is required. The tree percentage of the overall site and would have little impact on the care development.  Groups of trees and hedges may bird and badger species and a stalong with mitigation proposals. The ecological valuation of the B based on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix we following attributes to calculate a	e land to the and 3b according retained apacity of allowed Edual land pas used befinal ecolored.	throughouse survey be retained unt for a sed or mitigathe site for the basis coRecord parcels with ased on the ogical value.	es at ite. it the is I and mall ated for r ed bat, ired Belt is for I to thin the ne ue score	X	x	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value site or signific affecting bour  Biodiversity of Geodiversity of or significantly	and ation are e on eantly ndaries r on site	The site is greenfield.  The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which trees what mitigation is required. The tree percentage of the overall site and would have little impact on the care development.  Groups of trees and hedges may bird and badger species and a stalong with mitigation proposals. The ecological valuation of the B based on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix we following attributes to calculate a for each Landscape Unit: Land Least a store with the side of	e land to the and 3b according retained apacity of a be used burvey wou lack Country as used build land pas used build land land pas used build land land land pas used build land land land land land land land la	throughouse survey be retained unt for a sed or mitigathe site for the site for the site for the basis correctly ared on the ogical valuated Value	es at ite. it the is I and mall ated for r ed bat, ired Belt is for I to thin the ne ue score e,	X	x	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value site or signific affecting bour  Biodiversity of Geodiversity of or significantly	and ation are e on eantly ndaries r on site	The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which tree what mitigation is required. The tree percentage of the overall site and would have little impact on the cardevelopment.  Groups of trees and hedges may bird and badger species and a strain along with mitigation proposals. The ecological valuation of the B based on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix we following attributes to calculate a for each Landscape Unit: Land L Habitat Features, Nature Conservance.	e land to the and 3b according retained apacity of a be used burvey wou lack Country would land pas used build land land pas used build land pas used build land land land land land land land la	throughouse survey be retained unt for a sed or mitigathe site for the by protected by protected be required by green as a sed on the ogical valuated Value signation \( \)	es at ite. it the is I and mall ated for r ed bat, ired Belt is for I to thin the ne ue score e,	X	x	
Greenfield/ Previously Developed La Topography  Agricultural La Quality Tree Preserva Orders / Matu Trees of Value site or signific affecting bour  Biodiversity of Geodiversity of or significantly	and ation are e on eantly ndaries r on site	The site is greenfield.  The site is predominantly flat, the least a storey higher.  The land is a mix of Grade 2, 3a  There are trees along the field be site which may be worthy of reter required to determine which trees what mitigation is required. The tree percentage of the overall site and would have little impact on the care development.  Groups of trees and hedges may bird and badger species and a stalong with mitigation proposals. The ecological valuation of the B based on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix we following attributes to calculate a for each Landscape Unit: Land Least a store with the side of	e land to the and 3b according retained apacity of a land land passed by the last seed by t	throughouse survey be retained unt for a set or mitigathe site for the site for the basis coRecord parcels with a sed on the ogical valuated Value signation \ Historic	es at ite.  It the is I and mall ated for r ed bat, ired  Belt is for I to thin the ne ne ses, //alue,	X	x	

	Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country Green Belt Score = 4			
	The site falls within a Nature Recovery Network Core Habitat Zone			
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The trees and vegetation which borders and exists within the SLINC to the East screens the existing fields from the Railway Walk and canal. The topography is also favourable, minimising any wider visual impacts.			х
Flood risk, drainage and ground water	Not in a flood zone 2 or 3.			х
Ground Contamination	Some recorded areas of contamination to the North, along the East boundary and Southern boundary. How the infilling was carried out is unknown. Former Colliery/ Wharf uses.		X	
Ground stability	Parts of the site are within a high risk coal mining area and would require a coal mining risk assessment prior to development.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	The industrial estate is within 150m of this parcel and mitigation would be required for any residential here. An employment use would not have a significant impact on any adjoining use.			х
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	The site is within 250 metres of Brownhills Skip Hire, Envirosol who manage hazardess waste, Tandem Metallurgical metal recyclers and Walsall Council Waste depot. Mitigation for all of these uses in respect of residential development is likely to be signi	X- Res ide ntia		X- Em ploy men t
Other Environmental	No other issues identified.  Economic			Х
Employment	Significant constraints exist within this assessment and			
Development Opportunities	there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land other significant issues exist.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.		x	

	Minorloop	ligad alactricity canacity constraints will be			
		lised electricity capacity constraints will be through Western Power Distribution and Cadent			
		rd asset management plans in advance of future			
Infrastructure constraints on / under site		ce of infrastructure constraints.			х
Highways access and transportation	Lane, this be purchas the commo Cannock v	former railway constraints limit access to Engine road is not wide enough and land would have to sed from the Industrial Estate to widen it due to on land to the North. On the West if further land in was developed a new road could link to Lime se are significant constraints which may not be .	х		
Impact on the wider road network	the fingerp	e is a narrow road with a footpath on just one side, post junction would need to be tested as to can cope with additional traffic.	Х		
Other Economic (specify)					
		Social			
Access time by walk	servic	c transport (except Primary schools: walking only) tes in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School		predominantly more than 15 minutes walking f a Primary School	X		
Secondary School		site is within 20 minutes public transport distance adary School			X
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of Centre Area	Х		
Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area			х
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	Х		
Any character constraints on density (list)	There are defined by	no adjacent residential houses, the character of the modest traditional detached and semi-detached hoerraced houses.			
Connections to local		vork route CR001 runs to the East of the parcel			
cycle route networks		150 metres away and could be extended to link up		X	
Public Open Space		open space.			Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х
Other Social					
On the setting the		Opportunities			
Could combine with t more compr Contact Cannock C between parce	ehensive so ouncil abou	t potential site			
Detween parci	or ariu TUIKS	Sustainability Appraisal			
Sustainability Appraisa Conclusion	al Housing	SA not required due to gateway constraints.			
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.			
Employment Conclusion	<i>7</i> 11	Conclusion			
significant infrastructur	e highway v employmen	on third party land outside of the borough, a gatew works. Residential uses could have unacceptable no it uses, further employment uses may not be viab	oise im	oacts c	lue to

Site Addres	ss	Land adjacer	nt to Middleton E	Bridge						
Ward		Brownhills		Call for	Site F	Ref	Green	Belt F	Parcel	002
Site Area (h	na)	0.23								
Site Referei	nce	SA-0198-WA	L							
			Background	I/Contex	(t					
Current uses (list)	Nil use, no planning history appear on early OS plans as a hole but has n						t has n	o anno	tation.	
Surrounding		To the North are houses to the East is a restaurant and agricultural fields to							South	
land uses							sidenti	al.		
			Constra							
Gateway Cor affecting par			Name / Details	<b>5</b>						ount /ered i's)
SSSI/ SAC/ S	SINC		N/A						Ò	,
Ancient Wood			N/A		<del></del>			<del></del>	0	
Local Nature		9	N/A						0	
Flood Risk Zo		1	N/A						0	
Registered Pa Scheduled Ar			N/A N/A						0	
Operational B			N/A N/A						0	
Common Lan		ourid	N/A						0	
Existing Policy Designations	y SAI	D Green Belt - E	NV1							
(list)										
			nd Landscape			sessi	nent			
Criteria		ssment	•	Ratir			nent			1 1/2
Criteria Green Belt	The su	ssment b-parcel makes	a strong	Ratir Very	ng High	Mod	Mod	Low Mod	Low	Very
Criteria	The su	ssment b-parcel makes ution to prevent	a strong ing encroachmer	Ratir Very	High Har		Mod Har	Low Mod Har	Har	Very Low Har
Criteria Green Belt	The su contrib on the	ssment  b-parcel makes ution to prevent countryside and	a strong ing encroachmer I a moderate	Ratir Very High	ng High	Mod High	Mod	Mod		Low
Criteria Green Belt	The su contrib on the contrib West N	ssment ub-parcel makes ution to prevent countryside and ution to prevent Aidlands conurb	a strong ing encroachmer I a moderate ing sprawl of the ation at	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Criteria Green Belt	The su contrib on the contrib West M Brown	ssment  ab-parcel makes ution to prevent countryside and ution to prevent Aidlands conurb hills. The sub-pa	a strong ing encroachmer I a moderate ing sprawl of the ation at arcel is adjacent t	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Criteria Green Belt	The succontribution on the contribution West Market	ssment  ab-parcel makes ution to prevent countryside and ution to prevent Aidlands conurb hills. The sub-pa ial uses to the s	a strong ing encroachmer I a moderate ing sprawl of the ation at arcel is adjacent to	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Criteria Green Belt	The succontribe on the contribe West Mest Mest Mest Mest Mest Mest Mest M	ssment  ab-parcel makes ution to prevent countryside and ution to prevent fidlands conurb hills. The sub-pa ial uses to the s y urbanising dev	a strong ing encroachmer I a moderate ing sprawl of the ation at arcel is adjacent to outh and washed	Ratir Very High Har m	High Har	Mod High Har m	Mod Har	Mod Har	Har	Low Har
Criteria Green Belt	The su contrib on the contrib West M Brown industr over by north;	ssment  ab-parcel makes  ution to prevent  countryside and  ution to prevent  Aidlands conurb  hills. The sub-parial uses to the s  y urbanising dev  however, the An	a strong ing encroachmen I a moderate ing sprawl of the ation at arcel is adjacent to outh and washed elopment to the glesey Branch of	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Criteria Green Belt	The succontribe on the contribe West Mest Mestrover by north; the Wy	ssment  ab-parcel makes ution to prevent countryside and ution to prevent fidlands conurb hills. The sub-pa ial uses to the s y urbanising dev	a strong ing encroachmen I a moderate ing sprawl of the ation at arcel is adjacent t outh and washed relopment to the glesey Branch of ton Canal, with	Ratir Very High Har m	High Har	Mod High Har m	Mod Har	Mod Har	Har	Low Har
Criteria Green Belt	The succontribe on the contribe West Mest Mest Mest Mest Mest Mest Mest M	ssment  ab-parcel makes  ution to prevent  countryside and  ution to prevent  Midlands conurb  hills. The sub-pa  ial uses to the s  y urbanising dev  however, the An  vrley and Essing  ated tree cover,  tent boundary to	a strong ing encroachmen I a moderate ing sprawl of the ation at arcel is adjacent t outh and washed relopment to the glesey Branch of ton Canal, with forms a	Ratir Very High Har m	High Har	Mod High Har m	Mod Har	Mod Har	Har	Low Har
Criteria Green Belt	The succontribe on the contribe West Mest Mest Mest Mest Mest Mest Mest M	ssment  ub-parcel makes ution to prevent countryside and ution to prevent fidlands conurb hills. The sub-pa ial uses to the s y urbanising dev however, the An vrley and Essing ated tree cover, tent boundary to n edges of Brow	a strong ing encroachmen I a moderate ing sprawl of the ation at arcel is adjacent t outh and washed relopment to the glesey Branch of ton Canal, with forms a the northern and nhills which woul	Ratir Very High Har m	High Har	Mod High Har m	Mod Har	Mod Har	Har	Low Har
Criteria Green Belt Harm	The succontribe on the contribe West Mest Mest Mest Mest Mest Mest Mest M	ssment  ub-parcel makes ution to prevent countryside and ution to prevent fidlands conurb hills. The sub-pa ial uses to the s y urbanising dev however, the An vrley and Essing ated tree cover, tent boundary to n edges of Brow n with any relea	a strong ing encroachmen I a moderate ing sprawl of the ation at arcel is adjacent t outh and washed relopment to the glesey Branch of ton Canal, with forms a the northern and nhills which woul se in this area.	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Criteria Green Belt Harm	The succontribe on the contribe West Mest Mest Mest Mest Mest Mest Mest M	ssment  ab-parcel makes aution to prevent countryside and ution to prevent Midlands conurb hills. The sub-pa ial uses to the s y urbanising dev however, the An vrley and Essing ated tree cover, tent boundary to n edges of Brow n with any relea- ajority of criteria	a strong ing encroachmen I a moderate ing sprawl of the ation at arcel is adjacent to outh and washed relopment to the glesey Branch of ton Canal, with forms a the northern and nhills which woul se in this area. score	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har	Mod Har	Har m	Low Har
Criteria Green Belt Harm	The succontribe on the contribe West Mest Mest Mest Mest Mest Mest Mest M	ssment  ab-parcel makes aution to prevent countryside and aution to prevent fidlands conurb hills. The sub-pa ial uses to the s y urbanising dev however, the An arley and Essing ated tree cover, tent boundary to n edges of Brow n with any relea- ajority of criteria duced sensitivity	a strong ing encroachment a moderate ing sprawl of the ation at arcel is adjacent to outh and washed elopment to the glesey Branch of ton Canal, with forms a the northern and the northern and the intills which would be in this area.	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Criteria Green Belt Harm	The succontribe on the contribe West Mest Mest Mest Mest Mest Mest Mest M	ssment  ab-parcel makes aution to prevent countryside and aution to prevent fidlands conurb hills. The sub-pa rial uses to the s y urbanising dev however, the An reley and Essing ated tree cover, tent boundary to n edges of Brow n with any relea- ajority of criteria duced sensitivity rbalanced by the	a strong ing encroachment a moderate ing sprawl of the ation at arcel is adjacent to outh and washed elopment to the glesey Branch of ton Canal, with forms a the northern and the northern and the intills which would be in this area.	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Criteria Green Belt Harm	The succontribe on the contribe West Mest Mest Mest Mest Mest Mest Mest M	ssment  ab-parcel makes aution to prevent countryside and aution to prevent fidlands conurbe hills. The sub-pa rial uses to the s y urbanising dev however, the An arrley and Essing ated tree cover, tent boundary to n edges of Brow n with any relea- ajority of criteria duced sensitivity ape is relatively tent, and contain	a strong ing encroachment a moderate ing sprawl of the ation at arcel is adjacent to outh and washed relopment to the iglesey Branch of ton Canal, with forms a the northern and inhills which would be in this area. It is a fact that this open and visually ins a	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Criteria Green Belt Harm	The succontribe on the contribe West Mest Mest Mest Mest Mest Mest Mest M	ssment  ab-parcel makes aution to prevent countryside and aution to prevent fidlands conurbe hills. The sub-pa rial uses to the s y urbanising dev however, the An arrley and Essing ated tree cover, tent boundary to n edges of Brow n with any relea- ajority of criteria duced sensitivity arbalanced by the ape is relatively tent, and contair ninance of small	a strong ing encroachment a moderate ing sprawl of the ation at arcel is adjacent to outh and washed relopment to the glesey Branch of ton Canal, with forms a the northern and nhills which would be in this area. In score, however this is a fact that this open and visually is a l-scale fields, with	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Criteria Green Belt Harm	The succontribe on the contribe West Mest Mest Mest Mest Mest Mest Mest M	ssment  ab-parcel makes aution to prevent countryside and aution to prevent didlands conurb hills. The sub-pa rial uses to the s y urbanising dev however, the An arrley and Essing ated tree cover, tent boundary to n edges of Brow n with any relea- ajority of criteria duced sensitivity arbalanced by the ape is relatively tent, and contair ninance of small sense of rural ch	a strong ing encroachment a moderate ing sprawl of the ation at arcel is adjacent to outh and washed relopment to the glesey Branch of ton Canal, with forms a the northern and nhills which woulse in this area. Score, however this is a fact that this open and visually is a lescale fields, with aracter.	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Criteria Green Belt Harm	The succontribe on the contribe West Mest Mest Mest Mest Mest Mest Mest M	ssment  ab-parcel makes aution to prevent countryside and aution to prevent didlands conurb hills. The sub-pa rial uses to the s y urbanising dev however, the An viley and Essing ated tree cover, tent boundary to n edges of Brow n with any relea- ajority of criteria duced sensitivity urbalanced by the ape is relatively tent, and contair ninance of small sense of rural ch ore, the overall s	a strong ing encroachment a moderate ing sprawl of the ation at arcel is adjacent to outh and washed relopment to the glesey Branch of ton Canal, with forms a the northern and nhills which woulse in this area.  score , however this is e fact that this open and visually as a lescale fields, with aracter.	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Criteria Green Belt Harm	The succontribe on the contribe West Mest Mest Mest Mest Mest Mest Mest M	ssment  ab-parcel makes aution to prevent countryside and aution to prevent didlands conurb hills. The sub-pa rial uses to the s y urbanising dev however, the An arley and Essing ated tree cover, tent boundary to n edges of Brow n with any relea- ajority of criteria duced sensitivity brabalanced by the ape is relatively ape is relatively apent, and contain ninance of small sense of rural ch ore, the overall sered to be low-n	a strong ing encroachment a moderate ing sprawl of the ation at arcel is adjacent to outh and washed elopment to the glesey Branch of ton Canal, with forms a the northern and nhills which woulse in this area.  score , however this is a fact that this open and visually as a lescale fields, with aracter. sensitivity is noderate to	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Criteria Green Belt Harm	The succontribe on the contribe West Mest Mest Mest Mest Mest Mest Mest M	ssment  ab-parcel makes aution to prevent countryside and aution to prevent didlands conurb hills. The sub-pa rial uses to the s y urbanising dev however, the An viley and Essing ated tree cover, tent boundary to n edges of Brow n with any relea- ajority of criteria duced sensitivity urbalanced by the ape is relatively tent, and contair ninance of small sense of rural ch ore, the overall s	a strong ing encroachment a moderate ing sprawl of the ation at arcel is adjacent to outh and washed elopment to the glesey Branch of ton Canal, with forms a the northern and nhills which woulse in this area.  score , however this is a fact that this open and visually as a lescale fields, with aracter. sensitivity is noderate to	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Criteria Green Belt Harm  Landscape Sensitivity	The succontribe on the contribe West Mest Mest Mest Mest Mest Mest Mest M	ssment  ab-parcel makes aution to prevent countryside and ution to prevent Midlands conurb hills. The sub-pa ial uses to the s y urbanising dev however, the An reley and Essing ated tree cover, tent boundary to n edges of Brow n with any relea- ajority of criteria duced sensitivity rbalanced by the ape is relatively lent, and contair ninance of small sense of rural ch ore, the overall s ered to be low-n ntial and employ pment.	a strong ing encroachment a moderate ing sprawl of the ation at arcel is adjacent to outh and washed elopment to the glesey Branch of ton Canal, with forms a the northern and nhills which woulse in this area.  score , however this is a fact that this open and visually as a lescale fields, with aracter. sensitivity is noderate to	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Lo Mo	Har m	Low Har m

	Environmental			
Greenfield/ Previously Developed Land	Although there is no current use and it appears to be greenfield, the earliest OS map available that this may have been an area which has been previously excavated, as the	X		
·	map is not annotated there is no way of knowing if these would prove to be a constraint or not without an intrusive investigation.	۸		
Topography	The land is between the canal and the highway which is on higher ground, the parcel rises up from East to West to meet the highway ground level. Although this change in level is not significant the incline is due to the small size of the parcel and its re		х	
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are established trees which may be worthy of retention and require a tree survey to establish if any merit retention. Due to the number of trees on this parcel and its small size it is likely that the retention of any tree would significantly reduce the developable area.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The parcel and the canal to the South are a SLINC and an Ecology survey is required to determine whether protected species exist. It is unlikely that any mitigation can be provided for the loss of the SLINC and for this reason a red rating can be applied.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5  The site falls within a Nature Recovery Network Core Habitat Zone	X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	There could be a significant unacceptable impact on the adjacent bungalow to the North. The parcel is on higher ground to the South and any buildings here will have a significant overbearing impact on occupiers of this house and would result in significant loss of light. There are no wider impacts if residential was place here, however an employment use building would look out of character on this site of the canal.  The existing tree planting provide a transition for tow path and canal users from the urban area to the countryside which is a characteristic of this part of the canal, the presence of any buildings would be detrimental to this character.	x		
Flood risk, drainage and ground water	Not in a flood zone 2 or 3. The site is next to the canal and on higher ground, any hard surfacing could lead to surface		X	

	water running into the canal which must be mitigated for and could affect the developable area.			
Ground Contamination	There is no record of any ground contamination here. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			х
Ground stability	There are no records of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			х
Noise impact of adjoining uses	The site is in close proximity to the A5 and a busy junction which is a source of noise and there is an adjacent industrial estate which will have potential for unacceptable noise impacts. The Council already received complaints about noise and smell from castings carried out at the nearest unit. Mitigation would be required for any residential development. An employment use here would have potential to impact on occupiers of existing neighbouring houses and the proximity is such that restrictions on uses could make any development unviable.		X - Res ide ntia I	X - Em ploy men t
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for Bedrock Sand and Gravel take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	The site is within 250 metres of a metal recycling operation, a former car breakers, Brownhills Motor Spares and Watling Waste services a Hazardous Waste transfer site. These uses could come back into use and the combination could give rise to noise which		X- Res ide ntia	X- Em ploy men t
Other Environmental	The Council received complaints about smell from castings at nearby industrial unit.			
	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	Х		
Employment Land	Not employment land other significant issues exist.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric	No evidence of infrastructure constraints.			х

applea/aub stations	1				
cables/sub-stations, water/sewage pipes,					
gas pipes, pylons,					
culverts, rights of					
way)					
Highways access	Access on	to the highway is poor and visibility splay may not			
and transportation		able due to the canal bridge.	X		
Impact on the wider		ant concerns (Transportation). Highways England			
road network	raise no co				X
Other Economic					
(specify)					
		Social			
Access time by wall		c transport (except Primary schools: walking only) tes in accordance with BCP Policy HOU2.	o key r	esiden	itial
Diam. October		predominantly more than 15 minutes walking	V		
Primary School		f a Primary School	X		
Sacandary Sahaal		site is within 20 minutes public transport distance			Х
Secondary School		ndary School			^
GP/Health	The whole	site is more than 15 minutes walking distance of	X		
Centre/Walk in		Centre Area			
Strategic		site is within 20 minutes public transport distance			
Centre/Employment	of an Emp	loyment Area			Х
Area					
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	X		
Any character		djacent the site is a mix of traditional and 1960s sty	led ser	ni-deta	ched
constraints on		d a large detached bungalow.			
density (list)		and the grant and the grant			
Connections to local	No connec	ction to a local cycle route network.	v		
cycle route networks		•	X		
Public Open Space	Not public	open space.			Х
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			х
/ Sports Pitches					^
Other Social					
		Opport <u>unities</u>			
No specific op	portunities i				
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	al Housing	SA not required due to gateway constraints.			
Sustainability Appraisa	al	SA not required due to gateway constraints			
Employment Conclusion	on	SA not required due to gateway constraints.			
		Conclusion			
		llife corridor, it is adjacent the canal and has dense			
		and there would be little if any scope for mitigati			
		ildings would have a significant detrimental impact			
I the North It is also co.	nsidered un	likely that a safe access can be achieved due to the	topod	ranhv	of the

the North. It is also considered unlikely that a safe access can be achieved due to the topography of the road and the adjacent canal bridge.

Site Addres	s	Land adj 92, I the East of 11	_and off Hanna 6.	y Hay Ro	oad, La	and to	the rea	ar of 1	16, L	and to
Ward		Brownhills		Call for	Site F	Ref	Green	Belt F	arce	el 001
Site Area (h	a)	3.69					•			
Site Referer	ice	SA-0201-WAI	<u></u>							
			Background	d/Contex	t					
Current uses (list)	Hor	siculture, agricul	ture, water treat	ment.						
Surrounding land uses	resi	the North is a wa dential, Hanney iculture beyond.								
			Constra	aints						
Gateway Cor affecting part			Name / Details	5					C	mount overed na's)
SSSI/ SAC/ S			N/A						0	
Ancient Wood Local Nature I			N/A N/A						0	
Flood Risk Zo		<del>2</del>	N/A						0	
Registered Pa		arden	N/A						0	
Scheduled An			N/A						0	
Operational B	urial Gr	ound	N/A						0	
Common Land Existing Policy		O Green Belt - E	N/A						0	
Designations (list)										
0.11			nd Landscape			sess	ment			
Criteria Croop Bolt		ssment	o otrona	Ratir	ng	Mod		Low		Vory
Green Belt Harm	contrib West N	b-parcel makes ution to preventi /lidlands conurba hills, and to	ng sprawl of the	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	I I OW
	preven country with fu east. E develo forms a and no weake the Gre develo parcels distinct the ins develo land w	ting encroachments and the state of the stat	rong relationship ryside to the ne canal, which to the eastern Brownhills, would ry. Existing the canal in sub-13A retains somether from release of	d e		X	Mod			
Landscape Sensitivity		ajority of criteria duced sensitivity,		High		/lod ligh	Mod	Lo Mo		Low
Sensitivity	counte landsc promin predon	rbalanced by the ape is relatively ent, and contain ninance of small-sense of rural ch	e fact that this open and visuall s a -scale fields, wit	у		<del></del> .		X		

conside	ere, the overall sensitivity is ered to be low-moderate to			
residen	tial and employment oment.			
	sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/	Greenfield site.			
Previously			Х	
Developed Land	The site classes all white draws from Newton to County there is a			
Topography	The site slopes slightly down from North to South, there is a mound on the East boundary which is in the location of a			
	previous sand pit from the early part of the 20th Century.		х	
	Overall the land slopes down from West to East. These			
	topographic features ar			
Agricultural Land	No post 1988 agricultural land quality grade, pre 1988 was a	X		
Quality	grade 3 and so an up to date assessment is required.			
Tree Preservation Orders / Mature	There are no protected trees here, however there are			
Trees of Value on	established trees which may be worthy of retention and require a tree survey to establish if any merit retention. If			
site or significantly	any/all are required to be retained there would not be any		Х	
affecting boundaries	significant reduction, if any to the capacity of the site for			
_	development.			
Biodiversity or	Groups of trees and hedges may be used by protected bat,			
Geodiversity on site	bird and badger species and a survey would be required			
or significantly affecting boundaries	along with mitigation proposals.  The ecological valuation of the Black Country Green Belt is			
ancoming boundaries	based on a set of assumptions that formed the basis for			
	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score		х	
	for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value,		^	
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 2 The site falls within Nature Recovery Network Zone Core			
	Expansion Zone 1			
Heritage Assets on	There are no recorded heritage assets here.			
site or significantly	_		Х	
affecting boundaries				
Impact on visual	The land level drops down to Hanney Hay Road so any			
amenity of adjacent land users, including	development here would be prominent and would have a local impact on the visual amenity of road users and some			
existing residents	homes on the West boundary, however this impact is			
	considered to be very limited.		Х	
	Wider impact from the A5 to the East would also be limited			
	due the topography and existing development in the West			
Flood rick drainage	which the parcel is seen against.  Not in a flood risk area.			
Flood risk, drainage and ground water	NOUTH A HOUGH HSK AFEA.			х
and ground water				
Ground	The former sand pit has a record of ground contamination			
Contamination	which required assessment prior to planning permission		Х	
	being granted.			

	Oltop with providing and cultivations are a few and a standards			
	Sites with previous agricultural uses require contamination			
	surveys due to fertilizer use, sewage sludge presence of			
Ground stability	heavy metals.  There are no records indicating ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			
adjoining uses				Х
Noise impact of adjoining uses	Neighbouring residential uses and continued agricultural uses would not raise any significant noise concerns. Road noise from the A5 would require mitigation and although the train line to the North is not currently in regular use, it could come back into full use without restriction and also needs consideration. The railway line is in place and it is used for training, the Council has received noise complaints from existing residents. An employment use here would have a significant impact on occupiers of existing neighbouring houses and the nature of their build and proximity is such that restrictions on uses could make any development unviable and mitigation may not be achievable.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for Bedrock Sand and Gravel take place.		х	
Mineral	No mineral infrastructure constraints.			
Infrastructure and Brickworks	TTO TIMIOTAL IIITASILACIATE COTISTIAITIS.			x
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development Opportunities	there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land other significant issues exist.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Burntwood WwTW has capacity for 5941 houses. Major upgrades as part of AMP7 for the period 2020-2025. No WwTW assessment has been provided by Severn Trent for this site and there may be some impact to delivery in terms of build out times, however no concerns have been raised about any limits to increasing capacity here. No broadband speed data is available There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		x	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No evidence of infrastructure constraints.			х

Highwaya access	There are no feetnath on Hanney Hay Dead which is in			
Highways access	There are no footpath on Hanney Hay Road which is in			
and transportation	Lichfield and no access to public transport or nearby shops.			
	The parcel would not be a sustainable location having poor			
	links to nearby centres.			
	Highways England:			
	Any proposed sizable development, 100 residential units in			
	this case, will require further consideration of a suitable			
	means of direct access onto the A5 Trunk Road in			
	accordance with DMRB standard CD 123 and DfT circular			
	02/2013. Any assessment for a suitable means of access to			
	serve the development will also need to consider the close			
	proximity of the A5 / Barracks Lane / Hanney Hay Road			
	Roundabout junction and existing residential accesses.			
	Staffordshire Highways:			
	On the basis of the figures in your email, the proposal could			
	be for approximately 129 dwellings (3.69 hectares at 35			
	dwellings per hectare) or a commercial development.			
	The issue of a lack of a footway to the south could			
	potentially be overcome given the continuous frontage of			
	the site onto Hanney Hay Road, providing an appropriate			
	design is possible. However, the HA has serious concerns			
	in connection with pedestrians walking to and from the north between the site and Chasetown, particularly under the			
	railway bridge. These issues apply to both proposed			
	residential and commercial uses at the site.	Х		
	Even with the additional land at the frontage available for	^		
	visibility splays, it still seems that some form of speed			
	reduction measures would be needed to deliver low enough			
	speeds. This is in the context of pedestrians and cyclists			
	from the development as well as in connection with the			
	provision of a junction with appropriate visibility. It is unclear			
	to the HA if such a scheme is deliverable or feasible.			
	The issue of an increase in trips at the Staffordshire County			
	Council arms of the roundabout junction of A5 Watling			
	Street / Hanney Hay Road / Barracks Lane would come			
	much more to the fore with this larger development.			
	Improvements to the roundabout could possibly be required,			
	but it is unclear if sufficient land is available. HE could also			
	be contacted for their views on this proposal. The Scoping			
	of a Transport Assessment would be required as part of any			
	such development.			
	In the hierarchy of roads, it would normally be preferable for			
	the development to take access off the more minor road			
	(being Hanney Hay Road in this case), but the views of HE			
	could be sought in connection with access(es) for vehicles			
	and/or pedestrians and cyclists to and from A5 Watling			
	Street.			
	There may also be issues with available routes to schools			
	and the distances to bus stops.			
Impact on the wider	No overtly insurmountable issues have been identified at			х
road network	this stage.			
Other Economic				
(specify)	   Social			
Access time by wall	king or public transport (except Primary schools: walking only) t	o kev r	esiden	tial
, lococo timo by Wall	services in accordance with BCP Policy HOU2.	y 1	20.0011	
Drimor: Cabaal	The whole site is more than 15 minutes walking distance of	v		
Primary School	a Primary School	X		

Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			х
GP/Health	The whole site is more than 15 minutes walking distance of			
Centre/Walk in	a Health Centre Area	X		
Strategic	The whole site is within 20 minutes public transport distance			
Centre/Employment	of an Employment Area			х
Area				
Centre/Foodstore	The whole site is more than 15 minutes walking distance of			
	a Fresh Food and Centre Area	X		
Any character	The character of housing here is a mix of 1960's modern de	ached, '	Victoria	an
constraints on	terraced and traditional detached.			
density (list)				
Connections to local	No connection to a local cycle route network.	X		
cycle route networks		^		
Public Open Space	The parcel is not public open space.			Х
Loss of Playing Field	Would not result in the loss of a playing field or sports pitch.			х
/ Sports Pitches				^
Other Social				
	Opportunities			
	bine with a call for site to			
provide a more co	omprehensive scheme.			
	Sustainability Appraisal			
Sustainability Appraisa				5, 6,
Conclusion	7, 9, 12, 14 and positive impact for SA Objective	s 10, 13	1	
Sustainability Appraisa			, 2, 3, 5	5, 6,
Employment Conclusion		<u> </u>		
	Conclusion			
	ble developed in isolation and would require highway upgrade			
	constraint for pedestrian access to Chasetown. Speed re	duction	and	island
	significant highways constraints.			
Significant amenity mit	igation may also be required from the railway and the A5.			

Site Area (ha)   0.2   Site Reference   SA-0203-WAL   Sackground/Context	Site Addres	SS	Land East of	Northfields Wa	y						
Sackground/Context	Ward		Brownhills		Call for	Site F	Ref	Green	Belt F	Parcel	009
Current uses	Site Area (h	na)	0.2								
The land is at the end of Northfields way and has no use.    To the North is land associated with a former farm and is considered to be an abandoned use.	Site Refere	nce	SA-0203-WA	L							
Surrounding Jand Surrounding Policy Statement edges with only a narrow opening giving a relationship with the open countryside to the west. As a result, releasing land under surrounding Green Belt land and would result in a simplified Green Belt boundary.  Landscape Sensitivity  To the North is land associated with a former farm and is considered to be an abandoned use.  Constraints  Amount covered (ha's)  Amount covered (ha's)  Amount covered (ha's)  Amount covered (ha's)  Amount and covered (ha's)  Amount and covered (ha's)  N/A  O Constraints (where a N/A  N/A  N/A  N/A  Registered Park & Garden  N/A  N/A  N/A  N/A  O Domerational Burial Ground  N/A  Common Land  Existing Policy  SAD Green Belt - ENV1  Designations (list)  Green Belt and Landscape Sensitivity Assessment  Criteria Assessment  Rating  Yery High Mod Hard Hard Hard Hard Hard Hard Hard Har				Background	l/Contex	t					
SSSI/ SAC/ SINC   N/A   O		The	e land is at the e	nd of Northfields	way and	has no	use.				
Amount covered (hars)   Amount covered (hars)				associated with	a former	farm ar	nd is co	onsidere	ed to be	e an	
SSSI/ SAC/ SINC N/A  Ancient Woodland / Veteran Trees N/A  Local Nature Reserve N/A  Flood Risk Zone 3 N/A  Registered Park & Garden N/A  Chommon Land N/A  Scheduled Ancient Monument N/A  Common Land N/A  SAD Green Belt - ENV1  SAD Green Belt - ENV1  Green Belt and Landscape Sensitivity Assessment  Criteria Assessment  Green Belt - ENV1  SAP Sessment Rating  Green Belt N/B  The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at the town of Brownhills, to maintaining the separation of the neighbouring towns of Brownhills and Bloxwich, and to preventing encroachment on the surrounding countryside. The sub-parcel is highly contained by settlement edges with only a narrow opening giving a relationship with the open countryside to the west. As a result, releasing land in this sub-parcel would not weaken the integrity of surrounding Green Belt boundary.  Landscape Sensitivity  Assessment Rating Rating High High Har Har m Har m Mod Har Har m M Har M Ha				Constra	aints						
SSSI SAC/ SINC				Name / Details	5					CO	vered
Cocal Nature Reserve   N/A			, , –							Ō	
Registered Park & Garden   N/A   0   0											
Registered Park & Garden N/A Scheduled Ancient Monument N/A Operational Burial Ground N/A Operational Burial Ground N/A Operational Burial Ground N/A  SAD Green Belt - ENV1  SAD Green Belt and Landscape Sensitivity Assessment  Green Belt Sessment  Green Belt and Landscape Sensitivity Assessment  Criteria Assessment  The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at the town of Brownhills, to maintaining the separation of the neighbouring towns of Brownhills and Bloxwich, and to preventing encroachment on the surrounding countryside. The sub-parcel is highly contained by settlement edges with only a narrow opening giving a relationship with the open countryside to the west. As a result, releasing land in this sub-parcel would not weaken the integrity of surrounding Green Belt boundary.  Landscape Sensitivity  The landscape is considered to have an overall moderate sensitivity to residential and employment development, as the majority of the criteria score moderate and the low score criteria have a limited influence on the overall judgement. The relatively strong sense of rurality and tranquillity in extensive parts of the area are aspects of greater/ high sensitivity.			<del>U</del>								
Scheduled Ancient Monument Operational Burial Ground N/A Operational Burial Ground N/A  Common Land Existing Policy Designations (list)  Green Belt and Landscape Sensitivity Assessment  Green Belt Harm  The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at the town of Brownhills, to maintaining the separation of the neighbouring towns of Brownhills, and Bloxwich, and to preventing encroachment on the surrounding countryside. The sub-parcel is highly contained by settlement edges with only a narrow opening giving a relationship with the open countryside to the west. As a result, releasing land in this sub-parcel would not weaken the integrity of surrounding Green Belt boundary.  Landscape Sensitivity  The landscape is considered to have an overall moderate sensitivity to residential and employment development, as the majority of the criteria score moderate and the low score criteria have a limited influence on the overall judgement. The relatively strong sense of rurality and tranquillity in extensive parts of the area are aspects of greater/ high sensitivity.			arden								
Common Land											
Existing Policy Designations (list)    Green Belt and Landscape Sensitivity Assessment   Criteria   Assessment   Rating				N/A						0	
Criteria   Assessment   Creen Belt and Landscape   Rating   Contribution to preventing sprawl of the West Midlands conurbation at the town of Brownhills, to maintaining the separation of the neighbouring towns of Brownhills and Bloxwich, and to preventing encroachment on the surrounding countryside. The sub-parcel is highly contained by settlement edges with only a narrow opening giving a relationship with the open countryside to the west. As a result, releasing land in this sub-parcel would not weaken the integrity of surrounding Green Belt land and would result in a simplified Green Belt boundary.  Landscape   Sensitivity   The landscape is considered to have an overall moderate sensitivity to residential and employment development, as the majority of the criteria score moderate and the low score criteria have a limited influence on the overall judgement. The relatively strong sense of rurality and tranquillity in extensive parts of the area are aspects of greater/ high sensitivity.										0	
Green Belt Harm  The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at the town of Brownhills, to maintaining the separation of the neighbouring towns of Brownhills and Bloxwich, and to preventing encroachment on the surrounding countryside. The sub-parcel is highly contained by settlement edges with only a narrow opening giving a relationship with the open countryside to the west. As a result, releasing land in this sub-parcel would not weaken the integrity of surrounding Green Belt land and would result in a simplified Green Belt boundary.  Landscape Sensitivity  The landscape is considered to have an overall moderate sensitivity to residential and employment development, as the majority of the criteria score moderate and the low score criteria have a limited influence on the overall judgement. The relatively strong sense of rurality and tranquillity in extensive parts of the area are aspects of greater/ high sensitivity.	Designations	,	D Green Belt - E	NV1							
Green Belt Harm  The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at the town of Brownhills, to maintaining the separation of the neighbouring towns of Brownhills and Bloxwich, and to preventing encroachment on the surrounding countryside. The sub-parcel is highly contained by settlement edges with only a narrow opening giving a relationship with the open countryside to the west. As a result, releasing land in this sub-parcel would not weaken the integrity of surrounding Green Belt land and would result in a simplified Green Belt boundary.  Landscape Sensitivity  The landscape is considered to have an overall moderate sensitivity to residential and employment development, as the majority of the criteria score moderate and the low score criteria have a limited influence on the overall judgement. The relatively strong sense of rurality and tranquillity in extensive parts of the area are aspects of greater/ high sensitivity.											
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Contribution to preventing sprawl of the West Midlands conurbation at the town of Brownhills, to maintaining the separation of the neighbouring towns of Brownhills and Bloxwich, and to preventing encroachment on the surrounding countryside. The sub-parcel is highly contained by settlement edges with only a narrow opening giving a relationship with the open countryside to the west. As a result, releasing land in this sub-parcel would not weaken the integrity of surrounding Green Belt land and would result in a simplified Green Belt boundary.  Landscape Sensitivity  The landscape is considered to have an overall moderate sensitivity to residential and employment development, as the majority of the criteria score moderate and the low score criteria have a limited influence on the overall judgement. The relatively strong sense of rurality and tranquillity in extensive parts of the area are aspects of greater/ high sensitivity.	Criteria	Asses		nd Landscape			sessi	ment			
of Brownhills, to maintaining the separation of the neighbouring towns of Brownhills and Bloxwich, and to preventing encroachment on the surrounding countryside. The sub-parcel is highly contained by settlement edges with only a narrow opening giving a relationship with the open countryside to the west. As a result, releasing land in this sub-parcel would not weaken the integrity of surrounding Green Belt land and would result in a simplified Green Belt boundary.  Landscape Sensitivity  The landscape is considered to have an overall moderate sensitivity to residential and employment development, as the majority of the criteria score moderate and the low score criteria have a limited influence on the overall judgement. The relatively strong sense of rurality and tranquillity in extensive parts of the area are aspects of greater/ high sensitivity.	Green Belt	The su	ssment b-parcel makes	a moderate	Ratir Very	ng	Mod		_	Low	_
separation of the neighbouring towns of Brownhills and Bloxwich, and to preventing encroachment on the surrounding countryside. The sub-parcel is highly contained by settlement edges with only a narrow opening giving a relationship with the open countryside to the west. As a result, releasing land in this sub-parcel would not weaken the integrity of surrounding Green Belt land and would result in a simplified Green Belt boundary.  Landscape Sensitivity  The landscape is considered to have an overall moderate sensitivity to residential and employment development, as the majority of the criteria score moderate and the low score criteria have a limited influence on the overall judgement. The relatively strong sense of rurality and tranquillity in extensive parts of the area are aspects of greater/ high sensitivity.	Green Belt	The su	ssment  ub-parcel makes oution to preventi	a moderate	Ratir Very High	ng High	Mod High	Mod	Mod		Low
Brownhills and Bloxwich, and to preventing encroachment on the surrounding countryside. The sub-parcel is highly contained by settlement edges with only a narrow opening giving a relationship with the open countryside to the west. As a result, releasing land in this sub-parcel would not weaken the integrity of surrounding Green Belt land and would result in a simplified Green Belt boundary.  Landscape Sensitivity  The landscape is considered to have an overall moderate sensitivity to residential and employment development, as the majority of the criteria score moderate and the low score criteria have a limited influence on the overall judgement. The relatively strong sense of rurality and tranquillity in extensive parts of the area are aspects of greater/ high sensitivity.	Green Belt	The su contrib West N	ssment  ub-parcel makes  ution to preventi  Midlands conurba	a moderate ing sprawl of the ation at the town	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
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Criteria	Assessment	Ratir	าg	
	Environmental			
Greenfield/ Previously Developed Land	Greenfield - There is a record of pollution on the land.	Х		
Topography	The land is predominantly flat.			X
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees, however there are a number of established trees which may be worthy of protection and a tree survey is required to establish if this is the case. The retention of any trees would significantly impact on the capacity of the site for development.	х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is part of a network of established trees and planting in the adjacent Clayhanger SLINC which justifies an Ecological survey to determine whether there are any protected species.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5  The site falls within a Nature Recovery Network Core Habitat Zone	X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			x
Impact on visual amenity of adjacent land users, including existing residents	Occupiers of houses on Northfields Way enjoy the soft landscaped boundaries of this site, not all of which would be retained if redeveloped. In addition the canal users and public open space users would experience some loss of visual amenity. The topography and relationship to the wider area ensures that the harm would be localised and not seen from the wider area.		x	
Flood risk, drainage and ground water	Not in a flood zone 2 or 3.			х
Ground Contamination	The site is the location of a large burial of pigs following the swine flu epidemic of the 1960s. The road historically was planned to continue East however the removal of the pigs here was a barrier to pursuing the development. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.	х		
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	The site is surrounding by residential uses or open space, housing here would be acceptable in noise impact terms, an		X - Em plo	X - Res

	employment use could be restricted due to these surrounding uses.		yme nt	iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for Brick Clay take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No evidence of any infrastructure constraints.			х
Highways access and transportation	No significant issues.			х
Impact on the wider road network	No significant issues.			Х
Other Economic (specify)				
(Spoony)	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly within 15 minutes walking distance of a Primary School		Х	
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			х
GP/Health Centre/Walk in	The whole site is within 15 minutes walking distance of a Health Centre Area		X	

Strategic Centre/Employment Area		site is within 20 n loyment Area	ninutes public tran	sport distance		х	х
Centre/Foodstore		The whole site is within 15 minutes walking distance of a Frresh Food and Centre Area				Х	
Any character			nger estate which i			cterise	d by
constraints on density (list)	large deta	ched traditional st	yled houses on mo	odest sized plot	S.		
Connections to local cycle route networks	No connec	ction to Local Cycl	e Route Network.		X		
Public Open Space	Not public	open space.					Х
Loss of Playing Field	Would not	result in the loss	of a playing field o	r sports pitch			Х
/ Sports Pitches							
Other Social							
		Opport	tunities				
Opportunity to combi North or to provide				x			
		Sustainabili	ty Appraisal				
Sustainability Appraisa	al Housing	The significant re	easons for rejectin	g this site, as lis	sted in	the	
Conclusion	_	assessment, der	monstrate that this	site would not l	be a re	asonal	ole
		alternative.					
Sustainability Appraisa	al	The significant re	easons for rejectin	g this site, as lis	sted in	the	
Employment Conclusion	on	assessment, der	monstrate that this	site would not l	be a re	asonal	ole
		alternative.					
		Conc	lusion				

The land was to be used to extend Northfields Way to the East, however there are no longer any plans to do this. The site by itself would not provide more than a couple of houses but may help facilitate development on adjoining land. The land is contaminated and considered to be a significant barrier to developing the parcel as part of a larger site. Although mitigation is possible such a scheme is unviable for what could be delivered.

Site Addres	SS	Stevies Stable	es, Pelsall Roa	d, Brown	hills, V	VS8 7	DL			
Ward		Brownhills		Call for	Site F	Ref	Green	Belt F	Parcel	010
Site Area (h	na)	0.66	•							
Site Refere	nce	SA-0242-WA	L							
			Background	I/Contex	t					
Current uses (list)	Sta	bles and horse r	iding school.							
Surrounding land uses			Council Depot, to and to the West			, Soutl	h a form	er railv	vay wit	h
		· ·	Constra	ints						
Gateway Col affecting par			Name / Details	3						ount vered i's)
SSSI/ SAC/ S		, . <del></del>	N/A						0	
Ancient Wood Local Nature			N/A N/A						0	
Flood Risk Zo		<del>,</del>	N/A N/A						0	
Registered Pa		arden	N/A						0	
Scheduled Ar			N/A						0	
Operational E	Burial Gr	ound	N/A						0	
Common Lan			N/A						0	
Existing Polic Designations (list)	sy SAI	O Green Belt - E	NV1							
		Green Belt ar	nd Landscape	Sensitiv	/ity As	sessi	ment			
Criteria	Asses	Green Belt ar	nd Landscape	Sensitiv Ratir		sessi	ment			
Green Belt	Paragr	ssment aph 6.6 of the B	lack Country	Ratir Very		Mod	ment	Low	Low	Very
	Paragr Green	<b>esment</b> aph 6.6 of the B Belt Study Stage	lack Country e 1 and 2 report	Ratir Very High	ng	Mod High		Mod	Low Har	Low
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Green Belt	Paragr Green explair identific so high constrat that the develo Stage this ba	aph 6.6 of the B Belt Study Stage Is "Stage 1 parce as being who ally constrained be aints that it was r bey could provide pment were exc assessment of sis the area asse	lack Country e 1 and 2 report els that were illy constrained o by absolute not considered potential sites fo luded from the f sub-parcels." O essed in the	Ratir Very High Har r	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
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Green Belt	Paragr Green explair identifices high constrate that the develoe Stage in this ba Green parcel	aph 6.6 of the B Belt Study Stage as "Stage 1 parce ed as being who ally constrained be aints that it was re ey could provide pment were exc 2 assessment of sis the area asse Belt study which subject to this as	lack Country e 1 and 2 report els that were illy constrained o by absolute not considered potential sites fo luded from the f sub-parcels." O essed in the includes the	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	Paragr Green explair identifices so high constrat that the develo Stage of this ba Green parcel not been the base	aph 6.6 of the B Belt Study Stage as "Stage 1 parce ed as being who ally constrained be aints that it was re ey could provide pment were exc 2 assessment of sis the area asse Belt study which subject to this as en rated for Gree ses that the purp	lack Country e 1 and 2 report els that were only constrained or ony absolute not considered potential sites for luded from the f sub-parcels." O essed in the on includes the essessment has en Belt harm. On coses rating is	Ratir Very High Har m	High Har	Mod High Har	Mod Har m	Mod Har	Har	Low Har
Green Belt	Paragr Green explair identifices high constrate that the develo Stage of this base Green parcel not been the base modera	aph 6.6 of the B Belt Study Stage as "Stage 1 parce ed as being who ally constrained be aints that it was re ey could provide pment were exc 2 assessment of sis the area asse Belt study which subject to this as en rated for Gree ses that the purp ate 3 it is consider	lack Country e 1 and 2 report els that were olly constrained o oy absolute not considered potential sites for luded from the f sub-parcels." O essed in the n includes the essessment has en Belt harm. On ooses rating is ered reasonable	Ratir Very High Har m	High Har	Mod High Har	Mod Har m	Mod Har	Har	Low Har
Green Belt	Paragr Green explair identification so high constration that the develo Stage: this ba Green parcel not been the bas modera to cond	aph 6.6 of the B Belt Study Stage Is "Stage 1 parce as being who ally constrained be aints that it was r bey could provide pment were exc 2 assessment of sis the area asse Belt study which subject to this as ben rated for Gree ses that the purp ate 3 it is conside clude than in har	lack Country e 1 and 2 report els that were olly constrained o by absolute not considered potential sites folluded from the f sub-parcels." O essed in the includes the ssessment has en Belt harm. On ooses rating is ered reasonable im terms the	Ratir Very High Har m	High Har	Mod High Har	Mod Har m	Mod Har	Har	Low Har
Green Belt	Paragr Green explair identific so high constrat that the develo Stage: this ba Green parcel not been the bas modera to condi- parcel	aph 6.6 of the B Belt Study Stage Is "Stage 1 parce as being who ally constrained be aints that it was re bey could provide pment were exce assessment of sis the area asse Belt study which subject to this as are rated for Gree ses that the purp ate 3 it is conside clude than in har would not have	lack Country e 1 and 2 report els that were only constrained or els y absolute not considered potential sites for luded from the f sub-parcels." Or essed in the n includes the essessment has en Belt harm. On coses rating is ered reasonable on terms the been reated very	Ratir Very High Har m	High Har	Mod High Har	Mod Har m	Mod Har	Har	Low Har
Green Belt	Paragr Green explair identifications high constration that the develor Stage of this back Green parcel not been the back modera to conceparcel high or	aph 6.6 of the B Belt Study Stage Is "Stage 1 parce as as being who ally constrained be aints that it was re bey could provide pment were exc assessment of sis the area asse Belt study which subject to this as are rated for Gree ses that the purp ate 3 it is conside clude than in har would not have being harm and	lack Country e 1 and 2 report els that were elly constrained o ey absolute not considered potential sites folluded from the f sub-parcels." O essed in the n includes the essessment has en Belt harm. On esses rating is ered reasonable em terms the been reated very therefore in gree	Ratir Very High Har m	High Har	Mod High Har	Mod Har m	Mod Har	Har	Low Har
Green Belt	Paragr Green explair identifications high constration that the develor Stage of this back Green parcel not been the back modera to conceparcel high or	aph 6.6 of the B Belt Study Stage as "Stage 1 parce ed as being who ally constrained be aints that it was re ey could provide pment were exce assessment of sis the area asse Belt study which subject to this as en rated for Gree ses that the purp ate 3 it is conside clude than in har would not have thigh harm and tims there is no s	lack Country e 1 and 2 report els that were elly constrained o ey absolute not considered potential sites folluded from the f sub-parcels." O essed in the n includes the essessment has en Belt harm. On esses rating is ered reasonable em terms the been reated very therefore in gree	Ratir Very High Har m	High Har	Mod High Har	Mod Har m	Mod Har	Har	Low Har
Green Belt Harm	Paragr Green explair identifications high constrate that the develoe Stage at this back Green parcel not been the base moderate to conceparcel high or belt ter concer	aph 6.6 of the B Belt Study Stage as "Stage 1 parce ed as being who ally constrained be aints that it was re ey could provide pment were exc 2 assessment of sis the area asse Belt study which subject to this as en rated for Gree ses that the purp ate 3 it is conside clude than in har would not have high harm and ms there is no s ns.	lack Country e 1 and 2 report els that were elly constrained or elly absolute not considered potential sites for luded from the f sub-parcels." Or essed in the n includes the essessment has en Belt harm. On esses rating is ered reasonable m terms the been reated very therefore in gree ignificant	Ratin Very High Har n  The High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har
Green Belt Harm	Paragr Green explair identifications to high constration that the develoes that the develoes this based of the based of th	aph 6.6 of the B Belt Study Stage as "Stage 1 parce ed as being who ally constrained be aints that it was re ey could provide pment were exc 2 assessment of sis the area asse Belt study which subject to this as en rated for Gree ses that the purp ate 3 it is conside clude than in har would not have be high harm and arms there is no s andscape is consi- moderate sensi-	lack Country e 1 and 2 report els that were elly constrained o by absolute not considered potential sites for luded from the f sub-parcels." O essed in the n includes the ssessment has en Belt harm. On boses rating is ered reasonable m terms the been reated very therefore in gree ignificant idered to have ar tivity to residentia	Ratin Very High Har n  The High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	Paragr Green explair identifices on high constrat that the develo Stage of this back Green parcel not been to concer to concer parcel high or belt ter concer The lar overall and en	aph 6.6 of the B Belt Study Stage as "Stage 1 parce ed as being who ally constrained be aints that it was re ey could provide pment were exc 2 assessment of sis the area asse Belt study which subject to this as en rated for Gree ses that the purp ate 3 it is conside clude than in har would not have being harm and in the being harm in the	lack Country e 1 and 2 report els that were only constrained only absolute not considered potential sites for luded from the f sub-parcels." Onessed in the includes the sesesment has en Belt harm. On coses rating is ered reasonable in terms the been reated very therefore in gree ignificant idered to have ar tivity to residentia opment, as the	Ratin Very High Har n  The High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	Paragr Green explair identifices high constrates that the develon Stage of this base Green parcel not been to concern to concern to concern to concern to concern to concern the law overall and en majorit	aph 6.6 of the B Belt Study Stage as "Stage 1 parce ed as being who ally constrained be aints that it was re ey could provide pment were exc 2 assessment of sis the area asse Belt study which subject to this as en rated for Gree ses that the purp ate 3 it is conside clude than in har would not have high harm and thigh harm and ms there is no s ns. ndscape is consi moderate sensi aployment devel y of the criteria s	lack Country e 1 and 2 report els that were elly constrained o by absolute not considered potential sites for luded from the f sub-parcels." O essed in the n includes the sessment has en Belt harm. On boses rating is ered reasonable m terms the been reated very therefore in gree ignificant idered to have ar tivity to residentia opment, as the score moderate	Ratin Very High Har n n High al	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	Paragr Green explair identifices high constrates that the develo Stage of this back Green parcel not been to concer to concer to concer The lar overall and en majorita	aph 6.6 of the B Belt Study Stage as "Stage 1 parce ed as being who ally constrained be aints that it was re ey could provide pment were exc 2 assessment of sis the area asse Belt study which subject to this as en rated for Gree ses that the purp ate 3 it is conside clude than in har would not have high harm and ms there is no s moderate sensi enployment devel y of the criteria s e low score crite	lack Country e 1 and 2 report els that were only constrained only absolute not considered potential sites for luded from the f sub-parcels." Onessed in the includes the sesesment has en Belt harm. On coses rating is ered reasonable in terms the been reated very therefore in gree ignificant idered to have ar tivity to residentia opment, as the	Ratin Very High Har n  High Har n  High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m

are asp	lity in extensive parts of the area ects of greater/ high sensitivity.	o orite	wie.	
Criteria	sessment against environmental, social and economi Assessment	Rati		
Officia	Environmental	Itatii	ig	
Greenfield/ Previously Developed Land	The site was the location of two houses and is now used for horse riding and stabling with a number of pre-fabricated building at the site.			х
Topography	The site is predominantly flat.			Х
Agricultural Land Quality	Not agricultural land.			х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees at this site, however there are a number of established trees between the pre-fabricated buildings and around the field perimeters. A tree survey would be required to determine which are worthy of retention. The retention of some or all of the trees would reduce the developable area.		Х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5  The site falls within a Nature Recovery Network Core Habitat Zone		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The existing use is out of character with its surroundings to the North and East when viewed from the highway, the presence of trees within and around the site minimises any visual harm to the open space to the South. Because of the relationship of the land to existing employment uses and this context when viewed from the open space it is considered that employment development would have little impact on the visual amenity from adjacent land. In respect of housing here it is considered the occupiers would experience a level of visual amenity which would be at odds with a residential use and the presence of housing from the public realm would be out of character		х	
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	No information relating to ground conditions but will need investigation due to current use. Potential storage issues etc as well.			х
Ground stability	The parcel is identified as a High Risk Coal Mining Area. Prior to planning permission a Coal Mining Risk Assessment would be required. The area covered by this designation is		х	

	very small and even if found to be unviable would have little		
Air Quality impact of	if any impact on the capacity of the site.  Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.		
adjoining uses	Not in a Nitrogen bloxide - Area of Exceedance 2013 20ne.		Х
Noise impact of adjoining uses	Significant mitigation could be required for a residential use due to the proximity of the site to a district distributer and existing employment uses in particular its relationship to the Council Depot which has movement of heavy vehicles throughout the day.  An employment use would raise no concerns.	X - Res ide ntia	X - Em ploy men t
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.		X
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.		х
Waste Infrastructure	The site is within 250 metres of Walsall Waste Depot which could have impacts on residential uses which require mitigation.	X- Res ide ntia	X- Em ploy men t
Other Environmental	No other issues identified.		Χ
Employment	Economic  The site has been assessed for market attractiveness for		
Employment Development Opportunities	the EDNA 2 study by Colliers which advises "Due to the success in operations of the One Stop and the fact that this site adjoins the operations we are happy that this could be a positive location fo		x
Employment Land	Not employment land, no significant barriers.	Х	
Delivery / Phasing	No known significant issues regarding delivery or phasing.		Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.		х
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.	х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Footpath 7 Aldridge nearby, Stevie Ansell's currently graze the wider SSSI area which is causing issues with churning the footpaths and Natural England have concerns over damage to the SSSI.	х	
Highways access and transportation	In principle, in engineering terms a suitable access onto Pelsall Road for a modest number of residential units could be achieved. However there are questions around the site's sustainability and accessibility credentials in National and	X	

	Local Dalie	ny tarma haing relatively remote and same				
		cy terms being relatively remote and some				
		om community facilities, shops etc It may be				
Impost on the wider		r a small commercial development.				
Impact on the wider road network	No concer	ns raised.		Х		
Other Economic						
(specify)		0				
A time -	-i	Social	. 1	:	4:-1	
Access time by wall		c transport (except Primary schools: walking only) to ses in accordance with BCP Policy HOU2.	о кеу г	esiden	tiai	
Primary School	The whole	site is more than 15 minutes walking distance of	χ			
•	a Primary					
Secondary School	of a Secon	site is within 20 minutes public transport distance adary School			Х	
GP/Health Centre/Walk in		The whole site is more than 15 minutes walking distance of a Health Centre Area				
Strategic		site is within 20 minutes public transport distance				
Centre/Employment Area	of an Emp			Х		
Centre/Foodstore	The whole	site is more than 15 minutes walking distance of	Х			
	a Fresh Fo	a Fresh Food and Centre Area				
Any character	There are	no nearby houses which would define the character				
constraints on						
density (list)						
Connections to local		I is within 200m of cycle network route CR001 and			Х	
cycle route networks		red would serve development here.				
Public Open Space		open space.			Х	
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			х	
Other Social						
		Opportunities				
The parcel could be	combined v	vith Green Belt				
Parcel 011 to form a						
		Sustainability Appraisal				
Sustainability Appraisa	al Housing	7 11				
Conclusion	_	SA not required due to gateway constraints.				
Sustainability Appraisal The site has some negative impacts for SA Object				3, 5, 6	, 7,	
Employment Conclusion	on	9, 12 and positive impact for SA Objectives 13				
		Conclusion				
		racter and offer a poor environment for any occi				
		nt use could be acceptable subject to mitigation in	relation	n to g	round	
contamination, however	er the parce	I is too limited to justify allocation in the plan.				

Site Addres	SS	Land South o	f Stevies Stable	es, Pelsa	all Roa	d.				
Ward		Brownhills		Call for	Site F	Ref	Greer	Belt F	Parce	l 011
Site Area (h	na)	0.12								
Site Refere	nce	SA-0243-WA	L							
			Background	/Contex	ct					
Current uses (list)		use, a group of thing use.	rees located bet	veen an existing office use and stable/ horse						
Surrounding	ling To the North is the Council Depot, to the East offices, South a former railway with						th			
land uses	ope	n space beyond	and to the West		le/horse	<u>e traini</u>	ng use.			
Cotourou Co		to (whom						Δ		
Gateway Co	rt of sul		Name / Details	<b>i</b>				Amou (ha's)	int co	verea
SSSI/ SAC/ S			N/A					0		
		eteran Trees	N/A					0		
Local Nature		9	N/A					0		
Flood Risk Zo			N/A					0		
Registered P			N/A N/A					0		
Scheduled Au Operational E			N/A N/A					0		
Common Lar		Ourid	N/A					0		
Existing Police		D Green Belt - E								
Designations										
(list)										
		Green Belt a	nd Landscape	Sensitiv	ity As	sessi	ment			
Criteria		sment		Rating						
Green Belt		aph 6.6 of the B		Very	High	Mod	Mod	Low	Low	Very
Harm		Belt Study Stage		High Har	Har	High Har	Har	Mod Har	Har	Low Har
		ns "Stage 1 parc			m	m	m	m	m	m
		ed as being who nly constrained b	Illy constrained o							
		aints that it was i								
			potential sites for	r						
		pment were exc								
			sub-parcels." O	า						
		sis the area ass								
		Belt study which								
		subject to this as	ssessment nas en Belt harm. On				X			
		ses that the purp								
			ered reasonable							
		clude than in har								
	parcel	would not have	been reated very							
			therefore in gree	n						
		ms there is no s	ignificant							
Landsons	Concer		idorod to boyo or	n High		/lod	Mod	La	ΔΑ/	Low
Landscape Sensitivity			dered to have ar			ligh	IVIOU	Lo Mo		Low
Considivity				A1		Ŭ _				
	and employment development, as t majority of the criteria score moders									
	and the	e low score crite	ria have a limited							
			I judgement. The				X			
		ely strong sense								
	trandu	Ility in extensive	parts of the area							
		pects of greater/								

Detailed as	sessment against environmental, social and economic	c crite	eria	
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/ Previously Developed Land	Greenfield - The site is covered with mature trees.	Х		
Topography	The site is predominantly flat.			Х
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees at this site, however there are a number of established trees between the pre-fabricated buildings and around the field perimeters. A tree survey would be required to determine which are worthy of retention. The retention of some or all of the trees would prohibit development here.	х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone			X
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The existing use is out of character with its surroundings to the North and East when viewed from the highway, the presence of trees within and around the site minimises any visual harm to the open space to the South. Because of the relationship of the land to existing employment uses and this context when viewed from the open space it is considered that employment development would little impact on the visual amenity from adjacent land. In respect of housing here it is considered the occupiers would experience a level of visual amenity which would be at odds with a residential use and the presence of housing from the public realm would be out of character.		х	
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	Consideration of former railway line adjacent to site – potential contamination due to raised line.		х	
Ground stability	The West of the parcel is identified as a High Risk Coal Mining Area. Prior to planning permission a Coal Mining Risk Assessment would be required. The area covered by this designation is very small and even if found to be unviable would have little if any impact on the capacity of the site.		х	

Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	Significant mitigation could be required for a residential use due to the proximity of the site to a district distributer and existing employment uses in particular its relationship to the Council Depot which has movement of heavy vehicles throughout the day.  Potential for railway to be re-instated.  An employment use would raise no concerns.		X - Res ide ntia	X - Em ploy men t
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			x
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	The site is within 250 metres of Walsall Waste Depot which could have impacts on residential uses which require mitigation.		X - Res ide ntia	X - Em ploy men t
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	The site has been assessed for market attractiveness for the EDNA 2 study by Colliers which advises "Due to the success in operations of the One Stop and the fact that this site adjoins the operations we are happy that this could be a positive location fo	Х		
Employment Land	Not employment land, no significant barriers.		Х	
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Walsall Wood WwTW has capacity for 3129 houses. Site is currently receiving upgrades in AMP6 (2015-2020) which had added capacity for some growth. It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Footpath 7 Aldridge nearby, Stevie Ansell's currently graze the wider SSSI area which is causing issues with churning the footpaths and Natural England have concerns over damage to the SSSI.  In addition to Footpath 7 Aldridge there's also pedestrian acce		х	
Highways access and transportation	Difficult to see how a suitable access to this site can be achieved without either combining with (GBP010 - SA-0242-WAL) or other third party land. There are questions around the site's sustainability and accessibility credentials in Policy	х		

	torme boin	g relatively remote and some distance from					
		facilities, shops etc.					
Impact on the wider	No concer						
road network	140 concer	ns raised.			X		
Other Economic	†						
(specify)							
(epecy)		Social					
Access time by wall	kina or publi	c transport (except Primary schools: walking only) to	o kev i	esider	ıtial		
7.00000		es in accordance with BCP Policy HOU2.		00.00.			
		site is more than 15 minutes walking distance of					
Primary School	a Primary		X				
0		site is within 20 minutes public transport distance			· ·		
Secondary School		dary School			Х		
GP/Health		site is more than 15 minutes walking distance of	Х				
Centre/Walk in	a Health C	entre Area	^				
Strategic	The whole	site is within 20 minutes public transport distance					
Centre/Employment	of an Emp			Х			
Area							
Centre/Foodstore		site is more than 15 minutes walking distance of	х				
		Fresh Food and Centre Area					
Any character	There are	no nearby houses which would define the character	ſ.				
constraints on							
density (list)							
Connections to local		is within 350m of cycle network route CR001 and			х		
cycle route networks		red would serve development here.					
Public Open Space		open space.			X		
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			х		
/ Sports Pitches							
Other Social							
		Opportunities					
The parcel could be							
Parcel 010 to form a	more comp	rehensive site.					
		Sustainability Appraisal					
Sustainability Appraisa	ıl Housing	SA not required due to gateway constraints.					
Conclusion		, , ,					
Sustainability Appraisa		The site has some negative impacts for SA Object	ives 2	, 3, 5, 6	3, 7,		
Employment Conclusion	on	9, 12 and positive impact for SA Objectives 13					
		Conclusion					
		cter and offer an unacceptable environment for any					
		es. An employment use could be acceptable subjection					
relation to ground conf	amination.	<u> The site is below the threshold for allocation in the B</u>	lack C	ountry	Plan.		

# **Paddock**

Site Addres	ss	Land north of	Park Hall Roa	d, Walsal	II					
Ward		Paddock		Call for	Site F	Ref	10129	)		
Site Area (h	na)	15.73								
Site Refere	nce	SA-0020-WA	L							
			Background	l/Contex	<b>t</b>					
Current uses (list)	Agr	iculture								
Surrounding land uses	to t	sidential housing he East and to thergrown.								
			Constra							
	Gateway Constraints (where affecting part of submitted site)  Name / Details								CO	nount vered a's)
SSSI/ SAC/ SINC N/A									0	
		/eteran Trees	N/A						0	
Local Nature Reserve			N/A N/A						0	
			N/A N/A						0	
Registered Park & Garden N/A Scheduled Ancient Monument N/A									0	
Operational Burial Ground N/A								0		
Common Land N/A								0		
Existing Police Designations (list)	-	D ENV1 eat Barr Conserv	ation Area EN5							
			nd Landscape			sess	ment			
Criteria		ssment		Ratir Very	ng					
Green Belt Harm	contrib the We mainta Birming Coldfie	ne sub-parcel makes a strong ontribution to preventing the sprawl of e West Midlands conurbation, aintaining the separation of Walsall, rmingham, Streetly (adjoining Sutton oldfield), and Aldridge and preventing acroachment on the countryside. The			High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
road enclosing this parcel, which is relatiform a clear boundary would represent a limintegrity of adjacent consequences.		which is relative clear boundary represent a limite y of adjacent op tion between tow	ely flat, would to a release that ed impact on the en land and the vns.		Х					
Landscape Sensitivity	Landso an ove resider combir of pror Beaco pattern sensitir	cape here is con- rall moderate-hiq ntial developmen nation ninence in views n viewpoint, inta- ns, strongly rural ve	sidered to have gh sensitivity to it, based on its from the Barr ct historic field character and	High		/lod ligh X	Mod	Lo Mc		Low
<b>D</b> 4		landscape feat			!-!			111		
Deta		ssessment aga		nental, s	ocial	and e	conom	ic crit	eria	

Criteria	Assessment	Ratii	ng	
	Environmental	•		
Greenfield/ Previously Developed Land	The site is used for agriculture and has some development to the South East in the form of the farm accommodation and ancillary buildings to the use (0.37ha). The site is predominantly greenfield.	х		
Topography	The site is predominantly flat. The adjoining Parkhall Estate is partly on lower ground which is reflected in the house designs along St Austell Road, there are bungalows here which have adjoining boundaries, these bungalows are on at the same level as th		х	
Agricultural Land Quality	Grade 3 on Mapinfo layer, nothing on magicmap and not clear on other sources. At 16ha the site is not large enough to benefit from Natural England advice and is considered to represent less than significant development of agricultural land.			х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	TPO Trees along the West boundary to Park Hall estate, the application site is in a conservation area and many trees may be required to be retained, however their would be scope to design around tree constraints. A tree survey is required.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Potential impact on farms buildings and trees which would require Ecology survey.  Protected species found near to the site.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Core Expansion Zone 1		x	
Heritage Assets on site or significantly affecting boundaries	No heritage assets. Site within the Great Bar Conservation Area.		х	
Impact on visual amenity of adjacent land users, including existing residents	Due to topography there could be a significant visual impact on Park Hall residents along St Austell Road, the existing tree line could be retained which would help to minimise any impact and would keep houses away from the boundary. Skip Lane has significant soft landscaping on both sides if the boundary to the East was kept and the road widened into the application site this would have less visual impact however this depends on the value of the trees on either side and could impact on the numbers of houses which might be delivered.  Site would be visible from further out such as from the Beacon, the significant increase in ground level is likely to mean that existing soft boundaries would be insufficient to screen development completely.  However it is considered that any such housing development would be seen in the context of existing	X- Em plo yme nt	X- Res ide ntia I	

	residential development. Employment uses and buildings would be out of character and could have a more significant visual impact.			
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х
Ground Contamination	No record of contamination at this site. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			
Ground stability	No known issues. Low Risk Coal Mining.			Х
Air Quality impact of adjoining uses	Not in 2015 Air Quality zone. Pollution Control. No adjacent uses which would raise concern.			Х
Noise impact of adjoining uses	Residential, agricultural and horsicultural uses nearby raise no significant noise concerns. Employment land use could give rise to noise complaints from adjacent residents.	X- Em plo yme nt		X- Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
Facalar as and	Economic			
Employment Development Opportunities	The site is adjacent to residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The submission advises that the availability of utilities is not known.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on / under site	There is a public right of way running along the Northern boundary Wal105. Development of the site can be achieved without affecting the public right of way.		х	
Highways access and transportation	Skip Lane is not wide enough and little potential for it to be widened. It is unsuitable for heavy goods.  Access should be from Park Hall Road. Bypass of Skip Lane could be a solution.		х	

Impact on the wider		ssessment would					
road network		n Road junction a	nd existing Park F	fall onto		X	
01	Birminghar	m Road.					
Other Economic		•	• . •				
		Soc					
Access time by wall		c transport (except es in accordance v			o key r	esiden	tial
Deirocano Colonel		predominantly mo			V		
Primary School		a Primary School		· ·	X		
Secondary School	The whole	site is within 25 m		sport distance		Х	
·		dary School	45 ' 4 ' !!'				
GP/Health Centre/Walk in	a Health C	site is more than	15 minutes walkin	g distance of	X		
Strategic		predominantly with	hin 20 minutes pu	blic transport			
Centre/Employment		f an Employment A		bilo tranoport			Х
Area		. a <u>_</u> po)o	• • •				
Centre/Foodstore		predominantly with		alking		Х	
Any character		of adjoining reside		t and distance f	rom To	wn Ca	ntro
constraints on		rict the highest der		i and distance i	10111 10	wii Ce	HILLE
density (list)	Would 103ti	not the mignest der	ioitico.				
Connections to local	No connec	tion to Local Cycle	e Route Network				
cycle route networks	110 00111100		o reduce receivement		X		
Public Open Space	Not public	Not public open space					Х
Loss of Playing Field		Not a playing field or sports pitch.					
/ Sports Pitches		That is playing hald at aparts pharm					Х
Other Social Public Right of Way WAL105 forms the Northern boundary,							
but could be retained or incorporated into any proposed							
redevelopment of the site.							
		Opport	unities				
There is some potenti	ial for the site	e to form part of					
a larger development							
could reduce the cos							
	ement works						
The existing soft							
opportunity to minim				X			
from potential de	velopment tretention.	irough their					
Potential bypass for \$		ould improve an					
existing narrow route							
and Sutton Road, cou							
	d cycling.	3					
		Sustainabilit	y Appraisal				
Sustainability Appraisa	al Housing	The site has som	e negative impact				
Conclusion			and positive impa				
Sustainability Appraisal The site has some negative impacts for SA Object						2, 3, 5	5, 6,
Employment Conclusion 7, 9, 12 and positive impact for SA Objectives 13							
	,	Concl	usion				
There are the following							
Potential loss of established trees,							
impact of the development on the conservation area, loss of ecology,							
Visual amenity impact	the site pro	vides a visual huff	er hetween Rar R	eacon and the	urhan s	area	
potential the loss of be				Sason and the	arban (	ai ou,	
In addition potential				combined issu	ues ha	ve cai	pacitv
restrictions for number							.,
				•			

Site Addres	:e	Skip Lane, W	/alcall							
		•	aisaii	0.11.6	0'' 0 '	10100				
Ward		Paddock		Call for	Site Ref	10163	<del></del>			
Site Area (h	na)	2.43								
Site Refere	nce	SA-0035-WA	L							
			Background	d/Contex	t					
Current uses (list)	Not	in use, however	er there is a path running though the site.							
Surrounding	Res	sidential housing	development to	nt to the West, agriculture and horsiculture to the						
land uses	Sou	th, agriculture to	the East and to		is land use	d for hors	siculture	<del>)</del>		
			Constr							
Gateway Constraints (where affecting part of submitted site)			Name / Details	S					nount vered n's)	
SSSI/ SAC/ SINC			N/A					0		
Ancient Woodland / Veteran Trees Local Nature Reserve			N/A N/A					0		
Flood Risk Zone 3			N/A N/A					0		
Registered P		arden	N/A					0		
Scheduled A			N/A					0		
Operational E			N/A					0		
Common Lar			N/A	N/A 0						
Existing Police Designations (list)	Gre	D ENV1 at Barr Conserv D Lane Hedges \$								
		Green Belt a	nd Landscape	Sensitiv	ity Assess	sment				
Criteria		sment		Ratin		. 1	_			
Green Belt		b-parcel makes		Very High	High High	1 1/104	Low Mod	Low	Very Low	
Harm		ution to prevent est Midlands con	ing the sprawl of	Har	Har	Паі	Har	Har	Har	
		ining the separa	,	m	m m	m	m	m	m	
	Birming	gham, Streetly (a	adjoining Sutton							
			e and preventing							
			countryside. The							
		nclosing this par which is relative			Х					
			to a release that							
			ed impact on the							
			en land and the							
Landscape	_	tion between tove cape here is con		High	Mod	Mod	Lo	N	Low	
Sensitivity		rall moderate-hi		- i-ligit	High	Wiou	Mo		LOW	
· · · · · · · · · · · · · · · · · · ·		ntial developmer								
		ation of promine								
			viewpoint, intact		Х					
		: field patterns, s ter and sensitive								
		ape features.	7 11010110							
Deta			ainst environr	nental, s	ocial and	conom	ic crit	eria		
Criteria		Assessmen					Rati			
			Environ							
		I The site is seen	eenfield with no record of previous							
Greenfield/				ecora or p	revious					
Greenfield/ Previously Developed La	and	development.		ecora or p	revious		X			

Topography	The site is predominantly flat. The adjoining Parkhall Estate is partly on lower ground which is reflected in the house designs along St Austell Road, there are bungalows here which have adjoining boundaries, these bungalows are on at the same level as th		х	
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	4 TPO Trees along the West boundary to Park Hall estate, the application site is in a conservation area and many trees may be required to be retained, the site has dense planting which is a significant constraint.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Loss of trees could result in a loss in protected species which is a significant issue. Record of protected species found near to the site.  The hedges along Skip Lane are a designated SLINC. The habitats present support a good diversity of flora and fauna, which have resulted in the sites SLINC status.  The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Core Expansion Zone 1	х		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets.			X
Impact on visual amenity of adjacent land users, including existing residents	Due to topography there could be a significant visual impact on Park Hall residents along St Austell Road, the existing tree line could be retained which would help to minimise any impact and would keep houses away from the boundary. Skip Lane has significant soft landscaping on both sides if the boundary to the East was kept and the road widened into the application site this would have less visual impact however this depends on the value of the trees on either side and could impact on the numbers of houses which might be delivered.  Site would be visible from further out such as from the Beacon, the significant increase in ground level is likely to mean that existing soft boundaries would be insufficient to screen development completely.  However it is considered that any such housing development would be seen in the context of existing residential development. Employment uses and buildings would be out of character and could have a more significant visual impact.		x	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х
Ground Contamination	There is a landfill licence recorded for the site, however it is likely that the licence was never used. Further information required.		х	
Ground stability Air Quality impact of adjoining uses	Not in Limestone or High Risk coal area.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			X
Noise impact of adjoining uses	Residential, agricultural and horsicultural uses nearby raise no significant noise concerns. Employment land use could give rise to noise complaints from adjacent residents.	X - Em plo yme nt	X - Res ide ntia	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		х	

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			x
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	The site is adjacent to residential and agricultural uses, the			
Development Opportunities	submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	The submission advises that the availability of utilities is not known.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	The submission advises that there are none.			х
Highways access and transportation	The site access should be from the existing adjoining cul de sacs on Park Hall Estate.		Х	
Impact on the wider road network	No significant wider impacts		Х	
Other Economic				
(specify)	Social			
Access time by wal	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		
Secondary School	The site is predominantly within 20 minutes public transport distance of a Secondary School			х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	Х		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The whole site is within 15 minutes walking distance of a Fresh Food and Centre Area		Х	

Any character	Character	of adjoining reside	ential developmen	t and distance fr	om To	wn Ce	ntre
constraints on		rict the highest de					
density (list)		J					
Connections to local	No connec	ction to Local Cycl	e Route Network.		Х		
cycle route networks		•					
Public Open Space	Not public	open space.					Х
Loss of Playing Field	Would not	result in the loss	of a Playing Field	or Sports			v
/ Sports Pitches	Pitch.						Х
Other Social							
		Opport	tunities				
There is some potenti	al for the sit	te to form part of					
a larger development	with sites to	o the North and					
South which could	reduce the	costs of any					
potential highwa	y improvem	ent works.					
The existing soft				x			
opportunity to minim				^			
from potential dev	•	•					
retention, however t							
trees across the site is		•					
tree and ecology	surveys to f	•					
			ty Appraisal				
Sustainability Appraisa	ıl Housing		ne negative impac				5, 6,
Conclusion		7, 9, 10, 12, 14 a	and positive impac	t for SA Objectiv	/es 10,	13,	
Sustainability Appraisa		Assessment req	uested				
Employment Conclusion	on						
			lusion				
Loss of protected tree						this si	te, in
addition the site is with	in the cons	ervation area. Em	ployment uses are	out of characte	r.		

Site Addres	SS	Birmingham Road, Walsall - Land at Aston University Recreational Area									
Ward		Paddock		Call for	Site I	Ref	10328				
Site Area (h	na)	18.41	•								
Site Refere	nce	SA-0081-WA	L								
			Background	Contex	t						
Current uses (list)	Spo	orts recreational	grounds.								
Surrounding land uses		the North are foo sidential to the E	otball and Rugby ast and West.	raining g	ground	s, agric	ulture to	the So	outh,		
			Constra	nts							
	Gateway Constraints (where affecting part of submitted site)  Name / Def									ount rered 's)	
SSSI/ SAC/ S		/	N/A						Ò		
Local Nature		/eteran Trees	N/A N/A						0		
Flood Risk Zo								0			
Registered P	ark & G	arden	N/A N/A						0		
Scheduled A			N/A						0		
Operational E		ound	N/A						0		
Common Lar Existing Police		D Green Belt - E	N/A						0		
Designations (list)	,	en Space OS701									
		Cross Balt as									
		Green Beit ai	nd Landscape	Sensitiv	ity As	ssess	ment				
Criteria	Asses	sment	nd Landscape	Ratir		ssess	ment				
Green Belt	The su	ssment b-parcel makes	a strong	Ratir		Mod	Mod	Low	Low	Very	
	The su	ssment b-parcel makes ution to maintair	a strong ning the	Ratir Very High	High Har	Mod High	Mod Har	Mod	Har	Low	
Green Belt	The su contrib separa	ssment b-parcel makes ution to maintair tion of Walsall a	a strong ning the nd Birmingham	Ratir	ng High	Mod	Mod		_	_	
Green Belt	The su contrib separa and a	ssment b-parcel makes ution to maintair tion of Walsall a moderate contrib	a strong ning the nd Birmingham oution to	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har	
Green Belt	The su contrib separa and a i preven	ssment b-parcel makes ution to maintair tion of Walsall a	a strong ning the nd Birmingham oution to of the West	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har	
Green Belt	The su contrib separa and a r preven Midlan encroa	b-parcel makes ution to maintain tion of Walsall a moderate contributing the sprawl ods conurbation a chment on the c	a strong ning the nd Birmingham oution to of the West and preventing countryside. The	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har	
Green Belt	The su contrib separa and a i preven Midlan encroa sub-pa	b-parcel makes ution to maintain tion of Walsall a moderate contributing the sprawl ods conurbation a chment on the circel is contained	a strong ning the nd Birmingham oution to of the West and preventing ountryside. The	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har	
Green Belt	The su contrib separa and a i preven Midlan encroa sub-pa west a	b-parcel makes ution to maintain tion of Walsall a moderate contributing the sprawl of conurbation a chment on the corcel is contained and east by the se	a strong ning the nd Birmingham oution to of the West and preventing countryside. The d to the north, ettlement edges	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har	
Green Belt	The su contrib separa and a i preven Midlan encroa sub-pa west a of Wals	b-parcel makes ution to maintain tion of Walsall a moderate contributing the sprawl of conurbation a chment on the corcel is contained and east by the se	a strong ning the nd Birmingham oution to of the West and preventing countryside. The d to the north, ettlement edges ham, both forming	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har	
Green Belt	The succontribution separate and a reprevention Midlan encroad sub-parate of Walspart of The A3	b-parcel makes ution to maintair tion of Walsall a moderate contribiting the sprawl ods conurbation a chment on the corcel is contained and Birminglathe West Midlan B4 Birmingham F	a strong ning the nd Birmingham oution to of the West and preventing countryside. The d to the north, ettlement edges ham, both forming ods conurbation. Road and	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har	
Green Belt	The succontribution separate and a reprevention Midlan encroas sub-parate of Walspart of The AS woodla	ssment b-parcel makes ution to maintair tion of Walsall a moderate contrib ting the sprawl of ds conurbation a chment on the courcel is contained and east by the se sall and Birmingl the West Midlan B4 Birmingham F	a strong ning the nd Birmingham oution to of the West and preventing countryside. The d to the north, ettlement edges nam, both forming ods conurbation. Road and e northeast of the	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har	
Green Belt	The succontribution separate and a reprevention Midlan encroas sub-part of Walspart of The A3 woodlasub-part	b-parcel makes ution to maintair tion of Walsall a moderate contribiting the sprawl of conurbation a chment on the corcel is contained and Birminglathe West Midland Birmingham Fand bounding the Rurcel, and the Ru	a strong ning the nd Birmingham oution to of the West and preventing countryside. The d to the north, ettlement edges nam, both forming ids conurbation. Road and e northeast of the shall Canal	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har	
Green Belt	The succontribution separated and a representation of the succession of the successi	b-parcel makes ution to maintair tion of Walsall a moderate contribiting the sprawl of the control of the control of the contained and Birmingly the West Midland Burmingham Fand bounding the Rung the west of the control of the west of the west of the west of the west of the control of the west	a strong ning the nd Birmingham oution to of the West and preventing countryside. The d to the north, ettlement edges nam, both forming ds conurbation. Road and e northeast of the shall Canal ne sub-parcel,	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har	
Green Belt	The succontribusepara and a reprevention Midlan encroas sub-pawest a of Walston part of The A3 woodlasub-paboundicreate	b-parcel makes ution to maintain tion of Walsall a moderate contribiting the sprawl of ds conurbation a chment on the corcel is contained and Birminglithe West Midland B4 Birmingham Fand bounding the west of the a strong distinct	a strong ning the nd Birmingham oution to of the West and preventing countryside. The d to the north, ettlement edges nam, both forming ds conurbation. Road and e northeast of the shall Canal ne sub-parcel,	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har	
Green Belt	The succontribusepara and a reprevent Midlan encroad sub-para of Walspart of The A3 woodla sub-para boundi create surrour release	b-parcel makes ution to maintair tion of Walsall a moderate contribiting the sprawl of conurbation a chment on the corcel is contained and Birmingly the West Midland By Birmingham Fand bounding the Rung the west of the a strong distinct and ing inset settled of land would were a strong would we would we would w	a strong ning the nd Birmingham bution to of the West and preventing countryside. The d to the north, ettlement edges ham, both forming ads conurbation. Road and e northeast of the shall Canal he sub-parcel, ion from the ement areas. Any eveaken this	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har	
Green Belt	The succontribuse separa and a reprevention of Walston	b-parcel makes ution to maintair tion of Walsall a moderate contribiting the sprawl of conurbation a chment on the corcel is contained and Birmingle the West Midland By Birmingham Fand bounding the Rung the west of the a strong distinct and in ginset settle of land would we settlement gap,	a strong ning the nd Birmingham bution to of the West and preventing countryside. The d to the north, ettlement edges ham, both forming ads conurbation. Road and e northeast of the shall Canal he sub-parcel, ion from the ement areas. Any veaken this in particular if it	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har	
Green Belt	The succontribuse separa and a reprevention of Walston	b-parcel makes ution to maintair tion of Walsall a moderate contribiting the sprawl of conurbation a chment on the corcel is contained and Birmingly the West Midland By Birmingham Fand bounding the Rung the west of the a strong distinct and ing inset settled of land would were a strong would we would we would w	a strong ning the nd Birmingham bution to of the West and preventing countryside. The d to the north, ettlement edges ham, both forming ads conurbation. Road and e northeast of the shall Canal he sub-parcel, ion from the ement areas. Any veaken this in particular if it	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har	
Green Belt Harm	The succontribuse separa and a reprevention of Walston	b-parcel makes ution to maintair tion of Walsall a moderate contribiting the sprawl of conurbation a chment on the corcel is contained and Birmingle the West Midland By Birmingham Fand bounding the Rung the west of the a strong distinct and in ginset settle of land would we settlement gap,	a strong ning the nd Birmingham bution to of the West and preventing countryside. The d to the north, ettlement edges nam, both forming des conurbation. Road and e northeast of the shall Canal ne sub-parcel, ion from the ement areas. Any veaken this in particular if it	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har m	Low Har	
Green Belt	The succontribuse separa and a repreventation of the succession of	b-parcel makes ution to maintair tion of Walsall a moderate contribiting the sprawl of discontraction of the control of the control of the control of the control of the West Midland Harmingham Frand bounding the West of the west of the a strong distinct and ing inset settled of land would we settlement gap, to inset settlement ea is considered atte overall sensition.	a strong ning the nd Birmingham bution to of the West and preventing countryside. The d to the north, ettlement edges nam, both forming des conurbation. Road and e northeast of the shall Canal ne sub-parcel, ion from the ement areas. Any veaken this in particular if it ent across the to have low- tivity to residentia	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m	
Green Belt Harm	The succontribuse separa and a representation of the succession of	issment b-parcel makes ution to maintair tion of Walsall a moderate contrib ting the sprawl of ds conurbation a chment on the corcel is contained and east by the se sall and Birmingle the West Midlan Barmingham F and bounding the urcel, and the Ru ng the west of the a strong distinct a strong distinct anding inset settle e of land would w to settlement gap, to inset settleme ea is considered ate overall sensi pment, as there	a strong ning the nd Birmingham oution to of the West and preventing countryside. The d to the north, ettlement edges nam, both forming ds conurbation. Road and e northeast of the shall Canal ne sub-parcel, ion from the ement areas. Any veaken this in particular if it ent across the to have low- tivity to residentia are no key	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m	
Green Belt Harm	The succontribusepara and a repreventation of Walston part of The A3 woodla sub-part of The A3 woodla surround release narrow linked canal. The armodera develo sensitives	b-parcel makes ution to maintair tion of Walsall a moderate contribiting the sprawl of discontraction of the control of the control of the control of the control of the West Midland Harmingham Frand bounding the West of the west of the a strong distinct and ing inset settled of land would we settlement gap, to inset settlement ea is considered atte overall sensition.	a strong ning the nd Birmingham oution to of the West and preventing countryside. The d to the north, ettlement edges ham, both forming ds conurbation. Road and e northeast of the shall Canal he sub-parcel, ion from the ement areas. Any veaken this in particular if it ent across the to have low- tivity to residential are no key atures.	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Wad -	Low Har m	

	was at as large as als			
	pment, as large scale			
	pment would disrupt the open ter of the existing landscape, be a			
	nange from the closer grain of			
	ntial development in the			
	nding area, and be more			
	ent in views, particularly to the			
	ong the A34.	i i -	!	
	ssessment against environmental, social and economi			
Criteria	Assessment	Ratii	ng	
0 " 1 1 1	Environmental			
Greenfield/	Predominantly greenfield with some associated parking			
Previously	areas and buildings ancillary to its main sports grounds use.	X		
Developed Land				
Topography	The land levels vary significantly, South East highest point			
	dropping to the West and have been terraced to provide flat	X		
	areas for pitches.			
Agricultural Land	Not agricultural land.			х
Quality				^
Tree Preservation	None of the trees are protected. A tree survey would be			
Orders / Mature	required to assess whether any should be retained and			
Trees of Value on	incorporated into development of this land. The retention of		Х	
site or significantly	some or all of the existing trees would not prohibit			
affecting boundaries	development of the site but may reduce developable area.			
Biodiversity or	Groups of trees and hedges may be used by protected bat,			
Geodiversity on site	bird and badger species and a survey would be required			
or significantly	along with mitigation proposals.			
affecting boundaries	The ecological valuation of the Black Country Green Belt is			
	based on a set of assumptions that formed the basis for			
	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score			
	for each Landscape Unit: Land Use Calculated Value,		Х	
	Habitat Features, Nature Conservation Designation Value,			
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 3			
	The site falls within Nature Recovery Network Zone Core			
11.26	Expansion Zone 1			
Heritage Assets on	There are no recorded heritage assets here.			
site or significantly				Х
affecting boundaries	The site and lend to the Newth and Court is leave to an analysis			
Impact on visual	The site and land to the North and South is largely open and			
amenity of adjacent	has few buildings with significant tree and hedge boundaries			
land users, including	to Birmingham Road. Mitigation is likely possible to minimise	V		
existing residents	any significant local visual amenity impact from the public	X		
	highway. The wider impact would be seen from the South as			
	the land is in a prominent and elevated position and would			
Flood riok drains are	have a significant impact on the character of the area.			
Flood risk, drainage	The site is not in a flood risk zone 2 or 3, but due to the high			
and ground water	ground level could impact on the adjacent site to the North		Х	
	which is a flood zone 3. SUDS mitigation required to ensure			
Onesia	surrounding sites are not adversely affected.			
Ground	The adjoining training grounds have ground gas issues		Х	
Contamination	which could affect the submission site. There is a record of			

site. A ground gas investigation and contaminated land survey is required and associated mitigation. Unlikely to be a barrier to develop the site.  The site is in a low risk Coal area and there is no evidence of ground stability sizeuse here.  Air Quality impact of adjoining uses  Elirmingham Road is in a Nitrogen Dioxide - Area of Exceedance 2015 zone which is in close proximity and may justify ventilation and extraction systems for houses or workplaces here.  Noise impact of adjoining uses  Birmingham Road is part of the Strategic Highway Network, the M6 is a kilometre away. These could be significant noise sources which could impact on residential uses. Assessment would be required and mitigation is likely to be achievable.  Mineral Extraction and Mineral extraction and Mineral extraction and Mineral extraction and mineral development.  Mineral infrastructure constraints.  No mineral infrastructure constraints.  No mineral infrastructure constraints.  No mineral infrastructure constraints.  No waste infrastructure and Brickworks  Waste Infrastructure and Brickworks  Waste Infrastructure on the same degree of protection and are not a barrier to non-mineral development.  No other Environmental No other issues identified.  Economic  Employment Development No other issues identified.  The site is surrounded by residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.  Environmental No cother issues regarding delivery or phasing  Viability  The rare are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities evaluation of the plan period.  The application states that mains water, mains sewage, electricity, gas, and broadband internet are available at this site.  Minorth WSTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints will be managed through We		ground contamination issues in the North West area of the			
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Employment Land  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities – electricity, gas, water, sewage treatment  The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Opposite the site is The Beacon Way which should link to a public right of way through the submission site, the path does not appear to be in situ, however there are records and there is potential for it to be reinstated. If it were to be reinstated it co  X	Opportunities	there are no notable employment opportunities here which	^		
Character.  Delivery / Phasing  No known significant issues regarding delivery or phasing  X  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities – electricity, gas, water, sewage treatment  The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access  A junction may be required on Birmingham Road but it is		warrant further assessment.			
Delivery / Phasing  No known significant issues regarding delivery or phasing  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  - electricity, gas, water, sewage treatment  The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Opposite the site is The Beacon Way which should link to a public right of way through the submission site, the path does not appear to be in situ, however there are records and there is potential for it to be reinstated. If it were to be reinstated it co  X	Employment Land		×		
Viability  There are no known significant risks to viability and likely to be developed within the plan period.  The application states that mains water, mains sewage, electricity, gas, water, sewage treatment  The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Opposite the site is The Beacon Way which should link to a public right of way through the submission site, the path does not appear to be in situ, however there are records and there is potential for it to be reinstated. If it were to be reinstated it co  X  Highways access  A junction may be required on Birmingham Road but it is	/		- ^ -		
Availability of utilities  — electricity, gas, water, sewage treatment  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access  A junction may be required on Birmingham Road but it is	Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Availability of utilities  — electricity, gas, water, sewage treatment  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access  A junction may be required on Birmingham Road but it is	Viability	There are no known significant risks to viability and likely to			V
Availability of utilities  - electricity, gas, water, sewage treatment  The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Opposite the site is The Beacon Way which should link to a public right of way through the submission site, the path does not appear to be in situ, however there are records and there is potential for it to be reinstated. If it were to be reinstated it co  X  Highways access  A junction may be required on Birmingham Road but it is	,				X
water, sewage treatment  site.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access  A junction may be required on Birmingham Road but it is	Availability of utilities				
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significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access  A junction may be required on Birmingham Road but it is	water, sewage				
and there are no land or other constraints preventing expansion.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access  A junction may be required on Birmingham Road but it is	treatment				
expansion. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / Under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access  A junction may be required on Birmingham Road but it is					
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Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / Under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Opposite the site is The Beacon Way which should link to a public right of way through the submission site, the path does not appear to be in situ, however there are records and there is potential for it to be reinstated. If it were to be reinstated it co					
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Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access  Gas forward asset management plans in advance of future growth.  Opposite the site is The Beacon Way which should link to a public right of way through the submission site, the path does not appear to be in situ, however there are records and there is potential for it to be reinstated. If it were to be reinstated it co					
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Growth.  Opposite the site is The Beacon Way which should link to a public right of way through the submission site, the path does not appear to be in situ, however there are records and there is potential for it to be reinstated. If it were to be reinstated it co					
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Opposite the site is The Beacon Way which should link to a public right of way through the submission site, the path does not appear to be in situ, however there are records and there is potential for it to be reinstated. If it were to be reinstated it co					
constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  public right of way through the submission site, the path does not appear to be in situ, however there are records and there is potential for it to be reinstated. If it were to be reinstated it co	Infrastructure				
under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access  does not appear to be in situ, however there are records and there is potential for it to be reinstated. If it were to be reinstated it co					
cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access  A junction may be required on Birmingham Road but it is					
water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access  A junction may be required on Birmingham Road but it is					
gas pipes, pylons, culverts, rights of way)  Highways access  A junction may be required on Birmingham Road but it is				Х	
culverts, rights of way)  Highways access A junction may be required on Birmingham Road but it is					
way) Highways access A junction may be required on Birmingham Road but it is					
	_				
and transportation possible to accommodate.				X	
	and transportation	possible to accommodate.			

Impact on the wider	Could have	e wider impacts de	pending on numbe	r of units				
road network		ue to the local infra			:	Х		
	raise signif	ficant concerns.						
Other Economi		0						
Access time by we	lking or publi	Soci		valking only)	to kov	raaidan	tial	
Access time by wa	servic	es in accordance w	vith BCP Policy HC	)U2.	to key	residen	ııaı	
Primary School	distance of	predominantly with f a Primary School		_		Х		
Secondary School	of a Secon	site is within 20 mi dary School			<b>:</b>		Х	
GP/Health Centre/Walk in	a Health C	site is more than 1 entre Area			X			
Strategic Centre/Employment Area		The whole site is within 20 minutes public transport distance of an Employment Area						
Centre/Foodstore		site is more than 1 ood and Centre Are	•	distance of	X			
Any character constraints on density (list)	The house density.	he houses nearby do not adjoining the site so would not be a constraint to ensity.						
Connections to local cycle route networks	No connec	lo connection to Local Cycle Route Network.						
Public Open Space		The land is in use by the University and is available for hire for sports activities. It is well managed with on site						
Loss of Playing Field / Sports Pitches	the site an developme Sport Engl	2 scenarios have been presented. No1 redevelopment of the site and provision made elsewhere. No2 part development with mitigation.  Sport England strongly object to the residential allocation of part or all of the Aston University Recreation Centre site d						
Other Social	Any remain	ning sports provision ould have external ial residential use.	n and the neighbo	uring sports				
	<u> </u>	Opportu	ınities					
Part development improvement to the development	sports provisi			х				
	,	Sustainability	y Appraisal					
Sustainability Apprais Conclusion	al Housing	assessment, demalternative.	asons for rejecting onstrate that this s	ite would no	t be a re	easonal	ole	
Sustainability Apprais Employment Conclus			asons for rejecting onstrate that this s				ble	
		Conclu						
Topography and adjoin and part development strongly object stating Borough wide importative lesser value and wuse here would have	nt could caus g it to be cou nce to impro ould not hav	se conflict unless something to low the quality of pitons arms benefits. Note that the control is the control is the control in the control is the control in the control is the control in the control in the control in the control is the control in the control i	some sports pitchouse good quality pitches or ancillary protesting the	es are remo tches at stra ovision at alt significant is	oved. Sp tegic sit ernative sues an	oort En e which e sites, v	gland n is of which	
Site Address	West of Me	elbourne House						
Ward	Paddock		Call for Site Re	ef Green	n Belt F	Parcel '	112	
Site Area (ha)	0.33							

Site Refere	nce	SA-0303-WA	L								
			Background/0	ontex	t						
Current uses (list)	No	known use, den	sely covered in tree	S.							
Surrounding land uses		the North are for to the South ar	rmer allotment gard	ens and	d house	es, hou	ises to	the Eas	st and	a golf	
ianu uses	Ciul	o to the South at	Constrain	ts							
0-1		( - ( - 1	Name / Details						Amount		
Gateway Coa			Name / Details					CO	covered (ha's)		
SSSI/ SAC/ S			N/A						Ò		
		eteran Trees	N/A						0		
Local Nature		9	N/A						0		
Flood Risk Zo			N/A						0		
Registered P			N/A N/A						0		
Scheduled Ar Operational E			N/A N/A						0		
Common Lan		ouriu	N/A N/A						0		
Existing Polici Designations (list)		D ENV1 Green E	•								
	\ 	Green Belt a	nd Landscape S	ensitiv	ity As	sessi	nent				
Criteria		sment		Ratir	ng						
Green Belt Harm	contrib the We preven	est Midlands con ting encroachm	ing the sprawl of ourbation and	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m	
	north, sedge of part of Lying to sub-part of Contribution The Ruccover of the sub-east so the interior than the sub-east so the interior than the sub-east so the interior than the sub-east so the sub-east so the sub-east so that sub-east so that sub-east so the sub-east so that sub-east so the sub-ea	south, and west of West Bromwich the West Midlar between suburbated is not considute to the separashall Canal and form a strong bothere would be egrity of wider G	by the settlement h, which forms nds conurbation. s of Walsall the dered to ation of towns. d adjacent tree undary separating en land to the no weakening of reen Belt.					х			
Landscape Sensitivity	modera develo sensitiv	pment, as there ve	tivity to residential	High		ligh	Mod	Lo Mo	od	Low	
Dot		ape features.	ainst environme	ntal c	ocial (	and or	conom	ic crit	oria		
Criteria	an <del>c</del> u as	Assessmen		ııtal, S	ocial a	and et	JUIUIII	Rati			
Jiitoria		ASSESSINE	Environme	ntal				Itali	119		
Greenfield/ Previously		The parcel is		iitai						х	
Developed La	and										
Topography		The parcel is								Х	
Agricultural L Quality		Not agricultur								Х	
Tree Preserva Orders / Matu			protected trees her ees which may be v					X			

	for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value,			
	Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.  The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country Green Belt Score = 2			
	The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Core Expansion Zone 1			
Heritage Assets on site or significantly	There are no recorded heritage assets here			х
affecting boundaries Impact on visual	The loss of trees is likely to have some local impact in			7.
amenity of adjacent land users, including existing residents	respect of the views from a limited number of less than 10 houses, however the low number of houses affected combined with the size of the parcel means that any impact would not be significant. Wider impacts are limited due to		х	
	the favourable topography and existing adjacent development.			
Flood risk, drainage	Not in a flood risk zone 2 or 3.			
and ground water				X
and ground water  Ground	No record of ground contamination here.			
Ground Contamination	No record of ground contamination here.			х
Ground Contamination Ground stability	There is no record of ground stability issues here.			X
Ground Contamination Ground stability Air Quality impact of adjoining uses	There is no record of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.	V		х
Ground Contamination Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses	There is no record of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  An employment use would likely have a significant detrimental impact on adjacent houses. Housing uses likely to be acceptable without the need for mitigation and compatible with existing neighbouring uses.	X- Em plo yme nt		X
Ground Contamination Ground stability Air Quality impact of adjoining uses Noise impact of	There is no record of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  An employment use would likely have a significant detrimental impact on adjacent houses. Housing uses likely to be acceptable without the need for mitigation and	Em plo yme	X	X X X X- Res
Ground Contamination Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses Mineral Extraction and Mineral	There is no record of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  An employment use would likely have a significant detrimental impact on adjacent houses. Housing uses likely to be acceptable without the need for mitigation and compatible with existing neighbouring uses.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial	Em plo yme	X	X X X X- Res
Ground Contamination Ground stability Air Quality impact of adjoining uses Noise impact of adjoining uses  Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and	There is no record of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  An employment use would likely have a significant detrimental impact on adjacent houses. Housing uses likely to be acceptable without the need for mitigation and compatible with existing neighbouring uses.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sands and gravel take place.	Em plo yme	x	X X X X- Res iden tial

	Economic			
Employment	This site does not meet the threshold for employment			
Development	allocation in the Black Country Plan.	X		
Opportunities				
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Access to utilities is likely due to proximity to existing development. Capacity unknown.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	growth.  There are no known infrastructure constraints here.			x
Highways access and transportation	It is difficult to see how a suitable access to support a development on this site alone could be achieved. It is likely it would have to come forward with adjoining sites/third party land.	х		
Impact on the wider road network	No significant wider concerns.			х
Other Economic (specify)				
	Social			
Access time by walk	king or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is within 15 minutes walking distance of a Primary School		Х	
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	Х		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Housing is predominantly traditional detached interwar and m and modest sized plots.	odern	on med	dium
Connections to local cycle route networks	500m from cycle network route CR001. The route is close enough that it could serve occupiers of any development here.			х
Public Open Space	Not public open space.			X

Loss of Playing Field	Would not	result in the loss	of a playing field o	r sports pitch.			Х		
/ Sports Pitches							^		
Other Social									
Opportunities									
No specific opportunities identified.									
Sustainability Appraisal									
Sustainability Appraisa	I Housing	CA not required	due te geteurer ee	notrointo					
Conclusion		SA not required	due to gateway co	กรแสกเร.					
Sustainability Appraisa	I	CA not required	due to gateway co	notrointo					
Employment Conclusion	n	SA not required	due to gateway co	mstramts.					
		Concl	usion						
There is no access to	the site wh	ich has no adjoini	ng call for site sub	omission and wh	nich ha	ave gat	eway		
constraints which are	constraints which are insurmountable issues. Does not meet the threshold for allocation in the Black								
Country Plan.									

Site Addres	:e	The Skip										
		•		0.11.6	0'4 5			D # 5		407		
Ward		Paddock		Call for	Site R	кет	Green	Belt F	arcei	107		
Site Area (h	ia)	0.64										
Site Refere	nce	SA-0304-WA	L									
			Background	d/Contex	t							
Current uses		ough not design	ated open spac	e it is used	d for pu	blic ar	nenity ir	partic	ular do	g		
(list) Surrounding		king. Id to North has n	o known use bu	t has path	s runni	na thro	ouah it.	to the E	ast ar	<u></u>		
land uses		siculture and agr										
			Constr	aints								
Gateway Co.			Name / Detail	S					An	ount		
affecting par	t of sul	omitted site)								vered		
SSSI/ SAC/ S	SSI/ SAC/ SINC N/A						<b>(ha</b>	(S)				
Ancient Wood		/eteran Trees						0				
Local Nature								0				
Flood Risk Zo	one 3		N/A						0			
Registered Pa			N/A						0			
Scheduled Ar			N/A						0			
Operational E		ound	N/A N/A							0		
Common Lan Existing Police		D ENV1	IN/A						U			
Designations (list)		at Barr Conserv	ation Area EN5									
		Green Belt au	nd Landscape	Sensitiv	ity As	sessi	ment					
Criteria	Asses	ssment		Ratir	ng							
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low	Low	Very		
Harm		ution to preventi		High Har	Har	High Har	Har	Mod Har	Har	Low		
		ining the separa	,	m	m	m	m	m	m	m		
		gham, Streetly (a										
		eld), and Aldridge										
		chment on the c										
		nclosing this par			Х							
		which is relative clear boundary	•									
		represent a limit										
		y of adjacent op										
		tion between tov										
Landscape		cape here is con		High		lod	Mod	Lo		Low		
Sensitivity		rall moderate-hiç ntial developmen				igh		Mo	iu			
	combir		ii, baseu on iis									
		ninence in views	from the Barr									
		n viewpoint, inta				X						
		s, strongly rural	character and									
	sensiti	ve : landscape feati	ures									
Deta		ssessment aga		nental s	ocial a	and e	conom	ic crit	eria			
Criteria		Assessmen			- J.u. C			Rati				
			Environi	nental					- 3			

Greenfield/ Previously	The parcel is greenfield.			х
Developed Land				^
Topography	The site is predominantly flat. The adjoining Parkhall Estate is partly on lower ground which is reflected in the house designs along St Austell Road, there are bungalows here which have adjoining boundaries, these bungalows are on at the same level as th		х	
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	TPO Trees along the West boundary to Park Hall estate, the application site is in a conservation area and many trees may be required to be retained, however their would be scope to design around tree constraints. A tree survey is required.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Potential impact on farms buildings and trees which would require Ecology survey.  Protected species found near to the site. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3 This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Core Habitat Zone		X	
Heritage Assets on site or significantly affecting boundaries	No heritage assets. Site within the Great Bar Conservation Area.		х	
Impact on visual amenity of adjacent land users, including existing residents	Due to topography there could be a significant visual impact on Park Hall residents along St Austell Road, the existing tree line could be retained which would help to minimise any impact and would keep houses away from the boundary. Skip Lane has significant soft landscaping on both sides if the boundary to the East was kept and the road widened into the application site this would have less visual impact however this depends on the value of the trees on either side and could impact on the numbers of houses which might be delivered.  Site would be visible from further out such as from the Beacon, the significant increase in ground level is likely to mean that existing soft boundaries would be insufficient to screen development completely.  However it is considered that any such housing development would be seen in the context of existing residential development. Employment uses and buildings would be out of character and could have a more significant visual impact.	X- Em plo yme nt	X- Res ide ntia I	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х

Ground	No record of ground contamination here.			
Contamination	The receive of ground contamination flores.			Х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
adjoining uses	•			^
Noise impact of	Residential, agricultural and horsicultural uses nearby raise		X-	X-
adjoining uses	no significant noise concerns. Employment land use could		Em	Res
	give rise to noise complaints from adjacent residents.		plo	iden
			yme	tial
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical		nt	
and Mineral	and environmentally feasible prior extraction for brick clay			
Resource Areas	take place.		Х	
Nesource Areas	take place.			
Mineral	No mineral infrastructure constraints.			
Infrastructure and	140 millerar illinastructure constraints.			
Brickworks				X
Dilokworks				
Waste Infrastructure	No waste infrastructure constraints			
Waste illiastractare	The waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of			
' '	character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to			х
A - 11-1 120 - 6 (120)	be developed within the plan period.			
Availability of utilities	Minworth WsTW has capacity for 96,717 houses. There is			
<ul><li>electricity, gas,</li></ul>	significant headroom based on current quality performance			
water, sewage	and there are no land or other constraints preventing			
treatment	expansion.  Broadband superfast speeds are available in this area.			
	· ·			Х
	There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
	growth.			
Infrastructure	There are at least 2 public rights of way, one unrecorded			
constraints on /	which would need to be incorporated into the development			
under site (electric	of the parcel but which may have limited impact on capacity.			
cables/sub-stations,	or and particular many many mand ampact on capacity.			
water/sewage pipes,			Х	
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	The following comments are in relation to CFS 129 and			
and transportation	understanding the current limits of capacity on skip lane are			
'	considered relevant for this potentially smaller development			
	area. The score is higher to reflect the lower viability of			
	highway upgrades due to the capacity of the site.	X		
	Skip Lane is not wide enough and little potential for it to be			
	widened. It is unsuitable for heavy goods.			
	Access should be from Park Hall Road. Bypass of Skip			
	Lane could be a solution.			
	•			

Impact on the wider road network	understand considered	ing comments are in relation to CFS 129 and ding the current limits of capacity on skip lane are different for this potentially smaller development score is higher to reflect the lower viability of ogrades d	X				
Other Economic							
(specify)	0!-!						
A	*** * * * * * * * * * * * * * * * * * *	Social			C - I		
Access time by wall		c transport (except Primary schools: walking only) to the series in accordance with BCP Policy HOU2.	о кеу г	esiden	tiai		
Primary School	a Primary		Х				
Secondary School	distance o	predominantly within 25 minutes public transport f a Secondary School		X			
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of entre Area	Х				
Strategic		site is within 20 minutes public transport distance					
Centre/Employment	of an Emp			Х			
Area	or arr Emp			^			
Centre/Foodstore	The site is		х				
		distance of a Fresh Food and Centre Area					
Any character  Character of adjoining residential development and distance from Town Centre							
constraints on	would rest	rict the highest densities.					
density (list)	NI.	Control on the standard of					
Connections to local	No connec	ction to a local cycle route network.	X				
cycle route networks	Not sublic	2020 2022			V		
Public Open Space		open space			Х		
Loss of Playing Field / Sports Pitches	Not a play	ing field or sports pitch.			Х		
Other Social							
Other Social		Opportunities					
Could combine with	CES 120 a						
form a more comprel							
Tomi a more compre	ICHOIVE UEV	Sustainability Appraisal					
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object	tives 1	2 3 5	. 6		
Conclusion	ai i iousiiig	7, 9, 12, 14 and positive impact for SA Objectives			,, 0,		
Sustainability Appraisa	 al	The site has some negative impacts for SA Objectives			6		
Employment Conclusion 7, 9, 12 and positive impacts for SA Objectives 13							
112)1112111122110100	-	Conclusion					
		es of which would be a significant issue and the retered being reduced below the threshold required for					

Site Area (ha)   0.08   Site Reference   SA-0305-WAL	Site Addres	s	Land to the E	ast of 113 Parl	K Hall Ro	ad					
Sackground/Context	Ward		Paddock		Call for	Site R	ef	Green	Belt F	Parcel	110
Current uses (list)  No planning history but could have been used for the keeping of animals.  Surrounding land uses  Constraints  Constraints  Constraints (where affecting part of submitted site)  SSSI/ SAC/ SINC N/A 0  Ancient Woodland / Veteran Trees N/A 0  Local Nature Reserve N/A 0  Flood Risk Zone 3 N/A 0  Scheduled Ancient Monument N/A 0  Operational Burial Ground N/A 0  Operational Burial Ground N/A 0  Common Land N/A 0  Common Land N/A 0  Common Land Sabe Barr Conservation Area EN5  (list)  Criteria Assessment Rating  The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsal, Birmingham, Streetly (adjoining Sutton Coldfield), and Aldridge and preventing encroachment on the countryside. The road enclosing this part of the sub-parcel, which is relatively flat, would form a clear boundary to a release that would represent a limited impact on the integrity of adjacent open land and the separation between towns.  Landscape Sensitivity  Landscape here is considered to have an overall moderate-high sensitivity to residential development, based on its combination of prominence in views from the Barr Beacon viewpoint, intact historic field patterns, strongly rural character and sensitive historic landscape features.  Detailed assessment against environmental, social and economic criteria  Criteria Assessment Rating  Rat	Site Area (h	a)	0.08								
Current uses (list)   No planning history but could have been used for the keeping of animals.	Site Referer	rence SA-0305-WAL									
Surrounding land uses    To the North and East is agriculture, South and West is residential.				Background	d/Contex	it .					
To the North and East is agriculture, South and West is residential.		No	planning history	but could have	been used	for the	keepi	ng of ar	nimals.		
Amount covered (that's)   SSSI/ SAC/ SINC   N/A   0   0	Surrounding	То	the North and Ea	ast is agriculture	, South an	nd West	is res	idential.	1		
SSSI/ SAC/ SINC N/A 0 Ancient Woodland / Veteran Trees N/A 0 Local Nature Reserve N/A 0 Registered Park & Garden N/A 0 Common Land Burial Ground N/A 0 Common Land Great Barr Conservation Area EN5  SAD ENV1 Great Barr Conservation Area EN5  Criteria Assessment Raining the separation of the West Midlands conurbation, maintaining the separation of Wasall, Birmingham, Streetly (adjoining Sutton Coldifield), and Aldridge and preventing encroachment on the countryside. The road enclosing this part of the subparcel, which is relatively flat, would form a clear boundary to a release that would represent a limited impact on the integrity of adjacent open land and the separation between towns.  Landscape Harris Assessment Rained Propagation of prominence in views from the Barr Beacon viewpoint, intact historic field patterns, strongly rural character and sensitive historic landscape features.  Detailed assessment against environmental, social and economic criteria  Criteria Assessment spainstenvironmental, social and economic criteria  Criteria Assessment Raine Covernmental Assessment  Criteria Assessment Raine Covernmental Ra	Constraints										
SSSI/ SAC/ SINC N/A				Name / Detail	S					CO	vered
Local Nature Reserve	SSSI/ SAC/ S	INC		N/A							-,
Registered Park & Garden   N/A   O	Ancient Wood	land / \	/eteran Trees							0	
Registered Park & Garden N/A 0 Scheduled Ancient Monument N/A 0 Operational Burial Ground N/A 0 Common Land N/A 0 Existing Policy Designations (list)  SAD ENV1 Great Barr Conservation Area EN5  Green Belt and Landscape Sensitivity Assessment  Criteria Assessment Rating Green Belt Harm The sub-parcel makes a strong contribution to preventing the separation of Walsall, Birmingham, Streetly (adjoining Sutton Coldfield), and Aldridge and preventing encroachment on the countryside. The road enclosing this part of the sub-parcel, which is relatively flat, would form a clear boundary to a release that would represent a limited impact on the integrity of adjacent open land and the separation between towns.  Landscape Sensitivity  Landscape Landscape here is considered to have an overall moderate-high sensitivity to residential development, based on its combination of prominence in views from the Barr Beacon viewpoint, intact historic field patterns, strongly rural character and sensitive historic landscape features.  Detailed assessment  N/A  Very High High High High High High High High			9								
Scheduled Ancient Monument N/A 0  Operational Burial Ground N/A 0  Common Land N/A 0  Existing Policy Designations (list)    SAD ENV1     Great Barr Conservation Area EN5											
Operational Burial Ground   N/A   O   O											
SAD ENV1   Great Barr Conservation Area EN5											
Existing Policy Designations (list)  Green Belt and Landscape Sensitivity Assessment  Criteria Assessment  The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Birmingham, Streetly (adjoining Sutton Coldfield), and Aldridge and preventing encroachment on the countryside. The road enclosing this part of the sub-parcel, which is relatively flat, would form a clear boundary to a release that would represent a limited impact on the integrity of adjacent open land and the separation between towns.  Landscape Sensitivity  Landscape here is considered to have an overall moderate-high sensitivity to residential development, based on its combination of prominence in views from the Barr Beacon viewpoint, intact historic field patterns, strongly rural character and sensitive historic landscape features.  Detailed assessment against environmental, social and economic criteria  Criteria Assessment  Rating  Very High High High High High High High High			- Curia							_	
Green Belt Harm  The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Birmingham, Streetly (adjoining Sutton Coldfield), and Aldridge and preventing encroachment on the countryside. The road enclosing this part of the sub-parcel, which is relatively flat, would form a clear boundary to a release that would represent a limited impact on the integrity of adjacent open land and the separation between towns.  Landscape Sensitivity  Landscape Sensitivity  Each of the sub-parcel makes a strong contribution to preventing the sprawl of the sub-parcel, which is relatively flat, would form a clear boundary to a release that would represent a limited impact on the integrity of adjacent open land and the separation between towns.  Landscape Sensitivity  Each of the sub-parcel makes a strong contribution of the sub-parcel, which is relatively flat, would form a clear boundary to a release that would represent a limited impact on the integrity of adjacent open land and the separation between towns.  Landscape Sensitivity  Each High Har m Mod High Har m m Wood Har m m Mod Har m Mod Har m m Mod Har	Designations	Designations Great Barr Conservation Area EN5									
Green Belt Harm  The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Birmingham, Streetly (adjoining Sutton Coldfield), and Aldridge and preventing encroachment on the countryside. The road enclosing this part of the sub-parcel, which is relatively flat, would form a clear boundary to a release that would represent a limited impact on the integrity of adjacent open land and the separation between towns.  Landscape Sensitivity  Landscape Here is considered to have an overall moderate-high sensitivity to residential development, based on its combination of prominence in views from the Barr Beacon viewpoint, intact historic field patterns, strongly rural character and sensitive historic landscape features.  Detailed assessment against environmental, social and economic criteria  Very High Har m Mod High Mod Har m m Mod Har m M				nd Landscape			sessi	ment			
Harm contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Birmingham, Streetly (adjoining Sutton Coldfield), and Aldridge and preventing encroachment on the countryside. The road enclosing this part of the subparcel, which is relatively flat, would form a clear boundary to a release that would represent a limited impact on the integrity of adjacent open land and the separation between towns.  Landscape Sensitivity  Landscape Landscape here is considered to have an overall moderate-high sensitivity to residential development, based on its combination of prominence in views from the Barr Beacon viewpoint, intact historic field patterns, strongly rural character and sensitive historic landscape features.  Detailed assessment against environmental, social and economic criteria  Criteria  High Har m High Har m M Har m M Har m M Har m M Mod Har m M M Mod Har m M M M M M M M M M M M M M M M M M M						ng					1
Birmingham, Streetly (adjoining Sutton Coldfield), and Aldridge and preventing encroachment on the countryside. The road enclosing this part of the subparcel, which is relatively flat, would form a clear boundary to a release that would represent a limited impact on the integrity of adjacent open land and the separation between towns.  Landscape Sensitivity  Landscape here is considered to have an overall moderate-high sensitivity to residential development, based on its combination of prominence in views from the Barr Beacon viewpoint, intact historic field patterns, strongly rural character and sensitive historic landscape features.  Detailed assessment against environmental, social and economic criteria  Criteria  Rating		contrib the We	ution to preventi est Midlands con	ng the sprawl of urbation,	High Har	Har	High Har	Har	Mod Har	Har	Low Har
Sensitivity  an overall moderate-high sensitivity to residential development, based on its combination of prominence in views from the Barr Beacon viewpoint, intact historic field patterns, strongly rural character and sensitive historic landscape features.  Detailed assessment against environmental, social and economic criteria  Criteria  Assessment  High  Mod  X  Rating		Birmingham, Streetly (adjoining Sutton Coldfield), and Aldridge and preventing encroachment on the countryside. The road enclosing this part of the subparcel, which is relatively flat, would form a clear boundary to a release that would represent a limited impact on the integrity of adjacent open land and the									
residential development, based on its combination of prominence in views from the Barr Beacon viewpoint, intact historic field patterns, strongly rural character and sensitive historic landscape features.  Detailed assessment against environmental, social and economic criteria  Criteria Assessment Rating			•		High			Mod			Low
Detailed assessment against environmental, social and economic criteria  Criteria Assessment Rating	Sensitivity	resider combir of pror Beaco pattern sensiti	esidential development, based on its combination of prominence in views from the Barr Beacon viewpoint, intact historic field patterns, strongly rural character and sensitive								
Criteria Assessment Rating	Deta				nental s	ocial a	nd e	conom	ic crit	eria	
						Join 6		20110111			
	J		7.00000111011		nental				- tati	5	

Greenfield/	The parcel is greenfield.			
Previously				Х
Developed Land				
Topography	The parcel is flat.			X
Agricultural Land Quality	Not agricultural land.			X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The parcel is in the conservation area and all trees may be worthy of protection and a tree survey would be required to assess whether these trees or any other established trees should be retained and incorporated into development of this land. If some or all trees are retained this would be a barrier to development reducing the capacity of the site significantly.	х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The trees in the parcel could provide suitable habitats for protected species. Any loss of trees or vegetation would require an ecology survey.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  The site falls within a Nature Recovery Network Core Habitat Zone		x	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The parcel is very small and on the edge of a strip of bungalows and a similar development would have little if any impact on visual amenity in a local or wider sense. An employment use would be out of character and would likely have a significant detrimental impact on adjacent visual amenity.	X- Em plo yme nt		X- Res iden tial
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			х
Ground Contamination	No record of contamination here.			Х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	Residential, agricultural and horsicultural uses nearby raise no significant noise concerns. Employment land use could give rise to noise complaints from adjacent residents.		X- Em plo yme nt	X- Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay take place.		X	

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Likely due to edge of urban location and capacity unlikely to be an issue for an additional house.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			x
Highways access and transportation	Comments received for the adjacent site CFS12 indicate potential capacity issues. These comments are not considered to apply to this parcel due to its small size, it has an existing access which could serve a property.			Х
Impact on the wider road network	There can be no significant wider impacts due to the small size of the parcel.			X
Other Economic (specify)				
(21-27)	Social			
Access time by wal	king or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly within 10 minutes walking distance of a Primary School			Х
Secondary School	The site is predominantly within 25 minutes public transport distance of a Secondary School		Х	
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	Х		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The whole site is within 10 minutes walking distance of a Fresh Food and Centre Area			Х

Any character								
constraints on								
density (list)								
Connections to local	No connec	ction to a local cycl	le route network.		x			
cycle route networks								
Public Open Space	Not public	open space					X	
Loss of Playing Field	Would not	result in the loss of	of a playing field o	r sports pitch.			Х	
/ Sports Pitches							^	
Other Social								
Opportunities								
could be combined	with CFS12	29 but limited	Х					
opportunities due to t	he small siz	e of this parcel.	<b>^</b>					
		Sustainabilit	ty Appraisal					
Sustainability Appraisa	al Housing	The site has som	e negative impac	ts for SA Object	tives 1,	2, 6, 7	<b>7</b> , 9,	
Conclusion		12, 14 and positive	ve impact for SA	Objectives 5, 10	, 13			
Sustainability Appraisa	al							
Employment Conclusion								
Conclusion								
High green belt and landscape harm combined with high ecological value and a number of established								
trees worthy of retention are all significant issues which are a barrier to development. Adjacent sites also								

# **Palfrey**

Site Address	8	West Bromwie	ch Road, Fullbi	ook Ope	n Spa	ice.				
Ward		Palfrey		Call for	Site I	Ref	10363	}		
Site Area (ha	a)	1.99								
Site Referen	се	SA-0110-WAI	_							
			Background	I/Contex	ĸŧ					
Current uses (list)	Оре	en space amenit	y.							
Surrounding   Sports pitches to the North, residenti					East, S	South a	ınd Wes	t.		
	•		Constra	ints						
Gateway Constraints (where affecting part of submitted site)  Name / Details				3						nount vered n's)
SSSI/ SAC/ SI			N/A						Ò	•
Ancient Woodl			N/A						0	
Local Nature F		9	N/A						0	
Flood Risk Zor			Flood Risk Zor N/A	ie 3					0.7	'
	Registered Park & Garden								0	
	Scheduled Ancient Monument			N/A					0	
Operational Burial Ground N/A Common Land N/A			N/A						0	
Existing Policy		brook Open Spa								
Designations (list)		O Green Belt - E								
		Green Belt ar	nd Landscape	Sensitiv	itv As	ssess	ment			
Criteria	Asses	sment	•	Ratir						
Green Belt	The su	b-parcel makes	a moderate	Very	High	Mod	Mod	Low	Low	Very
		ution to preventi		High	Har	High	Har	Mod	Har	Low
		est Midlands con		Har m	m	Har m	m	Har m	m	Har m
		ting encroachme								
		yside. This part o ly contained by t								
		ettlement and co								
		g urbanising dev							Х	
		Release of this p		I					^	
		would simplify the	•							
		oundary and wou								
		<u>nt Green Belt lar</u> ea is considered		High		Mod	Mod	Lo	Λ/	Low
		ea is considered ate overall sensit				digh	IVIOU	Mo		Low
		pment, as there				<u> </u>				
	sensitiv		y <b></b>							
	landsc	ape features.								
		ea is considered								
		ate sensitivity to						Х		
		pment, as large								
		pment would dis		2						
		ter of the existing nange from the c		a						

surroun promine east ald	tial development in the ding area, and be more ent in views, particularly to the ong the A34.			
	sessment against environmental, social and economi			
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/ Previously Developed Land	Greenfield.			Х
Topography	It slopes slightly towards the brook, although not a barrier to development site could contribute to flood risk.		Х	
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are established boundary trees which are not protected but may be worthy of retention and which would not have a significant impact on the developable area.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site runs alongside a brook and there is an opportunity for some enhancement. This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Zone 2			х
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			X
Impact on visual amenity of adjacent land users, including existing residents	There would be a detrimental impact on the views from the rears of houses on Fullbrook Road however the garden distances are sufficient to minimise an unacceptable harm, there is also an existing path through the site which would have some impact but not significant. Limited wider impacts due to the location of the site to the rear of houses.		х	
Flood risk, drainage and ground water	0.7ha of the 1.99 is a flood risk 3 zone due to the brook and this area of flooding extends to 1ha if you combine the flood risk 2 zone. These restrictions are likely to reduce the developable area by about 50% and any new development is likely to contrib	x		
Ground Contamination	Landfill site currently gassing, boreholes monitored by Pollution Control. The site took domestic waste and would require site investigation.	Х		
Ground stability	No significant ground stability issues. Notwithstanding previous comments regarding former waste and contamination.		х	
Air Quality impact of adjoining uses	The site is in a Nitrogen Dioxide - Area of Exceedance 2015 zone and mitigation may be required to ensure satisfactory air quality inside buildings. Not a barrier to development.	Х		
Noise impact of adjoining uses	No significant issues raised.			Х
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х

	Economic			
Employment	The site is adjacent residential properties and has limited			
Development	space for access which would restrict large vehicles the are	X		
Opportunities	not opportunities for employment uses here.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future			х
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	growth.  There are no known infrastructure constraints here.			x
Highways access and transportation	Difficult to see how an access suitable for development of this site can be achieved onto A4031 West Bromwich Road due to the constraints of the brook course and third party land. West Bromwich Road is extremely busy at times around the existing access point due to the proximity of a number of schools and nurseries and so to add another junction at this location would be undesirable from a highway point of view. Access to this site may be better served off Walstead Road via land acquisition.	х		
Impact on the wider road network	No wider concerns raised.			Х
Other Economic (specify)				
(opcoy)	Social		<u> </u>	
Access time by wall	king or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly within 10 minutes walking distance of a Primary School			Х
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			х
GP/Health Centre/Walk in	The site is predominantly within 10 minutes walking distance of a Health Centre Area			х
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The site is predominantly within 10 minutes walking distance of a Fresh Food and Centre Area			х
Any character constraints on density (list)	The predominant character is defined by pre and post war tra semi-detached houses with some nearby modern flat roof two			orey

Connections to local cycle route networks	No connec	ction to a local cyc	le route network.		Х		
Public Open Space	has identif serving an account of	The Council has commissioned an open space study which has identified this site as being of low quality/value not serving an accessibility catchment gap. Therefore taking account of the need to provide houses and employment development the loss of this op					х
Loss of Playing Field / Sports Pitches	If the site v	Would not result in the loss of a playing field or sports pitch. If the site were developed it is considered that the adjacent sports pitches which are unlit would not be significantly affected.					X
Other Social							
		Opport	tunities				
No specif	ic opportuni	ties.	X				
		Sustainabili	ty Appraisal				
Sustainability Appraisa Conclusion	Sustainability Appraisal Housing Conclusion  The significant reasons for rejecting this site, as listed in the assessment, demonstrate that this site would not be a reasonable alternative.					ole	
	Sustainability Appraisal  Employment Conclusion  The significant reasons for rejecting this site, as listed in the assessment, demonstrate that this site would not be a reasonable alternative.						
		Conc	lusion				

# Pelsall

Site Address	Land off Allen's Lane, Pelsall - Land off Allen's Lane, Pelsall, West Midlands.						
Ward	Pelsall		Call for Site Ref	10305			
Site Area (ha)	ea (ha) 4.99						
Site Reference	SA-0071-W/	AL.					
		Backgroun	d/Context				
(list)	surrounding land for	or grazing.	ss, parking and exercis	J			
land uses i	,						
		Constr	aints				
Gateway Constra affecting part of		Name / Detail	s		Amount covered (ha's)		
SSSI/ SAC/ SINC		N/A			Ò		
Ancient Woodland	d / Veteran Trees	N/A			0		
Local Nature Rese	erve	N/A			0		
Flood Risk Zone 3	3	Rough Brook			1.7		
Registered Park 8	& Garden	N/A			0		
Scheduled Ancien	nt Monument	N/A			0		
Operational Burial	l Ground	N/A			0		
Common Land		N/A			0		
Existing Policy Designations (list)	SAD Green Belt -	ENV1					

One on Delt and Landa area Constitute Assessment								
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the separation of Walsall, Aldridge, and Bloxwich and a moderate contribution to	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
	Bloxwich and a moderate contribution to preventing the sprawl of the West Midlands conurbation, and preventing encroachment on the countryside. The sub-parcel is contained to the northeast by the settlement of Pelsall, and to the west and southeast by the settlement edges of Bloxwich, Walsall, and Aldridge, which form part of the West Midlands conurbation. Any strategic release of land would reduce the fragile separation between the towns of Walsall, Aldridge, and Bloxwich, and between the intervening settlements of Pelsall, Shelfield, and Rushall. It would also harm connectivity between surrounding Green Belt areas.		х					
Landscape	The landscape within the Goscote	High		Mod	Mod	Lov		Low
Sensitivity	Valley is considered to have a		ŀ	High		Mo	d	

residen Althoug is impac surroun develop increas recreati providir which o	te-high overall sensitivity to tial development.  In the rural character of the area cited by its close proximity to the ding conurbation and existing oment within it, sensitivity is sed due to its ecological and onal value and by its role in the graph and between settlements override other criteria.  Sessment against environmental, social and economic	c crite	eria	
Criteria	Assessment	Ratii		
	Environmental			
Greenfield/ Previously Developed Land	The site is greenfield predominantly, there is a small area of 300m2 of tin roof style buildings which support the existing horse grazing use.		х	
Topography	The site slopes down North to South, although not a significant barrier to development it is part of a valley so any development here could affect the brook at the base of the valley.		х	
Agricultural Land Quality	The land is not agricultural, none has a post 1988 grade. The South East corner is recorded as previously being a grade 4.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are 3 TPO trees on the North part of the site. T28 Oak AB 3/1964. T29 Sycamore AB 3/1964. T30 Sycamore AB 3/1964. These trees should be retained and would not significantly reduce the developable area of the site.			x
Biodiversity or Geodiversity on site or significantly affecting boundaries	The application site is part of a wildlife corridor. Groups of trees and hedges may be used by protected bat, bird and badger species and a survey would be required along with mitigation proposals.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The site submission is in the North part of goscote valley and is land which ascends North meaning any development here would be prominent to the Southern areas. Locally occupiers of houses on Allens Lane and public highway users would be most affected by any development which would impact on the semi-rural character of this area and would represent an significant detrimental impact. Wider impacts would be seen from the South, in particular from	X		

	public open space and from the canal network, but			
	development adjacent the highway would be seen in the			
	context of existing development present to the North and			
	East. The further South the more significant the harm.			
Flood risk, drainage	The Southern boundary meets rough brook and flood zone 3			
and ground water	follows this boundary and covers more than a quarter of the			
	site. Flood zone 2 also stretches further into the site and	X		
	combined cover almost half of the site area. In addition to			
	taking account of			
Ground	The SAD appendices plan indicates that there could be			
Contamination	contamination which would require survey work prior to		Х	
Contamination	development.		~	
Ground stability	The application site is in a High Risk Coal Mining activity			
Ground Stability	area recorded on the SAD appendices which will required a		Х	
	Coal Mining risk assessment prior to development.		^	
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			Х
adjoining uses	A section that are section to the second the second that the second the second that the second			
Noise impact of	A residential use would be compatible with the surrounding	X -		Х-
adjoining uses	uses and unlikely to raise any noise concerns to existing or	Em		Res
	future residents. An employment use is considered would	plo		iden
	have a significant impact on local amenity in noise terms	yme		tial
	and mitigation is likely to make employment uses unviable.	nt		
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for superficial		v	
Resource Areas	sand and gravel, shall take place.		X	
Mineral	No mineral infrastructure constraints.			
Infrastructure and				
Brickworks				Х
Briokworks				
Waste Infrastructure	No waste infrastructure constraints			
vaste illiastractare	Two waste imagination constraints			X
Other Environmental	No other issues identified.			Х
	Economic			
Employment	The site is surrounded by residential and horsiculture uses,			
Development	the submission does not propose employment uses and			
Opportunities				
Opportunities		Х		
İ	there are no notable employment opportunities here which	Х		
Francis and Land	there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of	X		
	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.			
Employment Land  Delivery / Phasing	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of			X
Delivery / Phasing	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing			х
	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to			
Delivery / Phasing Viability	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.			x
Delivery / Phasing	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to		_	
Delivery / Phasing Viability	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.			
Delivery / Phasing Viability  Availability of utilities	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.  The submission states that the site has access to mains			
Delivery / Phasing Viability  Availability of utilities – electricity, gas,	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.  The submission states that the site has access to mains water, mains sewage, gas and broadband internet.  Goscote WwTW has capacity for 3220 houses. Site is			
Delivery / Phasing  Viability  Availability of utilities  – electricity, gas, water, sewage	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.  The submission states that the site has access to mains water, mains sewage, gas and broadband internet.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has			
Delivery / Phasing  Viability  Availability of utilities  – electricity, gas, water, sewage	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.  The submission states that the site has access to mains water, mains sewage, gas and broadband internet.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance			
Delivery / Phasing  Viability  Availability of utilities  – electricity, gas, water, sewage	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.  The submission states that the site has access to mains water, mains sewage, gas and broadband internet.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding			
Delivery / Phasing  Viability  Availability of utilities  – electricity, gas, water, sewage	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.  The submission states that the site has access to mains water, mains sewage, gas and broadband internet.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.		X	
Delivery / Phasing  Viability  Availability of utilities  – electricity, gas, water, sewage	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.  The submission states that the site has access to mains water, mains sewage, gas and broadband internet.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.		X	
Delivery / Phasing  Viability  Availability of utilities  – electricity, gas, water, sewage	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.  The submission states that the site has access to mains water, mains sewage, gas and broadband internet.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.		X	
Delivery / Phasing  Viability  Availability of utilities  – electricity, gas, water, sewage	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.  The submission states that the site has access to mains water, mains sewage, gas and broadband internet.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be		X	
Delivery / Phasing  Viability  Availability of utilities  – electricity, gas, water, sewage	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.  The submission states that the site has access to mains water, mains sewage, gas and broadband internet.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent		x	
Delivery / Phasing  Viability  Availability of utilities  – electricity, gas, water, sewage	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.  The submission states that the site has access to mains water, mains sewage, gas and broadband internet.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future		X	
Delivery / Phasing  Viability  Availability of utilities  – electricity, gas, water, sewage treatment	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.  The submission states that the site has access to mains water, mains sewage, gas and broadband internet.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			
Delivery / Phasing  Viability  Availability of utilities  – electricity, gas, water, sewage	there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of character.  No known significant issues regarding delivery or phasing  There are no known significant risks to viability and likely to be developed within the plan period.  The submission states that the site has access to mains water, mains sewage, gas and broadband internet.  Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future		x	

under site (electric cables/sub-stations,							
water/sewage pipes,							
gas pipes, pylons,							
culverts, rights of							
way)	NI	- (   P -   -	- 1				
Highways access and transportation	_	ant Highway Issue					X
Impact on the wider road network	No signific	ant wider Highway	Issues here				Х
Other Economic							
(specify)							
		Soc	ial				
Access time by wall		c transport (except es in accordance v			o key r	esiden	tial
Primary School		site is within 10 m					х
Primary School	Primary So						^
Secondary School		The whole site is within 20 minutes public transport distance of a Secondary School					Х
GP/Health	The whole	The whole site is within 15 minutes walking distance of a				Х	
Centre/Walk in	Health Cer					^	
Strategic		The whole site is within 20 minutes public transport distance					
Centre/Employment	of an Emp	of an Employment Area					X
Area							
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area						
Any character	The charac	cter of the area is o	lefined by a mix o	of traditional ser	ni-deta	ched a	and
constraints on	detached h	nouses.					
density (list)							
Connections to local	No connec	tion to Local Cycle	Route Network.		Х		
cycle route networks							
Public Open Space		open space.					Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss o	f a playing field o	r sports pitch.			х
Other Social							
		Opporti	unities				
Opportunity for sec	uring biodive						
within the submission				X			
the existing wide	er goscote v	alley area.					
_		Sustainabilit	y Appraisal				
Sustainability Appraisa	al Housing	The site has some		ts for SA Object	tives 1,	2, 3, 5	5, 6,
Conclusion		7, 9, 12, 14 and p					
Sustainability Appraisa		Assessment requ					
Employment Conclusion	on j	<u> </u>					
The site ones which is	ما اماند	Conclu		otomore a series	:		201 -1
The site area which co							
development on the v							
the existing openness							rnere
. would also be a fildh C	heennen nai	m and moderate h	igii nami in relati	on to landscape	5 26(12)	uvily.	

Site Addres	SS	Grazing Land	at Fordbrook I	_ane								
Ward		Pelsall	at i orabiook i	Call for	Site F	Ref	10423	3				
Site Area (h	na)	1										
Site Refere	nce	SA-0169-WA	L									
			Background	d/Contex	<b>t</b>							
Current uses (list)	Hor	rsiculture										
Surrounding		the North and So			to the	East, re	esidenti	al and	he We	st is a		
land uses	rail	way walk with re										
			Constra						<u> </u>			
Gateway Coa			Name / Details	8						ount rered 's)		
SSSI/ SAC/ S	SINC		N/A						Ò			
		/eteran Trees	N/A						0			
Local Nature		e	N/A						0			
Flood Risk Zo			Fordbrook High	h Heath					0.57	7		
Registered Pa			N/A N/A							0		
Operational E			N/A N/A						0			
Common Lan		Odrid	N/A							0		
Existing Police	-	D - Open Space										
Designations		dbrook SLINC N			Policy	EN1						
(list)	SAI	D Green Belt - E	NV1									
		0 D. I		0	•4 •							
Criteria	A		nd Landscape			sessr	nent					
Green Belt		ssment ib-parcel makes	a atrona	Ratii Very		Mod		Low		Very		
Harm		oution to maintair		High	High	High	Mod	Mod	Low	Low		
		tion of Aldridge		Har	Har m	Har	Har m	Har	Har m	Har		
	and Ale	dridge and Brow	nhills, and a	m		m		m		m		
		ate contribution t										
	•	of the West Mid		n								
		eventing encroad yside. The sub-p		М								
		northwest and ea		.u								
		nents of Pelsall a		d								
		south and south	•									
		nent edge of Aldı										
		part of the West pation. Release c										
		effectively merge										
		nent areas of Ru				Х						
		eld, and Pelsall, i	<b>O</b> ,									
		ctivity of the Wes										
		pation and reduci										
	•	ition between Ald ch and between	-									
		hills. The strip of										
		east of the wood										
	_	association with	settlement at									
		eld, but is still imp										
	settlen	eld, but is still implent separation of the gap;	given the									

	ı								
		ness also limits the extent of							
		separation and therefore the							
		harm that could result from Belt release.							
Landscape		dscape within the Goscote	High	Mod	Mod	Lov	v I	Low	
Sensitivity			s considered to have a			Mod		2011	
Constantly		te-high overall sensitivity to							
		tial development.							
		h the rural character of the area							
		cted by its close proximity to the							
		ding conurbation and existing							
		ment within it, sensitivity is		X					
		ed due to its ecological and							
		onal value and by its role in							
		g a gap between settlements							
	which o	verride other criteria.							
Det	ailed as	sessment against environme	ental, soc	cial and e	conomi	c crite	eria		
Criteria		Assessment	•			Ratii			
		Environme	ental						
Greenfield/		The site is greenfield.							
Previously		_						X	
Developed L	and								
Topography		The land slopes slightly to the W	est and to	the South	but not			Х	
		significant.						^	
Agricultural L	_and	The land is not agricultural land.	ural land.					х	
Quality								^	
Tree Preserv		There are established trees arou							
Orders / Mat		hedges, however much of the si							
Trees of Valu		horses so development and rete	ntion of tr	ees and he	edges is	X			
site or signific		possible.							
affecting bou									
Biodiversity of		Any loss of trees or hedges wou	ld require	an ecology	/ survey				
Geodiversity		to safeguard protected species.	<b></b>	7			Х		
or significant		The site falls within 2 Nature Re		twork Zone	es, Core				
affecting bou		Habitat Zone and Core Expansion							
Heritage Ass		There are no recorded heritage	assets nei	re.				v	
site or signific								Х	
affecting bou		There would be impact on highw	OV HEORE	and from th	oo roor				
Impact on vis		windows of houses on Fordbroo	•			X-	X-		
land users, ir		Fordbrook Lane is defined by ho				Em	Res		
existing resid	_	designed to limit visual impacts				plo	ide		
Chisting resid	CITIC	be less than significant. An emp				yme	ntia		
		character and would have signifi			o out or	nt	'		
Flood risk, dr	rainage	More than half of the site is in flo			ot be				
and ground v		development the remaining part							
3		zone 2 and would require signific				X			
		flooding and to ensure that flood							
		increased.	Ü						
Ground		No history, site investigations re-	quired.				Х		
Contamination	on						^		
Ground stabi	ility	No ground stability issues record	ded here.					Х	
Air Quality in		Not in a Nitrogen Dioxide Area o	f Exceeda						
adjoining use	es	However Electric Charging Poin		e required	in			X	
		accordance with Air Quality SPD							
Noise impact		Employment uses would be con-					X-	X-	
adjoining use	es	satisfactory amenity for adjacent		s. Resident	ial uses		Em	Res	
	would be compatible with existing uses.						plo	iden tial	

			yme nt	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	The small site size combined with the surrounding residential uses and poor access limit any opportunity for employment development here.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Unknown, however it is recognised that the site is in an urban area and likely has nearby access to utilities. Broadband superfast speeds are available in this area. Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  There are no known infrastructure constraints here.		x	
constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				x
Highways access and transportation	Access to this site onto Vicarage Road is significantly constrained by the visibility issues to the east towards the bend in the road and third party land issues relating to this. The site is split in two by the brook course. Access to the west of the brook is unlikely to be achievable due to the proximity of the former railway bridge and its impact on visibility in that direction. Residential development on this site would not be desirable due to the sub-standard footway provision under the bridge which would need to be addressed as significant off-site works. Footway widening along the Vicarage Road frontage will also be required together with some form of pedestrian crossing facility.	x		
Impact on the wider road network	No wider concerns raised.			Х

Other Economic							
(specify)							
		Social					
Access time by walk	servic	c transport (except Primary schools: walking only) to ses in accordance with BCP Policy HOU2.	o key r	esiden	tial		
Primary School	Primary So			X			
Secondary School	of a Secon	The whole site is within 20 minutes public transport distance of a Secondary School					
GP/Health		site is within 15 minutes walking distance of a			х		
Centre/Walk in	Health Ce				^		
Strategic Centre/Employment Area	of an Emp	site is within 20 minutes public transport distance loyment Area			х		
Centre/Foodstore	Fresh Foo	The whole site is within 15 minutes walking distance of a Fresh Food and Centre Area					
Any character constraints on density (list)	The chara houses.	cter here is defined by traditional detached and sem	ni-deta	ched			
Connections to local cycle route networks	Adjacent the cycle network route CR001 which would benefit development of the site and provides traffic free cycle access to Pelsall and Walsall.						
Public Open Space	has identif serving an account of	cil has commissioned an open space study which ied this site as being of low quality/value not accessibility catchment gap. Therefore taking the need to provide houses and employment ent the loss of this op			x		
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			х		
Other Social							
N1 1/1		Opportunities					
No specific op	portunities id						
0 1 1 1 1 1 1 1 1 1		Sustainability Appraisal					
Sustainability Appraisa Conclusion	J	SA not required due to gateway constraints.					
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.					
		Conclusion					
		hway access are gateway issues which would preven ployment uses have additional significant concer					

Site Addres	Address Leyland's Farm adj Wyrley and Essington Canal										
Ward		Pelsall		Call for	Site F	Ref	Green	Belt F	arcel	016	
Site Area (I	na)	60.47									
Site Refere	nce	SA-0194-WA	L								
			Background	d/Contex	t t						
Current uses (list)	Agr	iculture and hors	siculture.								
Surrounding land uses			culture, to the Ea iculture, and to t							ılture	
iana ascs	103	deritial and nors	Constra		10 1031	acritiar	properi	ilos ario	ragnee	iitaro.	
Gateway Co	nstrain	ts (where	Name / Details	<u> </u>					Am	ount	
		bmitted site)								ered	
SSSI/ SAC/ S			N/A						0		
		/eteran Trees	N/A						0		
Local Nature		9	N/A						0		
Flood Risk Z		ordon	Rough Brook N/A						0.8		
Registered P Scheduled A			N/A						0		
Operational I			N/A							0	
Common Lar			N/A						0		
	Existing Policy SAD Green Belt - ENV1 Designations										
		Green Belt a	nd Landscape	Sensitiv	ity As	sessr	nent				
Criteria	Asses	ssment		Ratir	ng						
Green Belt	North			Very	High	Mod	Mod	Low	Low	Very	
Harm		b-parcel makes	a strong g the unprotected	High Har	Har	High Har	Har	Mod Har	Har	Low Har	
			4 1116 01111110166161				m				
	SOLAWI	of the West Mid			m	m		m	m	m	
			lands conurbation		m	m	111	m	m		
	and sa	of the West Mid feguarding the o chment, and a n	lands conurbation		m	m		m	m		
	and sa encroa contrib	feguarding the on the chment, and a notion to preventi	lands conurbation countryside from noderate ng the merging of	on m	m	m		m	m		
	and sa encroa contrib Bloxwi	feguarding the c schment, and a n ution to preventi ch and Brownhil	lands conurbation ountryside from noderate ng the merging of the following the foll	on mon	m	m		m	m		
	and sa encroa contrib Bloxwi inset s	feguarding the outline the control of the control o	lands conurbation ountryside from noderate ng the merging of the sall occupies most and the sall occupies and the sall oc	on mon	m	m		m	m		
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	and sa encroa contrib Bloxwi inset s of the s	feguarding the conchment, and a nution to prevention and Brownhill ettlement at Pelspace). It is closeyet retains a stro	lands conurbation countryside from moderate and the merging of the merging of the moderate and the merging of the moderate and the moderate an	on mon	m	m		m	m		
	and sa encroa contrib Bloxwi inset s of the s edge, with th land in	feguarding the office the comment, and a new first and Brownhill ettlement at Pels space). It is closely et retains a stroe wider countrys this sub-parcel	lands conurbation countryside from moderate and the merging of the merging of the moderate which is all occupies moderate are to the urbaning relationship would weaken the country of the moderate would weaken the country is a constructed and the moderate from the country is a country in the country is a country in the country is a country is a country in the country in the country is a country in the country in the country is a country in the country in the country is a country in the country in the country is a country in the country in the country in the country is a country in the co	of hh st	m	m		m	m		
	and sa encroa contrib Bloxwi inset s of the edge, with th land in relation	feguarding the of a chiment, and a nation to prevention and Brownhill ettlement at Pels space). It is closely et retains a stroe wider countrys this sub-parcel this petween G	lands conurbation ountryside from moderate and the merging of the merging of the moderate and the moderate a	of hh st	m	m	-	m	m		
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	and sa encroa contrib Bloxwi inset s of the sedge, with the land in relation the south	feguarding the of a chiment, and a nation to prevention and Brownhill ettlement at Pels space). It is closely et retains a stroe wider countrys this sub-parcel this sub-parcel ship between Guth and the wide	lands conurbation ountryside from moderate and the merging of the merging of the moderate and the moderate a	of hh st	m	m		m	m		
	and sa encroa contrib Bloxwi inset s of the se edge, with the land in relation the sou the not South	feguarding the conchment, and a nution to prevention to prevention and Brownhill ettlement at Pels space). It is closely et retains a strole wider countrys this sub-parcel this petween Guth and the widerth.	lands conurbation countryside from moderate and the merging of the sall occupies mode to the urbaning relationship side. Release of would weaken the recountryside to	on mon	m	m		m	m		
	and sa encroa contrib Bloxwi inset s of the s edge, with th land in relation the sou the non South The su contrib	feguarding the outline to prevention to prevention and Brownhill ettlement at Pels space). It is closely et retains a stroe wider countrys this sub-parcel ship between Guth and the widerth.	lands conurbation countryside from moderate and the merging of the total cocupies mode to the urbaning relationship and Release of would weaken the recountryside to a strong the unprotected	on months	m	m		m	m		
	and sa encroa contrib Bloxwi inset s of the sedge, with the land in relation the south The su contrib sprawl	feguarding the of achment, and a notation to prevention and Brownhill ettlement at Pels space). It is closely et retains a stroegy et retains a stroegy et wider countrys this sub-parcel with and the wide and the wide of the West Midel of the West Midel.	lands conurbation countryside from moderate and the merging of the land to the	on months	m	m		m	m		
	and sa encroal contribe Bloxwii inset so of the sedge, with the land in relation the south The sucontribe sprawl conurbe south contribe sprawl conurbe spraw	feguarding the office the comment, and a notation to prevention and Brownhill ettlement at Pels space). It is closely et retains a strole wider countrys this sub-parcel with and the wide of the West Miduation, safeguard	lands conurbation countryside from moderate and the merging of the last occupies mode to the urban and relationship and the reen Belt land to recountryside to a strong the unprotected lands ling the	on months	m	m		m	m		
	and sa encroal contribe Bloxwii inset so of the seedge, with the land in relation the south The su contribe sprawl conurts countribe countribe countribe countribe countribe countribe countribe successive sprawl countribe successive sprawl countribe sprawl countribute sprawl coun	feguarding the office the comment, and a notation to prevention to prevention and Brownhill ettlement at Pels space). It is closely et retains a strole wider countrys this sub-parcel with and the widerth.  Ab-parcel makes of the West Midnertion, safeguard syside from encrole.	lands conurbation countryside from moderate and the merging of the sall occupies moderate and to the urban and relationship and the recountryside to the unprotected as strong as the unprotected lands ling the machment, and	on months	m	m		m	m		
	and sa encroal contrible Bloxwi inset s of the se edge, with the land in relation the south The su contrible sprawl conurbe country prevents	feguarding the offichment, and a notation to prevention to prevention and Brownhill ettlement at Pels space). It is closely et retains a strole wider countrys this sub-parcel with and the widerth.  Ab-parcel makes of the West Mideration, safeguard yside from encrotating the merging	lands conurbation countryside from moderate and the merging of the sall occupies moderate and the sall occupies a strong and the sall of the sall of Bloxwich and sall o	on months	m	m		m	m		
	and sa encroal contributions of the second the south The su contributions of the succession of the suc	feguarding the of achment, and a nation to prevention to prevention and Brownhill ettlement at Pels space). It is closely et retains a stroegy et retains a stroegy et retains a stroegy et his sub-parcel this sub-parcel than the wide of the West Mid pation, safeguard syside from encroating the merging the hills. The sub-parcel sub-parcel makes aution to checking of the West Mid pation, safeguard syside from encroating the merging the sub-parcel sub-parcel makes aution.	lands conurbation countryside from moderate and the merging of the sall occupies mode to the urbaning relationship side. Release of would weaken the reen Belt land to recountryside to a strong gethe unprotected lands ling the eachment, and pof Bloxwich and recel is adjacent to the sall adjacent to the sall and the s	on months	m	m		m	m		
	and sa encroa contrib Bloxwi inset s of the se edge, with the land in relation the south The su contrib sprawl conurb country preven Brown the urb relation	feguarding the of achment, and a nation to prevention and Brownhill ettlement at Pels space). It is closely et retains a stroe wider countrys this sub-parcel makes and the widerth.  Ab-parcel makes aution to checking of the West Mid pation, safeguard syside from encroating the merging theills. The sub-parenedge, yet ret	lands conurbation countryside from moderate and the merging of last (between whice sall occupies mode to the urbaning relationship ide. Release of would weaken the reen Belt land to recountryside to a strong gethe unprotected lands ling the machment, and pof Bloxwich and urcel is adjacent tains a strong der countryside.	on months	m	m		m	m		

Landscape Sensitivity	Bloxwice and the between likewise so any in weaken both in settlement between country. The lan modera resident develop criteria scriteria	of the Green Belt gap between h and Pelsall makes it important, re is only narrow separation in Bloxwich and Pelsall, and is etween Pelsall and Brownhills, reduction in separation would the integrity of the Green Belt sterms of separation of ents and maintaining connectivity in land to the south and the wider side.  dscape is considered to have ste-high overall sensitivity to stial and employment ement as the majority of the score moderate or high and no override that judgement.  sessment against environme	High	Mod High X	Mod	Low Moo	t	Low
Criteria	ancu as	Assessment	, 50C	ziai aila C	331131111	Ratin		
		Environme	ntal				-3	
Greenfield/ Previously Developed La	and	The site is greenfield.				х		
Topography					ase is			х
Agricultural La Quality	Agricultural Land The East part of the site is identified on the Holford Farm					Х		
Tree Preserva Orders / Matu Trees of Valu site or signific affecting bour	ire e on cantly	There are 21 trees protected on a follows: AB 5 /1961 - T61, T62, T T68, T69, T70, T71, T72, T73, T7 T113, T114, T115.  There are other established trees retention and it may be that some longer exist. A new tree survey w determine which merit retention. edge of fields and retention woul site capacity		x				
Biodiversity of Geodiversity or significantly affecting bour	on site y	Development of the parcel could Leyland Farm SLINC to the East North Common SINC to the North would be required to determine where protected species present in the suitable mitigation and enhancer the capacity of the site for development of the East on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix where following attributes to calculate a for each Landscape Unit: Land Under Habitat Features, Nature Conserned Adjacency to SSSIs or Ancient When Landscape Characterisation (HLI Axiophyte Value (TAV) and Breen The higher the score the higher the	and South. An Ecouphether the parcel and nent whice perment. lack Cournat formed allowed land as used be final ecolly atton Devodland, C) Type Voling Farn	th, and Pelsology assessivere are and to determ howeld im hetry Green dethe basis EcoRecord parcels with based on the logical value asignation Value, Twin heland Birds	sall ssment y nine pact on  Belt is for to hin the ne ne score e, /alue, span- s Value.	X		

	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 3			
	This site falls within two Nature Recovery Network Zones			
Heritage Assets on	Core Expansion Zones 1 and Core Habitat Zone There are no recorded heritage assets here.			
site or significantly	There are no recorded hemage assets here.			Х
affecting boundaries				,
Impact on visual	Any development of this land would have local and wider			
amenity of adjacent	visual amenity impacts due to the size and openness of the			
land users, including	area which can be seen from Lichfield Road, the Canal and	X		
existing residents	public open space as well as from in excess of a 100			
	homes. Development would have a significant impact on the character of the area.			
Flood risk, drainage	Check affected site area through mapping			
and ground water	Nearly a hectare of the parcel is covered by flood zone 3			
	along the West boundary with further flood zone 3 areas in		Х	
	the adjacent area to the South. These areas will reduce the			
	developable space and suitable SUDS			
Ground Contamination	The North of the site is identified on the SAD mapping as an			
Contamination	area where contamination may need to be assessed during development.			
	Sites with previous agricultural uses require contamination		Х	
	surveys due to fertilizer use, sewage sludge presence of			
	heavy metals.			
Ground stability	To the North is an area indicated as being high risk of past			
	coal mining. This area covers a very small percentage of the		Х	
	site and development here would require a Coal Mining Risk		, ,	
Air Quality impact of	Assessment prior to planning permission.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			
adjoining uses	Not in a Nitrogen bloxide Area of Exceedance Zone 2015.			Х
Noise impact of	Adjoining uses are unlikely to have a significant impact on			
adjoining uses	any residential development. An employment use will		X - Em	Χ-
	require mitigation in respect of nearby housing and the		plo	Res
	amenities enjoyed by users of the canal and adjoining open		yme	iden tial
	space and could require significant restrictions which would make it unviable for such use.		nt	tiai
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for Superficial		x	
Resource Areas	Sand and Gravel shall take place.		^	
Mineral	No mineral infrastructure constraints.			
Infrastructure and	No mineral initastructure constraints.			
Brickworks				Х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
2 3.10. Z.III GIIII GIIII GIII	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to			v
-	be developed within the plan period.			Х
Availability of utilities	Goscote WwTW has capacity for 3220 houses. Site is		Х	
<ul><li>electricity, gas,</li></ul>	currently receiving upgrades in AMP6 (2015-2020) It has			

water, sewage treatment	limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is a public right of way to the North of the site.			x
Highways access and transportation	There is no access for vehicles to the parcel. Potential access could be achieved if a property on Wood Lane was purchased, however this would not be sufficient to serve development across the whole parcel only for a portion, because of the impact this would have on the junction to Wolverhampton Road. The only other potential access would be on to Fishley Lane. There is a privately owned canal bridge on the West side which provides single vehicular access. However Fishley lane is narrow and has no footpaths so would require upgrading.	X		
Impact on the wider road network	Significant highway improvements would be required to serve development across the whole parcel, existing junctions would need to be tests and Fishley Lane upgraded.	х		
Other Economic (specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.	о кеу г	esiden	tiai
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	Х		
Secondary School	The site is predominantly within 20 minutes public transport distance of a Secondary School			X
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The site is predominantly within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The houses are a mix of 1960's modern, post war traditional a traditional styled semi-detached, detached and some flat deve accommodation.			<b>)</b>
Connections to local cycle route networks	No connections to a local cycle route network.	X		
Public Open Space	The site is not public open space. There could be a significant impact on the adjoining public open space site, however suitable mitigation could be acceptable in this respect alone may not be a significant constraint.		х	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a Playing Field or Sports Pitch.			Х
Other Social				

	<b>Opportunities</b>							
Potentially the site could be divided smaller parcel which has less develop the whole parcel. The field Grenfell Road could be used to enhowever it would only be suitable and could only provide approximation account of the existing of physical constraint.		х						
	Sustainabili	ty Appraisal						
Sustainability Appraisal Housing Conclusion	SA not required	due to gateway co	nstraints.					
Sustainability Appraisal Employment Conclusion  SA not required due to gateway constraints.								
	Conc	lusion						

Taking account of the on-site constraints identified, the potential significant harm to the green belt, visual amenity potential ecological constraints it is likely that only a small part of the parcel could be developed for housing or none at all, furthermore additional land would need to be secured to provide an access, a gateway constraint.

Site Address Leyland's Farm North of Wolverhampton Road					ton R	oad				
Ward		Pelsall		Call for	Site I	Ref	Green	Belt F	Parcel	022
Site Area (h	na)	1.24								
Site Refere	nce	SA-0196-WA	L							
			Background	/Contex	t					
Current uses (list)	Hor	siculture & agric	culture							
Surrounding land uses		the North is agridential.	culture, to the So	uth and V	Vest ho	orsicult	ure and	to the	East	
			Constra	ints						
Gateway Co affecting par			Name / Details							ount rered 's)
SSSI/ SAC/ S			N/A						Ò	
		eteran Trees	N/A						0	
Local Nature		9	N/A						0	
Flood Risk Zo		ordon	N/A N/A						0	
Registered P Scheduled A			N/A N/A						0	
Operational E			N/A						0	
Common Lar		- Caria	N/A						0	
Existing Police Designations (list)	-	D Green Belt - E	NV1							
	_		nd Landscape			ssess	nent			
Criteria		sment		Ratir	ng					
Green Belt Harm		b-parcel makes		Very High	High	Mod High	Mod	Low Mod	Low	Very Low
Панн		of the West Mid	g the unprotected	Har	Har	Har	Har	Har	Har	Har
		ation, safeguard		m	m	m	m	m	m	m
	the cou	untryside from e	ncroachment, and							
			of Bloxwich and							
			rcel is adjacent to	0						
		ean edge, yet ret	der countryside.							
	iolatioi	torne with the wi	aoi ocaritiyolac.							
	The location of this sub									
			o-parcel at the elt gap between							
	'mouth Bloxwi	' of the Green B ch and Pelsall m	elt gap between nakes it important	,						
	'mouth Bloxwing and the	' of the Green B ch and Pelsall m ere is only narro	elt gap between nakes it important w separation	, <b>x</b>						
	'mouth Bloxwing and the between	' of the Green B ch and Pelsall m ere is only narro en Bloxwich and	elt gap between nakes it important w separation Pelsall, and	X						
	'mouth Bloxwing and the between likewis	' of the Green B ch and Pelsall m ere is only narro en Bloxwich and e between Pelsa	elt gap between nakes it important w separation Pelsall, and all and Brownhills	X						
	'mouth Bloxwing and the between likewis so any	' of the Green B ch and Pelsall m ere is only narro en Bloxwich and	elt gap between nakes it important w separation Pelsall, and all and Brownhills paration would	X						
	'mouth Bloxwing and the between likewis so any weaken both in	' of the Green B ch and Pelsall mere is only narro en Bloxwich and e between Pelsa reduction in sep in the integrity of terms of separa	elt gap between nakes it important w separation Pelsall, and all and Brownhills paration would the Green Belt ation of	, X						
	'mouth Bloxwing and the between likewis so any weaken both in settlem	of the Green Be ch and Pelsall mare is only narrown Bloxwich and e between Pelsa reduction in sepenthe integrity of terms of separatents and maintal	elt gap between hakes it important w separation Pelsall, and all and Brownhills paration would the Green Belt ation of	, X						
	'mouth Bloxwing and the between likewis so any weaken both in settlem between	of the Green B ch and Pelsall mere is only narro en Bloxwich and e between Pelsa reduction in sep in the integrity of terms of separa nents and mainta	elt gap between nakes it important w separation Pelsall, and all and Brownhills paration would the Green Belt ation of	, X						
Landscape	'mouth Bloxwing and the between likewis so any weaken both in settlem between country	of the Green B ch and Pelsall mere is only narro en Bloxwich and e between Pelsa reduction in sep in the integrity of terms of separa nents and mainta en land to the so yside.	elt gap between hakes it important we separation Pelsall, and all and Brownhills paration would the Green Belt ation of aning connectivity with and the wider	<b>X</b>		Mod	Mod	Lo	w	Low
Landscape Sensitivity	'mouth Bloxwing and the between likewis so any weaken both in settlem between country	of the Green B ch and Pelsall mere is only narro en Bloxwich and e between Pelsa reduction in sep in the integrity of terms of separa nents and mainta	elt gap between hakes it important w separation Pelsall, and all and Brownhills baration would the Green Belt ation of aining connectivity uth and the wider idered to have	, X		/lod ligh	Mod	Lo Md		Low
	'mouth Bloxwing and the between likewis so any weaken both in settlem between country. The lar modera resider	of the Green B ch and Pelsall mere is only narrown Bloxwich and e between Pelsa reduction in separate of terms of separatents and maintagen land to the solution is constate-high overall of the solution of the solution and employ	elt gap between hakes it important w separation Pelsall, and all and Brownhills baration would the Green Belt ation of aining connectivity uth and the wider idered to have sensitivity to ment	<b>X</b>			Mod			Low
	'mouth Bloxwin and the between likewis so any weaken both in settlem between country The lan modera resider develo	of the Green B ch and Pelsall mere is only narrown Bloxwich and e between Pelsa reduction in separate of terms of separate and maintain land to the soyside.  Indicape is consetted the soyside.	elt gap between hakes it important w separation Pelsall, and all and Brownhills baration would the Green Belt ation of aining connectivity uth and the wider idered to have sensitivity to ment ajority of the	<b>X</b>			Mod			Low

Detailed as	sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Rati	ng	
	Environmental			
Greenfield/ Previously Developed Land	Greenfield site	х		
Topography	The site is predominantly flat with a slight decrease in level from the highest part South East to the lowest in the North West.			х
Agricultural Land Quality	The Holford Group map indicates that the field is agricultural land quality grade 3b.		х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are two protected trees along the field boundary references as follows: AB 5/1961 T116 & T117, there may be other boundary trees also worthy of retention and a tree survey would be required. Notwithstanding this the retention of any or all trees would not significantly impact on the capacity of the site for development.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees and hedges would need to be considered in an ecological survey.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Core Habitat Zone		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The site is prominent along Wolverhampton Road which is part of the strategic highway network, on the opposite side of the road is Goscote Valley and these two areas are read together giving a sense that this area is on the edge of the countryside a defining characteristic of the area. This prominence means that there is a significant local and wider impact on the visual amenities of nearby residents and people who use and/or travel through the area.	х		
Flood risk, drainage and ground water	The parcel is not within a high risk flood zone 2 or 3, however due to the topography could have a detrimental contribution to the existing land to the North West which is in a flood zone 3. Mitigation through suitable SUDS scheme would be required for an		x	
Ground Contamination	No record of ground contamination here. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge, presence of heavy metals.			Х
Ground stability	A small area of the parcel near to Wolverhampton Road is within a high risk coal mining area and a high risk coal mining assessment would be required prior to planning permission.		х	

Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			
adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of	Adjoining uses are unlikely to have a significant impact on		Х-	
adjoining uses	any residential development subject to mitigation from road		Em	X -
, ,	noise. An employment use will require mitigation in respect	ı	plo	Res iden
	of nearby housing and could require significant restrictions	ı	yme	tial
	which could make it unviable for such use.	ı	nt	tiai
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for Superficial		Х	
Resource Areas	Sand and Gravel take place.	ı	^	
Mineral	No mineral infrastructure constraints.			
Infrastructure and				Х
Brickworks				^
Waste Infrastructure	No waste infrastructure constraints			Х
0.1 5				
Other Environmental	No other issues identified.			X
F	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			
Donvory / Fridoling	The known digninicant located regarding delivery of phaemy.			Х
Viability	There are no known significant risks to viability and likely to			Х
	be developed within the plan period.			^
Availability of utilities	Goscote WwTW has capacity for 3220 houses. Site is			
<ul><li>electricity, gas,</li></ul>	currently receiving upgrades in AMP6 (2015-2020) It has	ı		
water, sewage	limited headroom based on current quality performance			
treatment	however there are no physical constrains regarding	ı		
	provision of additional treatment capacity.	ı		
	Broadband superfast speeds are available in this area.	ı	Х	
	There are no significant gas capacity issues here.	ı		
	Minor localised electricity capacity constraints will be	ı		
	managed through Western Power Distribution and Cadent	ı		
	Gas forward asset management plans in advance of future			
Infrastructure	growth.  No evidence of infrastructure constraints.			
constraints on /	The adjacent footpath on Lichfield Road is a shared surface			
under site (electric	for pedestrians and cyclists.			
cables/sub-stations,	lor pedestrians and cyclists.			
water/sewage pipes,				Х
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	Access would be expected to join onto Millers Walk, the			
and transportation	highway authority did not adopt the grass verge between			
	the parcel and the highway and it is believed this is still		Х	
	owned by the developer. No significant issues on highway			
	grounds.			
Impact on the wider	No significant issues.		Х	
road network				
Other Economic (specify)				
(apecity)	Social			
Access time by wal	king or public transport (except Primary schools: walking only) t	o kev r	esiden	tial
	services in accordance with BCP Policy HOU2.	y 1	20,001	
	•			

Primary School  The site is predominantly within 15 minutes walking distance of a Primary School  Secondary School  The whole site is within 20 minutes public transport distance of a Secondary School  GP/Health Centre/Walk in The whole site is more than 15 minutes walking distance of a Health Centre Area  Strategic Centre/Employment Area  The whole site is within 20 minutes public transport distance of an Employment Area  Area  Centre/Foodstore The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on density (list)  Connections to local cycle route networks Tublic Open Space Not public open space.  Loss of Playing Field / Sports Pitches  Other Social  Opportunities  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal Employment Conclusion  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 10, 13, 14  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the character of the area and visual amenity, these are significant issues which cannot be mitigated.		ı							
Secondary School  GP/Health Centre/Walk in Strategic Centre/Employment Area  Centre/Foodstore The whole site is within 20 minutes walking distance of a Health Centre Area  Strategic Centre/Foodstore Centre/Foodstore The whole site is more than 15 minutes walking distance of a Health Centre Area  The whole site is within 20 minutes public transport distance of an Employment Area  Area Centre/Foodstore The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character Constraints on density (list) Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal Employment Conclusion  The site has some negative impact for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 10, 13, 14  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Primary School				alking		х		
GP/Health Centre/Walk in Strategic Centre/Employment Area Centre/Foodstore The whole site is more than 15 minutes walking distance of a Health Centre Area The whole site is within 20 minutes public transport distance of an Employment Area Centre/Foodstore The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on density (list) Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal Eustainability Appraisal Employment Conclusion The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  Conclusion The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Secondary School	The whole	site is within 20 n		nsport distance			х	
Centre/Walk in Strategic The whole site is within 20 minutes public transport distance of an Employment Area  Centre/Employment Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character Constraints on density (list)  Connections to local cycle route networks  Public Open Space Loss of Playing Field / Sports Pitches  Other Social  Opportunities  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal Housing Conclusion  The site has some negative impact for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 10  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	GP/Health			15 minutes walkir	ng distance of				
Centre/Employment Area  Centre/Foodstore  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character Constraints on density (list)  Connections to local cycle route network.  Cuse route networks  Public Open Space Loss of Playing Field / Sports Pitches  Other Social  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal Employment Area  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  X  Parcel The houses are a mix of 1960's modern, post war traditional and modern traditional styled semi-detached, detached and some post war flat development.  X  Connections to local cycle route network.  X  Control The No connection to a local cycle route network.  X  Control The Sports Pitches  Opportunities  Opportunities  Opportunities  Opportunities  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12, and positive impact for SA Objectives 5, 10, 13, 14  Sustainability Appraisal  Employment Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Centre/Walk in		<u> </u>						
Area Centre/Foodstore The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on density (list) Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal Sustainability Appraisal Housing Conclusion Conclusion The site has some negative impact for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 10  Conclusion The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Strategic	The whole							
Any character constraints on density (list)  Connections to local cycle route networks  Public Open Space Loss of Playing Field / Sports Pitches  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal  Sustainability Appraisal  Sustainability Appraisal Employment Conclusion  The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area  The houses are a mix of 1960's modern, post war traditional and modern traditional styled semi-detached, detached and some post war flat development.  X  Connections to local cycle route network.  X  Sustainability Open Space  Sustainability open space.  Not public open space.  X  Copportunities  Opportunities  Opportunities  Opportunities  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12, and positive impact for SA Objectives 5, 10, 13, 14  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 10, 13, 14  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Centre/Employment	· · · · · · · · · · · · · · · · · · ·						Х	
Any character constraints on density (list)  Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal Fonclusion  Sustainability Appraisal Employment Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Area	•							
constraints on density (list)  Connections to local cycle route networks  Public Open Space Loss of Playing Field / Sports Pitches  Other Social  Opportunities  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal Field Housing Conclusion  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Centre/Foodstore								
density (list)  Connections to local cycle route networks  Public Open Space Not public open space.  Loss of Playing Field / Sports Pitches  Other Social  Opportunities  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  Fine site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 10  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Any character	The house	s are a mix of 196	60's modern, post	war traditional a	and mo	dern		
density (list)  Connections to local cycle route networks  Public Open Space Not public open space.  Loss of Playing Field / Sports Pitches  Other Social  Opportunities  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  Fine site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 10  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	constraints on								
Public Open Space Not public open space.  Loss of Playing Field / Sports Pitches  Other Social  Opportunities  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  Sustainability Appraisal  Fine site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12, and positive impact for SA Objectives 5, 10, 13, 14  Sustainability Appraisal  Fine site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	density (list)		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
Public Open Space Not public open space.  Loss of Playing Field / Sports Pitches  Other Social  Opportunities  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12, and positive impact for SA Objectives 5, 10, 13, 14  Sustainability Appraisal  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Connections to local	No connec	tion to a local cyc	le route network.		<b>V</b>			
Loss of Playing Field / Sports Pitches  Other Social  Opportunities  Opportunities  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12, and positive impact for SA Objectives 5, 10, 13, 14  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	cycle route networks		•			<b>X</b>			
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Other Social  Opportunities  Opportunities  Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal Housing Conclusion  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12, and positive impact for SA Objectives 5, 10, 13, 14  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Loss of Playing Field	Would not	result in the loss	of a playing field o	or sports pitch.			v	
Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12, and positive impact for SA Objectives 5, 10, 13, 14  Sustainability Appraisal  Employment Conclusion  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	/ Sports Pitches							^	
Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal Housing Conclusion  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12, and positive impact for SA Objectives 5, 10, 13, 14  Sustainability Appraisal  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Other Social								
Sustainability Appraisal  Sustainability Appraisal  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12, and positive impact for SA Objectives 5, 10, 13, 14  Sustainability Appraisal  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the			Oppor	tunities					
Sustainability Appraisal  Sustainability Appraisal  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12, and positive impact for SA Objectives 5, 10, 13, 14  Sustainability Appraisal  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Opportunity to create	a larger par	cel is this or the						
Sustainability Appraisal  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12, and positive impact for SA Objectives 5, 10, 13, 14  Sustainability Appraisal Employment Conclusion  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the				X					
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Conclusion  12, and positive impact for SA Objectives 5, 10, 13, 14  Sustainability Appraisal Employment Conclusion  The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the			Sustainabili	ity Appraisal					
Sustainability Appraisal Employment Conclusion The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Sustainability Appraisa	al Housing	The site has son	ne negative impac	cts for SA Object	tives 2	3, 6, 7	<b>7</b> , 9,	
Employment Conclusion 12 and positive impact for SA Objectives 5, 13  Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Conclusion		12, and positive	impact for SA Obj	jectives 5, 10, 13	3, 14			
Conclusion  The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Sustainability Appraisa	al				tives 2,	3, 6, 7	<b>′</b> , 9,	
The combination of issues including high green belt and landscape harm, including the merging of Pelsall and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	Employment Conclusion	on	12 and positive i	mpact for SA Obje	ectives 5, 13				
and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the			Conc	lusion					
and Goscote/Little Bloxwich, and in particular taking account the impact development would have on the	The combination of iss	ues includin	g high green belt	and landscape ha	rm, including the	mergi	ng of P	elsall	
character of the area and visual amenity, these are significant issues which cannot be mitigated.	and Goscote/Little Bloa	xwich, and ir	n particular taking	account the impa	act development	would	have o	n the	
	character of the area a	and visual ar	nenity, these are	significant issues	which cannot be	e mitiga	ated.		

Site Addres	SS	Land Rear of	76 to 84, Fairb	urn Cres	cent					
Ward		Pelsall		Call for	Site F	Ref	Greer	Belt F	Parcel	012
Site Area (I	na)	1.52				'				
Site Refere	nce	SA-0250-WA	L							
			Background	I/Contex	t					
Current uses (list)	Am	enity space.								
Surrounding land uses		the North is Lich	field Road, to the	East is a	SSSI	to the	South re	esident	ial and	to the
Tarra doco		ot io trio Gariai.	Constra	nints						
Gateway Co	nstrain	ts (where	Name / Details	<u> </u>					Am	ount
0.		bmitted site)							cov (ha	rered 's)
SSSI/ SAC/ S			N/A						0	
		/eteran Trees	N/A						0	
Local Nature		e	N/A						0	
Flood Risk Z		0 4 d 0 10	N/A						0	
Registered P Scheduled A			N/A N/A						0	
Operational E			N/A						0	
Common Lar		Odrid	N/A						0	
Existing Police		D Green Belt - E								
Designations										
(list)										
					• •					
Ouitouio	A		nd Landscape			sessi	nent			
Criteria Green Belt		ssment	look Country	Ratir Very		Mod		Low		Very
Harm		aph 6.6 of the B Belt Study Stag		High	High	High	Mod	Mod	Low	Low
		ns "Stage 1 parc		Har	Har m	Har	Har m	Har	Har m	Har
	identifi	ed as being who	lly constrained o	r <u>m</u>		m		m	•••	m
	so high	nly constrained b	y absolute							
		aints that it was r								
			potential sites fo	r						
		pment were exc	luded from the <sup>:</sup> sub-parcels." O	2						
	_	sis the area ass	•							
		Belt study which								
		subject to this as								
	not be	en rated for Gree	en Belt harm. On							
		ses that the purp								
			ered reasonable	×						
		clude than in har								
			been reated very therefore in gree							
	_	rms there is no s	-							
	concer		J							
	The sit	te adjoins green	belt study sub							
		B120A which is								
			his parcel and is							
		or this assessme								
1		ub-parcel makes	•							
		oution to preventi Midlands conurba								
	AACOLI	viidiai ido CUHUID	מנוטוו, נט							

Landscape Sensitivity	neighborence and the gap Bloxwick openne a numb railway east, ar bounda weaken integrity. The lan overall and em majority and the influence relative tranquil	ning the separation of the puring towns, and to preventing chment on the countryside. The cel plays a key role in forming is between Brownhills and h/Walsall and has strong spatial iss, despite being surrounded by er of settlement edges. A former line to the west, canal to the ind SSSI to the north form strong ries, and any development would settlement separation and the reference of settlement of remaining open land. In the reference of the criteria score moderate and some score criteria have a limited the on the overall judgement. The reference of greater/ high sensitivity.	High	Mod High	Mod	Lov Mo		Low
		sessment against environme	ntal, so	cial and e	conomi	c crite	eria	
Criteria		Assessment				Rati	ng	
		Environme					_	
Greenfield/ Previously Developed L	and	The site has a history of having a and railway passing through it an developed.	d is cons				L	Х
Topography Agricultural L	and	The ground is predominantly flat.  Not agricultural land.						X
Quality	-anu	Not agriculturar larid.						Х
Tree Preserv Orders / Mat Trees of Valu site or signific affecting bou	ure ue on cantly	There are no protected trees within or around the parcel.  There are established trees around the perimeter of the site which may be worthy of retention. A tree survey is required to determine the merit of retaining these trees. If some or all of the trees were to be retained the capacity of the site for residential development would be significantly reduced.						
Biodiversity or Geodiversity or significant affecting bou	on site ly indaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5  The site falls within a Nature Recovery Network Core Habitat Zone					x	
Heritage Ass site or significaffecting bou	cantly	There are no recorded heritage a	ssets he	re.				х

Impact on visual amenity of adjacent land users, including existing residents	The parcel is used as amenity space by occupiers of the neighbouring estate and there would be a loss of visual amenity to those using the space and the canal and from houses facing onto the parcel. For these reasons there would be a significant local impact. Wider impacts are limited due to the favourable topography outside of the parcel.	х		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	Former railway sidings – potential contamination which requires assessment during development.		х	
Ground stability	The parcel is identified as a High Risk Coal Mining Area.  Prior to planning permission a Coal Mining Risk Assessment would be required.		х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
Noise impact of adjoining uses	There are employment uses to the East however the distance is considered sufficient that noise in relation to potential residential uses can be mitigated for.  An employment use would likely be restricted severely and be unviable due to the proximity to adjacent houses.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			x
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Χ
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	NCN 5 and the Timberland Trail cross the irregular space between Fairburn Crescent and the tow path so may be affected.		x	

and nines, nulsus	Г			
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	The site could be suitable for a modest residential	X-	X-	
and transportation	development with access being taken from Fairburn	Со	Res	
	Crescent (adj. no. 84) which is also part of NCR5 and would	mm	ide	
	need to be accommodated. Not suitable for commercial	erci	ntia	
	development.	al	- 1	
Impact on the wider	No wider issues			Х
road network				
Other Economic				
(specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly within 15 minutes walking distance of a Primary School		Х	
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health	The whole site is more than 15 minutes walking distance of			
Centre/Walk in	a Health Centre Area	X		
Strategic	The whole site is within 20 minutes public transport distance			
Centre/Employment	of an Employment Area			Х
Area				
Centre/Foodstore	V			
	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character	Nearby housing to the south is a mix of modern built tradition	al detac	ched	
constraints on	houses on, modest plots and 190'0s styled semi-detached ho	uses.		
density (list)				
Connections to local	Cycle route CR001 follows the canal which adjoins the			
cycle route networks	parcel and would provide sustainable travel for any use at			Х
	this parcel.			
Public Open Space	The parcel is not identified on the SAD open space mapping			
	as public open space. The parcel is owned by the Council,			
	is used by the public, a greenway follows the boundary to	X		
	the canal, the amenity maintenance is also managed by			
	Clean and Green. During th			
Loss of Playing Field	Would not result in the loss of a playing field or sports pitch.			Х
/ Sports Pitches				
Other Social	0			
0	Opportunities			
• • •	diate the land from previous			
uses and potentially t	o improve the rights of way.			
0 1 1 1 1111	Sustainability Appraisal		0 -	
Sustainability Appraisa Conclusion	9, 12, 14 and positive impact for SA Objectives 10		3, 5, 6	5, 7,
Sustainability Appraisa Employment Conclusion	Ι Δεερεεμση τραμρετρα			
	Conclusion			
	enity would require significant mitigation which is likely to redu			
are or require addition	al land, the impact on visual amenities of adjacent residents aruld be significant. Employment use access cannot be achieved	nd users		
,				

704

Site Addres	e Address Goscote Wedge									
Ward		Pelsall		Call for	Site F	Ref	Green	Belt F	Parcel	36
Site Area (h	na)	0.69								
Site Refere	nce	SA-0278-WA	L							
			Background	d/Contex	t					
Current uses (list)		e site visit and ac firmed planning		indicate	that pe	ople w	alk thro	ugh the	site, r	10
Surrounding				al uses to the South open space with horsicultu						
land uses		es beyond and ho				•				
			Constra	aints						
Gateway Constraints (where affecting part of submitted site)  Name / D			Name / Details	6						ount vered i's)
SSSI/ SAC/ S			N/A						0	-,
		/eteran Trees	N/A						0	
Local Nature		e	N/A						0	0
Flood Risk Zo Registered P		ordon	Fordbrook N/A						0.0	8
Scheduled A			N/A N/A						0	
Operational E			N/A						0	
Common Lar			N/A						0	
Existing Police Designations (list)	,	D Green Belt - E	NV1							
		Green Belt ar	nd Landscape			sessr	nent			
Criteria		ssment		Ratir			ment			
Green Belt	The su	ssment ub-parcel makes	a strong	Ratir Very	ng High	Mod	Mod	Low	Low	Very
=	The su	ssment ub-parcel makes oution to maintair	a strong ning the	Ratir	High Har		Mod Har	Low Mod Har	Har	Very Low Har
Green Belt	The su contrib separa	ssment ub-parcel makes	a strong ning the Aldridge, and	Ratir Very High	ng High	Mod High	Mod	Mod		Low
Green Belt	The su contrib separa Bloxwi contrib	ssment  ub-parcel makes bution to maintair ation of Walsall, A ch and a modera bution to preventi	a strong ning the Aldridge, and ate ng the sprawl of	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The su contrib separa Bloxwi contrib the We	ssment ub-parcel makes pution to maintain ation of Walsall, A ch and a modera pution to preventi est Midlands con	a strong ning the Aldridge, and ate ng the sprawl of urbation, and	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribute separate Bloxwith the Webster prevention of the succession of the	ssment  ub-parcel makes  pution to maintain  ation of Walsall, A  ch and a modera  pution to preventi  est Midlands con  ating encroachme	a strong ning the Aldridge, and ate ng the sprawl of urbation, and	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribute Separate Bloxwith Contribute We prevent country	ssment  ub-parcel makes  pution to maintain  ation of Walsall, A  ch and a modera  pution to preventi  est Midlands con  ating encroachme  yside. The	a strong ning the Aldridge, and ate ng the sprawl of urbation, and ent on the	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribution separate Bloxwing contribution the Weight prevention country sub-page 12 to	ssment  ub-parcel makes  pution to maintain  ation of Walsall, A  ch and a modera  pution to preventi  est Midlands con  ating encroachme	a strong ning the Aldridge, and ate ing the sprawl of urbation, and ent on the	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribute separate Bloxwith and the Webster prevent country sub-patch by the west a	ssment  ab-parcel makes bution to maintain ation of Walsall, A ch and a modera bution to preventi est Midlands con ating encroachma yside. The arcel is contained settlement of Pe and southeast by	a strong ning the Aldridge, and ate ng the sprawl of urbation, and ent on the d to the northeas	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribute Separate Bloxwith and the Webster Sub-patents of the Webs	ssment  ab-parcel makes bution to maintain ation of Walsall, A ch and a modera bution to preventi est Midlands con ating encroachme yside. The arcel is contained settlement of Pe and southeast by of	a strong ning the Aldridge, and ate ng the sprawl of urbation, and ent on the d to the northeas elsall, and to the the settlement	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribute We prevent country sub-pate west a edges Bloxwi	ssment  ub-parcel makes oution to maintain ation of Walsall, A ch and a modera oution to preventi est Midlands con ating encroachme yside. The arcel is contained settlement of Pe and southeast by of ch, Walsall, and	a strong ning the Aldridge, and ate ng the sprawl of urbation, and ent on the d to the northeas elsall, and to the the settlement Aldridge, which	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribute We preven country sub-party by the west a edges Bloxwiform p	ssment  ub-parcel makes bution to maintain ation of Walsall, A ch and a modera bution to preventi est Midlands con ating encroachme yside. The arcel is contained settlement of Pe and southeast by of ch, Walsall, and art of the West N	a strong ning the Aldridge, and ate ng the sprawl of urbation, and ent on the d to the northeas elsall, and to the the settlement Aldridge, which //idlands	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribute We prevent country sub-party by the west a edges Bloxwiform products.	ssment  ub-parcel makes oution to maintain ation of Walsall, A ch and a modera oution to preventi est Midlands con ating encroachme yside. The arcel is contained settlement of Pe and southeast by of ch, Walsall, and	a strong ning the Aldridge, and ate ng the sprawl of urbation, and ent on the d to the northeas elsall, and to the the settlement Aldridge, which //idlands	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribute separate Bloxwing contribute Websel prevent country sub-parate by the west and edges Bloxwing form proconurbuse and we the framework the separate contribute sub-parate s	ssment  ab-parcel makes oution to maintain ation of Walsall, A ch and a modera oution to preventi est Midlands con ating encroachme yside. The arcel is contained settlement of Pe nd southeast by of ch, Walsall, and art of the West N oution. Any strate ould reduce gile separation b	a strong ning the Aldridge, and ate ing the sprawl of urbation, and ent on the d to the northeas elsall, and to the the settlement Aldridge, which didlands egic release of	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribute separate Bloxwing contribute Webster and the west and edges Bloxwing form proconurbuse and we the frage of Wall-	ssment  ab-parcel makes bution to maintain ation of Walsall, A ch and a modera bution to preventi est Midlands con ating encroachme yside. The arcel is contained settlement of Pe nd southeast by of ch, Walsall, and art of the West N bation. Any strate ould reduce gile separation b sall, Aldridge, an	a strong ning the Aldridge, and ate ing the sprawl of urbation, and ent on the d to the northeas elsall, and to the the settlement Aldridge, which didlands egic release of etween the towr ad Bloxwich, and	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribute separate Bloxwing contribute Webster and sub-parate by the west and edges Bloxwing form purchased with the frame of Walibetween sub-parate between sub-parate	ssment  ab-parcel makes bution to maintain ation of Walsall, A ch and a modera bution to preventi est Midlands con ating encroachme yside. The arcel is contained settlement of Pe nd southeast by of ch, Walsall, and art of the West N bation. Any strate ould reduce gile separation b sall, Aldridge, an en the intervenin	a strong ning the Aldridge, and ate ing the sprawl of urbation, and ent on the d to the northeas elsall, and to the the settlement Aldridge, which didlands egic release of etween the towr ad Bloxwich, and	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribute separate Bloxwing country sub-parate west a edges Bloxwing form purconurbuland with the fraction of Walibetwee Pelsall	ssment  ab-parcel makes bution to maintain ation of Walsall, A ch and a modera bution to preventi est Midlands con ating encroachme yside. The arcel is contained settlement of Pe nd southeast by of ch, Walsall, and art of the West N bation. Any strate ould reduce gile separation b sall, Aldridge, an en the intervenin	a strong ning the Aldridge, and ate ng the sprawl of urbation, and ent on the d to the northeas elsall, and to the the settlement Aldridge, which didlands egic release of etween the towr ad Bloxwich, and g settlements of	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribute Separate Bloxwing countribute Websel and west a edges Bloxwing form poconurble land with the frame of Wall between Pelsall Shelfield harm of the succession	ssment  ab-parcel makes bution to maintain ation of Walsall, A ch and a modera bution to preventi est Midlands con ating encroachme yside. The arcel is contained settlement of Pe nd southeast by of ch, Walsall, and art of the West N eation. Any strate ould reduce gile separation b sall, Aldridge, an en the intervenin l, eld, and Rushall. connectivity betw	a strong ning the Aldridge, and ate ng the sprawl of urbation, and ent on the d to the northeas elsall, and to the the settlement Aldridge, which didlands egic release of etween the towr ad Bloxwich, and g settlements of	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt Harm	The succontribute Separate Bloxwing Country Sub-parate Bloxwing Form Poconurb land with the fram of Wall between Pelsall Shelfier harm of Green	ssment  ub-parcel makes bution to maintain ation of Walsall, A ch and a modera bution to preventi est Midlands con ating encroachme yside. The arcel is contained settlement of Pe and southeast by of ch, Walsall, and art of the West N bation. Any strate ould reduce gile separation b sall, Aldridge, an en the intervenin l, eld, and Rushall. connectivity betw Belt areas.	a strong ning the Aldridge, and ate ng the sprawl of urbation, and ent on the d to the northeas elsall, and to the the settlement Aldridge, which didlands egic release of netween the town ad Bloxwich, and g settlements of It would also reen surrounding	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The succontribute Separate Bloxwing Country Sub-parate by the west a edges Bloxwing form poconurble land with the fram of Wall between Pelsall Shelfier harm of Green The land the succession of	ssment  ub-parcel makes bution to maintain ation of Walsall, A ch and a modera bution to preventi est Midlands con ating encroachme yside. The arcel is contained settlement of Pe and southeast by of ch, Walsall, and art of the West N bation. Any strate ould reduce gile separation b sall, Aldridge, an en the intervenin l, eld, and Rushall. connectivity betw Belt areas. Indscape within the	a strong ning the Aldridge, and ate ng the sprawl of urbation, and ent on the d to the northeas elsall, and to the the settlement Aldridge, which didlands egic release of etween the towr ad Bloxwich, and g settlements of It would also een surrounding	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har	Mod Har m	Har m	Low Har
Green Belt Harm	The succontribute Separate Bloxwing Country Sub-parate by the west and edges Bloxwing form purchased with the frame of Walley Shelfield harm of Green The land Valley	ssment  ub-parcel makes bution to maintain ation of Walsall, A ch and a modera bution to preventi est Midlands con ating encroachme yside. The arcel is contained settlement of Pe and southeast by of ch, Walsall, and art of the West N bation. Any strate ould reduce gile separation b sall, Aldridge, an en the intervenin l, eld, and Rushall. connectivity betw Belt areas.	a strong ning the Aldridge, and ate ng the sprawl of urbation, and ent on the d to the northeas elsall, and to the the settlement Aldridge, which didlands egic release of etween the town d Bloxwich, and g settlements of It would also een surrounding the Goscote have a	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m

is impa surroui develo increas recreat providi which o	Although the rural character of the area is impacted by its close proximity to the surrounding conurbation and existing development within it, sensitivity is increased due to its ecological and recreational value and by its role in providing a gap between settlements which override other criteria.  Detailed assessment against environmental, social and economic				
Criteria	Assessment	Ratii	ng		
	Environmental				
Greenfield/	The parcel is greenfield				
Previously		X			
Developed Land					
Topography	The land drops slightly from West to East but not significant and not a barrier to development.			х	
Agricultural Land	Not agricultural land.			х	
Quality	There are three protected trace in the percel referenced as				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are three protected trees in the parcel, referenced as follows: AB 3/1964 T28, T29 and T30. There are other established trees which may justify retention and a survey is required to determine this. The retention of some or all trees would significantly reduce the developable area of the parcel.	х			
Biodiversity or Geodiversity on site or significantly affecting boundaries	The parcel is adjacent Goscote Wedge SLINC to the South and a ecological survey is required to determine any potential impact on protected species which may rely on the parcel.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  The site falls within a Nature Recovery Network Core Habitat Zone	x			
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х	
Impact on visual amenity of adjacent land users, including existing residents	There would be a significant local impact to occupiers of adjacent houses and users of the public amenity space, because of the extent of the public amenity the visual impacts would be significant in a wider context too.	х			
Flood risk, drainage and ground water  Ground	The Southern edge of the parcel is within a flood risk zone 3, although most of the parcel is not it would contribute to flooding and mitigation would be required to ensure flooding risks are not increased, the loss of trees also needs consideration. It i	х			
Contamination	All of the parcel has a record of land where contamination may need to be assessed during development. Ground gas		X		

	Social			
(specify)				
Other Economic				
Impact on the wider road network	No wider concerns.			Х
Highways access and transportation	Could combine with existing development and access with Pasture View and Valley Side. Could be part of a wider development with CFS 432 and CFS 305.			х
gas pipes, pylons, culverts, rights of way)				
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	No known infrastructure constraints.  There are no recorded definitive public rights of way present at this location. Consult public rights of way and Clean and Green on any development proposals as there may be public access along the Goscote Corridor wh		х	
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Employment Land	Not employment land of significant issues exist.	Х		
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	х		
	Economic			
Other Environmental	No other issues identified.			X
Waste Infrastructure	No waste infrastructure constraints			Х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		х	
Noise impact of adjoining uses	The parcel adjoins housing development to the North and public amenity to the South and employment uses could be restricted and conditioned to be unviable. Residential uses raise no significant issues.			х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			х
Ground stability	planning permission.  The parcel is within a coal development High Risk area and would require a coal mining risk assessment prior to planning permission.		х	
	known to be an issues assessment required prior to			

Access time by wall		c transport (except Primary schools: walking only) tees in accordance with BCP Policy HOU2.	o key ı	residen	tial	
Primary School	The site is	predominantly within 15 minutes walking f a Primary School		Х		
Secondary School	distance o	predominantly within 25 minutes public transport f a Secondary School		Х		
GP/Health Centre/Walk in	a Health C	site is more than 15 minutes walking distance of Centre Area	Х			
Strategic Centre/Employment Area		The whole site is within 20 minutes public transport distance of an Employment Area				
Centre/Foodstore		site is more than 15 minutes walking distance of bod and Centre Area	X			
Any character constraints on density (list)	Nearby ho	using is modern traditionally styled detached house	S.			
Connections to local cycle route networks	the Nation	I is less than a kilometre from route CR001 part of al Cycle Route Five and being in close proximity efit from this access which allows traffic free Walsall.			x	
Public Open Space	parcel wou	s adjacent open space and development of the uld have significant visual harm on the existing of this area.	Х			
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х	
Other Social						
		Opportunities				
Could be part of a wi 432 ar	der develop nd CFS 305					
		Sustainability Appraisal				
Sustainability Appraisa Conclusion	al Housing	The site has some negative impacts for SA Object 9, 12, 14 and positive impact for SA Objectives 10		, 3, 5, 6	6, 7,	
,	Sustainability Appraisal Employment Conclusion  Assessment requested					
		Conclusion				

The combination of flood risk, loss of trees and habitat in an area of high ecological value, ground contamination constraints and impact on visual amenity when taking account of the small size of the parcel are significant constraints to residential development, an employment use would have an unacceptable impact on residents.

Site Address	S	Ryders Haye	s Mere								
Ward		Pelsall		Call for	Site F	Ref	10543	}			
Site Area (ha	a)	37.02									
Site Referen	nce	SA-0316-WA	\L								
			Background	d/Contex	t						
Current uses (list)	Am	enity space, pul	olic footpaths run	through it	t and e	videnc	e of fish	ing.			
Surrounding land uses	Tot	the North Resid	ential, East SSSI	to the So	uth and	d West	t agricul	ture.			
			Constra	aints							
Gateway Con affecting part			Name / Details	5						nount vered n's)	
SSSI/ SAC/ SI			N/A						Ö		
Ancient Wood			N/A						0		
Local Nature F		9	N/A N/A						0		
Registered Pa		arden	N/A						0		
Scheduled An			N/A						0		
Operational Bu			N/A						0	<u> </u>	
Common Land			N/A						0	0	
Existing Policy Designations (list)	/ SAI	O Green Belt - E	ENV1								
		Green Belt a	nd Landscape			sess	ment				
		ssment		Ratir	ng						
		b-parcel makes		Very High	High	Mod	Mod	Low Mod	Low	Very	
		ution to prevent //idlands conurb	ing sprawl of the	Har	Har	High Har	Har	Har	Har	Har	
		ining the separa	,	m	m	m	m	m	m	m	
	neighb	ouring towns, a	nd to preventing								
			countryside. The								
			role in forming								
		os between Bro	wnnilis and has strong spatia	I							
			ng surrounded by								
			t edges. A forme								
		line to the wes									
			north form strong								
		•	evelopment wou paration and the	u							
		y of remaining o									
			sidered to have a	n High		/lod	Mod	Lo		Low	
Sensitivity			itivity to residenti	al	H	ligh		Mo	d		
			lopment, as the								
			score moderate eria have a limited	4							
	and till						х				
	influen	ce on the overa									
		ce on the overa ely strong sense									
	relative tranqui	ely strong sense Illity in extensive	of rurality and parts of the area	a							
	relative tranqui are asp	ely strong sense illity in extensive pects of greater	of rurality and parts of the area high sensitivity.								
	relative tranqui are asp	ely strong sense illity in extensive pects of greater	e of rurality and e parts of the area high sensitivity.    ainst environr		ocial a	and e	conom	ic crit			

	Environmental			
Greenfield/ Previously Developed Land	Planning permission for opencast coal extraction was granted on appeal for this site in 1996. The permission was implemented between 1997 and 2000. Restoration to agriculture and amenity in accordance with conditions was imposed by the Secretary of State.			х
Topography	There is a large pool in the centre of the site which takes a large proportion of the area and would either significantly reducing the developable are or require significant infilling.	Х		
Agricultural Land Quality	Not agricultural land. Recorded pre1988 classification and grade 3.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are number of established trees densely planted which may justify retention and which would have a significant impact on the developable area.	x		
Biodiversity or Geodiversity on site or significantly affecting boundaries	It is considered that the biodiversity of the site, the combination of dense tree planting, the presence of a large pool and its proximity adjacent a SSSI is significant and likely requires retention. An assessment is required to determine the sites suitability for development.  The site falls within a Nature Recovery Network Core Habitat Zone	х		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			Х
Impact on visual amenity of adjacent land users, including existing residents	There are public footpaths through the site and adjacent the site and the site is used by members of the public. The landscape has an informal and natural feel which belies its history and which is considered to have significant amenity value to the public. The loss of this space would have a significant local visual amenity impact. Wider impacts are limited due to the topography to the North which is higher and the presence of agricultural land to the South.	x		
Flood risk, drainage and ground water	There is a flood zone 2 area to the South and nearby flood zone 3 areas so any surface water runoff needs to be mitigated within the site. The E/A will likely require groundwater assessments and a flood report will be needed.			x
Ground Contamination	There appears to be some other mineshafts dotted about on the site and it was formerly utilised as a farm. A site investigation will be needed due to the potential of heavy metals related to the mining and the potential herbicides and pesticides associated with the farm.		x	
Ground stability Air Quality impact of adjoining uses	History of surface mining and mineshafts.  Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.	Х		х
Noise impact of adjoining uses	It is surrounded by a former railway line which if re-opened could cause noise issues for residential development. Noise mitigation may also be required to the sewage works to the east.		х	
Mineral Extraction and Mineral Resource Areas	The submitter states that there would have been in excess of 6 million tonnes when the quarry first started operating, the quarry is pretty much at the end of its life with 180,000 tonnes remaining. They currently only take 5% of their clay requirement from the quarry, the remaining 95% is imported. The site uses 210,000 tonnes of clay a year, so if they used the mineral in the quarry only they would have less than a year left.			х

	<u> </u>			
	The site is an active quarry with adjacent brick works which already imports most of its clay. The redevelopment of this land would have little impact on the continued use of the brickworks.			
Mineral	No mineral infrastructure constraints.			
Infrastructure and Brickworks	The mineral infrastructure constraints.			x
Waste Infrastructure	The site is within 250 metres of Green Lane Sewage Works which could give rise to amenity impacts on residents of any residential development which would require mitigation which must be sufficient to ensure the sewage works operation is not impeded.	х		
Other Environmental	No other issues identified.			X
	Economic			
Employment	Significant constraints exist within this assessment, in			
Development Opportunities	particular regarding access. There are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints here.			x
Highways access and transportation	There are existing narrow crossings of the old railway line; to the south (Railswood Drive – road going over) and to the north (public right of way/track going under), but they're both some way away.  Alongside the site the railway embankment looks to be at an awkward height – too high to go over, but not high enough to go under.  The access off Ryders Hayes Lane looks too narrow and is at the same level as the former railway.  There is no clear access and any access relies on third party land.	X		
Impact on the wider road network	No wider concerns have been raised.			х
Other Economic (specify)	Himor submitted a statement as part of a call for site 2 submission. The key relevant comments relate to the			

		providing a new school which itself they state			
	could be v	ery special circumstances as a current planning			
	application				
		Social			
Access time by wall	king or publi servic	c transport (except Primary schools: walking only) to test in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is	predominantly within 15 minutes walking f a Primary School		Х	
Secondary School		site is within 20 minutes public transport distance adary School			Х
GP/Health Centre/Walk in		predominantly more than 15 minutes walking f a Health Centre Area		X	
Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area		х	х
Centre/Foodstore	ntre/Foodstore The whole site is within 10 minutes walking distance of a Fresh Food and Centre Area				
Any character constraints on density (list)		busing to the North is a mix of modern traditional styled post war modern designed semi-detached and te			
Connections to local cycle route networks	No connec	ction to a local cycle route network.	Х		
Public Open Space	Not public	open space.			Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х
Other Social					
		Opportunities			
No specific op	portunities i				
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	al Housing	SA not required due to gateway constraints.			
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.			
		Conclusion			
There is no obvious ac	case and a	ov notential access relies on third party land. With no	0 W2V	of acce	eeina

There is no obvious access and any potential access relies on third party land. With no way of accessing the site and taking account that the only potential access could sterilise an existing railway walk which has potential to be brought back into use for sustainable travel, the lack of any access potential is a gateway constraint.

# **Pheasey Park Farm**

Cito Addres		Claim I are a NA	OF OND								
Site Addres	S	Skip Lane, W									
Ward		Pheasey Park	Farm	Call for	Site I	Ref	10164	ļ			
Site Area (h	na)	4.4									
Site Refere	nce	SA-0036-WAI	L								
			Background	d/Contex	<b>t</b>						
Current uses		siculture, eviden		g and bei	ng kep	t at the	site, no	ne at t	he tim	e of	
(list) Surrounding		visit. Potentially the North, North		Most oro	house	o to th	o Foot i	o ogriou	ıltııro	and to	
land uses		South is a simila					e cast i	s agrici	liture	and to	
10.10 0000	1110	204111040111110	Constra		00 111	,					
Gateway Co.	nstrain	ts (where	Name / Details	<u> </u>					Ar	nount	
affecting par	rt of sul	bmitted site)								vered	
SSSI/ SAC/ S	SINC		N/A						(na	a's)	
		/eteran Trees	N/A						0		
Local Nature			N/A						0		
Flood Risk Zo	one 3	_	N/A						0		
Registered Pa	ark & G	arden	N/A						0		
Scheduled Ar	ncient M	lonument	N/A						0		
Operational E	Burial Gr	ound	N/A					0			
Common Lan			N/A						0		
	Existing Policy SAD Green Belt ENV1										
-	Designations Great Barr Conservation Area EN5										
(list)		p Lane Hedges S	SLINC								
	SKI	D Lane SLINC		Consiti	.:4 A.						
Cuitouio	A		nd Landscape			ssess	ment				
Criteria Green Belt		ssment	t	Ratir Very	19	Mod		Low		Very	
Harm		b-parcel makes ution to preventi		-	High	High	Mod	Low Mod	Low	Low	
Halli		est Midlands con		Har	Har	Har	Har	Har	Har	Har	
		ining the	arbation,	m	m	m	m	m	m	m	
		ition of Walsall, E	Birmingham,								
		y (adjoining Sutto		d							
	Aldridg	e and preventing	g encroachment								
	on the										
		yside. Land to th				Х					
1		it Daisy Bank is v		У							
1		ver and could be	e released with								
,	little im	•	4								
Landscape		wider Green Bel		High		Mod	Mod	Lo	w	Low	
Sensitivity		•		Tilgi		High	IVIOU	Mo		LOW	
Constituting		an overall moderate-high sensitivity to residential development, based on its				Ū.					
	combination of prominence in views										
		ne Barr Beacon v				v					
	historio	field patterns, s	trongly rural			X					
		ter and sensitive	historic								
		ape features.									
	ailed as	ssessment aga	ainst environr	nental, s	ocial	and e	conom	ic crit	eria		
Criteria		Assessmen	<u>t                                      </u>					Rati	ng		

	Environmental			
Greenfield/ Previously Developed Land	The site is greenfield with no record of previous development.	X		
Topography	The site is predominantly flat. The adjoining Parkhall Estate is partly on lower ground which is reflected in the house designs along St Austell Road, there are bungalows here which have adjoining boundaries, these bungalows are on at the same level as th		х	
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	8 TPO Trees near the North boundary, the application site is in a conservation area and many trees may be required to be retained, the site has dense planting along the boundaries which could present a significant constraint. A tree survey is required.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The SLINC has now been extended following recent survey work commissioned by the Local Authority to include the whole site.  The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Core Expansion Zone 1	х		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets.			X
Impact on visual amenity of adjacent land users, including existing residents  Flood risk, drainage	Due to topography there could be a significant visual impact on Park Hall residents along St Austell Road, the existing tree line could be retained which would help to minimise any impact and would keep houses away from the boundary. Skip Lane has significant soft landscaping on both sides if the boundary to the East was kept and the road widened into the application site this would have less visual impact however this depends on the value of the trees on either side and could impact on the numbers of houses which might be delivered.  Some local impact on residents to the North, mitigation through landscaping possible.  Site would be visible from further out such as from the Beacon, the significant increase in ground level is likely to mean that existing soft boundaries would be insufficient to screen development completely.  However it is considered that any such housing development would be seen in the context of existing residential development. Employment uses and buildings would be out of character and could have a more significant visual impact.  Not in a High Risk flood zone. Scope for SUDS.		X	
and ground water	,			Х
Ground Contamination	No record of contamination at this site.			X
Ground stability Air Quality impact of adjoining uses	Not in Limestone or High Risk coal area.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			X
Noise impact of adjoining uses	Residential, agricultural and horsicultural uses nearby raise no significant noise concerns. Employment land use could give rise to noise complaints from nearby residents.	X - Em plo yme nt		X - Res iden tial

Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
Complex on a ma	Economic			
Employment Development Opportunities	The site is adjacent to residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The application states that there is no access to utilities. Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion. Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	The submission states that there are pylons crossing the site and a substation.		х	
Highways access and transportation	Access should be achieved from Parkhall/ Daisybank which may require the purchase of properties to get access.		Х	
Impact on the wider road network	No significant wider impacts.			Х
Other Economic (specify)				
(36.0)	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х

Centre/Foodstore The whole site is more than 15 minutes walking distance of		
a Fresh Food and Centre Area	X	
Any character Nearby mix of detached houses and bungalows, larger detached	houses a	nd
constraints on traditionally styled semi-detached houses.	11100303 0	i i u
density (list)		
Connections to local No connection to Local Cycle Route Network		
cycle route networks	Х	
Public Open Space Not Public Open Space		Х
Loss of Playing Field   Would not result in the loss of a Playing Field or Sports		v
/ Sports Pitches Pitch.		Х
Other Social		
Opportunities		
There is some potential for the site to form part of		
a larger development with sites to the South which		
could reduce the costs of any potential highway		
improvement works.		
The existing soft boundaries provide an		
opportunity to minimise significant visual harm		
from potential development through their		
retention, however the significant planting and		
trees across the site and SLINC status is a		
constraint which requires tree and ecology		
surveys to fully assess.		
Sustainability Appraisal		
Sustainability Appraisal Housing   The site has some negative impacts for SA Objective		5, 6,
Conclusion 7, 8, 9, 12, 14 and positive impact for SA Objectives	10, 13	
Sustainability Appraisal Assessment requested		
Employment Conclusion Assessment requested		
Conclusion		

The SLINC status, requirement for extra land to provide access, existing tree planting and potential Ecology considerations are significant constraints to developing the site for which not all could be mitigated. The relationship of the site to existing residential combined with the potential highway requirements here are barrier to employment uses.

Site Addres	SS	263A Sutton I	Road, Walsall,	WS5 3AI	R – La	ind ad	jacent t	to Sutt	on Ro	ad	
Ward		Pheasey Park	Farm	Call for	Site I	Ref	10176	3			
Site Area (h	na)	5.45									
Site Refere	nce	SA-0039-WA	L								
			Background	d/Contex	t						
Current uses (list)	Agr	iculture and hors	siculture.								
Surrounding land uses		the East are hou l agriculture uses		nd arbore	tum be	yond to	the W	est, hor	sicultu	ire	
			Constra	aints							
Gateway Co affecting pa			Name / Details	S						nount vered	
SSSI/ SAC/ S	SINC		N/A						0	<u> </u>	
		/eteran Trees	N/A						0		
Local Nature		Э	N/A						0		
Flood Risk Zo			N/A						0		
Registered P			N/A						0		
Scheduled A			N/A						0		
Operational E Common Lar		ouna	N/A 0 0 0								
Existing Police		2 policy ENV/1 G							0		
Existing Policy Designations (list)  SAD policy ENV1 Green belt Wood End Farm SLINC											
		Green Belt au	nd Landscape	Sensitiv	ity As	ssess	ment				
Criteria	Asses	sment		Ratir							
Green Belt	The su	b-parcel makes	a strong	Very	High	Mod	Mod	Low	Low	Very	
Harm		ution to preventi			Har	High	Har	Mod Har	Har	Low	
		est Midlands con	urbation,	Har m	m	Har m	m	паі m	m	m m	
		ining the	\ldridge end								
		tion of Walsall, A y (adjoining Sutt		Ч							
		ting encroachme									
		tum, with its wel									
		aries, or eastwar									
		gap between Wa	Isall and	X							
I		e. This would									
	_	antly weaken the	· ·								
		Belt in terms of and would incre		f							
	of Gree		asc containinen	L							
		nd to the north.									
Landscape		ndscape is consi	dered to have	High		Mod	Mod	Lo		Low	
Sensitivity		ate-high overall				ligh		Mo	od		
		ntial developmen									
		ria are assessed									
		ate or greater/hig eria override that		u							
		ndscape is consi				Χ					
		noderate-high se									
		ment developm		le							
	built fo	rm would impact field pattern an	the small-scale								

between modern large-so agriculti	rea in providing a rural gap  n Walsall and Aldridge. However,  20th century development, e.g. cale commercial buildings and ural storage sheds are scattered out the area, reducing sensitivity.			
	sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Ratii		
	Environmental	•		
Greenfield/ Previously Developed Land	The site is greenfield land, with some small structures present ancillary to the agriculture use.	х		
Topography	The site is predominantly flat, there are no significant			х
A - d - It It I	changes which would affect the developable area.			
Agricultural Land	Grade 3, pre 1988 an up to date assessment is required.			
Quality Tree Preservation	The submission does not provide any up to date details.  There are no TPO trees at the site. The land is sub-divided			
Orders / Mature	into fields which is defined by hedges and tree planting. An			
Trees of Value on	assessment would be required to determine those worthy of		х	
site or significantly	retention, it is considered that if trees are retained the site			
affecting boundaries	would still be developable.			
Biodiversity or	The adjacent canal is a designated SLINC.			
Geodiversity on site	The ecological valuation of the Black Country Green Belt is			
or significantly	based on a set of assumptions that formed the basis for			
affecting boundaries	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score			
	for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value,			
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-	X		
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 5			
	The SLINC has now been extended following recent survey			
	work commissioned by the Local Authority to include the			
	whole site.			
	The site falls within a Nature Recovery Network Core			
	Habitat Zone			
Heritage Assets on	There are no recorded heritage assets here, however maps			
site or significantly	illustrate a former moat feature. The HLC identifies the site			
affecting boundaries	as a Archaeological			
	Priority Area due to the possible medieval moated site			Х
	shown on the 1st edition OS map. A summary of an			
	archaeological report within the submitted documentation concludes that there are no archaeological features			
	remaining.			
Impact on visual	There is significant boundary planting and trees along the			
amenity of adjacent	canal which prevents any views of the land, the ribbon			
land users, including	development of houses along Sutton Road and Longwood		v	
existing residents	Road screens the site from the West. There would be a local		Х	
	impact on the visual amenity of these homeowners but little			
	wider impact provided the boundary planting is retained.			
Flood risk, drainage	The site is not in a flood zone 2 or 3. There are 3			
and ground water	watercourses which are managed by Walsall Council which	x		
	run on to the site and there are two pools.		^	
	Consult drainage.			

Ground Contamination	An area in the centre of the site is identified as contaminated on the SAD constraint maps, survey work and potential mitigation would be required.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability Air Quality impact of adjoining uses	No evidence of ground stability issues.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  However Electric Charging Points would be required in accordance with Air Quality SPD.			X
Noise impact of adjoining uses	Residential, agricultural and horsicultural uses nearby raise no significant noise concerns. An employment use here may require mitigation due to the proximity to residential properties.	X - Em plo yme nt		X - Res iden tial
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	The site is surrounded by agricultural and residential uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	The submission provides no details.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Three watercourses exist which are maintained by the Council.		х	
Highways access and transportation	Access is required onto Sutton Road and may be dependant on the purchase of property.	X		

Impact on the wider		wider impacts to the junction onto Sutton Road		х	
road network	which may	need to be assessed.			
Other Economic					
(specify)					
		Social			
Access time by walk		c transport (except Primary schools: walking only) to transport (except Primary schools: walking only) to transport (except Policy HOU2.	o key r	esiden	tial
D. O		predominantly more than 15 minutes walking			
Primary School		f a Primary School	X		
0		site is within 20 minutes public transport distance			
Secondary School		ndary School			Х
GP/Health		site is more than 15 minutes walking distance of	v		
Centre/Walk in		Centre Area	X		
Strategic	The whole	site is within 20 minutes public transport distance			
Centre/Employment	of an Emp	loyment Area			Х
Area					
Centre/Foodstore	The site is	predominantly more than 15 minutes walking	Х		
		f a Fresh Food and Centre Area			
Any character		of Sutton road is characterised predominantly by tra	ditional	l styled	1
constraints on	detached	houses with long gardens.			
density (list)					
Connections to local		Om of route CR012. To link up to the route could			
cycle route networks		ed utilising the greenway to the South boundary			х
		nects to the arboretum allowing access to the			- 1
		ere the route begins.			
Public Open Space		open space.			Х
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			х
/ Sports Pitches					
Other Social					
		Opport <u>unities</u>			
The site is on the edo					
and due to existing					
established tree boun					
development here can					
any significant detrime		on the adjoining			
ıar	nd users.	0 (1 1 1 1 1 1 4 A 1 1 1			
0 1 1 1 1111		Sustainability Appraisal			
Sustainability Appraisa	al Housing	Same as SA-0012-WAL			
Conclusion	- 1				
Sustainability Appraisa		Same as SA-0012-WAL			
Employment Conclusion	on	0			
0 1 1 1 1 1 1 1 1	4 41 1	Conclusion			
		evelopable area, the existing pattern of developmen			
		e any significant harm. A mitigation strategy would	a need	to cor	isiaer
mitigation and or comp	pensation.				

The agent has confirmed that access can be achieved on Sutton Road which removes a significant barrier to developing this site in relation to housing. Employment uses here are not compatible with the residential character of the area and raise significant amenity issues.

This site sits within SA-0012-WAL which is larger and for this reason is preferable for allocation.

Site Addres	SS	Beacon Road	I – Land east o	f Beacon	Road						
Ward		Pheasey Parl	k Farm	Call for	Site F	Ref	10340	)			
Site Area (h	na)	24.43									
Site Refere	nce	SA-0087-WA	L								
			Background	d/Contex	(t						
Current uses (list)	Agr	iculture, grazing	and horsiculture								
Surrounding land uses		the North is agrid	culture uses a so	chool to th	e West	t, agric	ulture to	the Ea	ast and		
			Constra	aints							
Gateway Co affecting pa			Name / Details	5						nount vered i's)	
SSSI/ SAC/ S			N/A						0	-,	
		/eteran Trees	N/A						0		
Local Nature		9	N/A						0		
Flood Risk Zo Registered P		arden	N/A N/A						0		
Scheduled A			N/A						0		
Operational E			N/A						0		
	Common Land N/A								0		
Existing Police	y SAI	D Green Belt - E	NV1						•		
Designations (list)	Gre	eat Barr Conserv	ation Area - ENs	;							
	<u> </u>	Green Belt a	nd Landscape	Sensitiv	ity As	sessi	ment				
Criteria	Asses	ssment		Ratir	าg						
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low	Low	Very	
Harm			ng the sprawl of	High Har	Har	High Har	Har	Mod Har	Har	Low	
		est Midlands con ining the separa	,	m	m	m	m	m	m	m	
		ge, Streetly (adjo									
		eld), and Birming									
		ting encroachme									
			arcel is containe	d							
			y the settlement								
		of Birmingham a									
			West Midlands								
		ation. The expandation, and Stree									
			nificantly weaker	X							
		between Walsa		•							
			on Coldfield), an	d							
	Birmin	gham. The sub-r	parcel has disting								
	slopes up towards Barr Beacon which,										
		ogether with clear linear main road urban edge boundaries, mean that any									
			s, mean that any veaken the Gree								
		e or iand would v oundary.	voaken ine Gree								
Landscape		a largely open a	and visually	High		Mod	Mod	Lo	w	Low	
Sensitivity						ligh		Mo			
	prominent area, culminating in a prominent and generally undeveloped skyline feature along the Barr Beacon ridge, which forms a scenic backdrop to		X - Empl		X -						

	surroun	ding settlement. While the			
		ce of prominent electricity pylon			
	routes p	provides an urbanising influence			
	and det	racts from the rural and natural			
	charact	er and perceptual attributes of			
		a, overall the landscape is			
		red to have a moderate-high			
		ity to residential development.			
		a is considered to have a high			
		ity to employment development.			
	_	cale development would disrupt			
		all scale field pattern, particularly			
		ast of Doe Bank Lane, which			
		s rural and open backdrop to			
Doto		and Pheasey.			
	aneu as	sessment against environmental, social and economi			
Criteria		Assessment	Ratii	19	
O = = = = = = = = = = = = = = = = = = =		Environmental Creamfield Site			
Greenfield/		Greenfield Site.	v		
Previously	an d		X		
Developed La	anu	The land is undulating but rises significantly to the north	X		
Topography	and	The land is undulating but rises significantly to the north.			
Agricultural La	and	Pre1988 Grade 3 - Good to moderate. There is not an up to		Х	
Quality Tree Preserva	otion	date assessment available.			
Orders / Matu		The North boundary has 13 protected trees 1998/1. These			
Trees of Valu		should be re-assessed and any other trees and hedges worthy of protection within the site area. Most are along the		Х	
site or signific		boundary and would not have a significant impact on the		^	
affecting bour	-	developable area if retained.			
Biodiversity o		Groups of trees and hedges may be used by protected bat,			
Geodiversity		bird and badger species and a survey would be required			
or significantly		along with mitigation proposals.			
affecting bour		The ecological valuation of the Black Country Green Belt is			
anooming boar	i dan oo	based on a set of assumptions that formed the basis for			
		developing a set of criteria which allowed EcoRecord to			
		attribute a relative value to individual land parcels within the			
		Green Belt. A Valuation Matrix was used based on the			
		following attributes to calculate a final ecological value score			
		for each Landscape Unit: Land Use Calculated Value,		Х	
		Habitat Features, Nature Conservation Designation Value,			
		Adjacency to SSSIs or Ancient Woodland, Historic			
		Landscape Characterisation (HLC) Type Value, Twinspan-			
		Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
		The higher the score the higher the ecological value.			
		Predominant Ecological Valuation of the Black Country			
		Green Belt Score = 2			
		This site falls within two Nature Recovery Network Zones			
I I a d'Orana Arran		Core Expansion Zones 1 and Core Habitat Zone			
Heritage Asse		The site is within the Great Barr Conservation Area and any		Х	
site or signific		buildings here should preserve or enhance the Conservation		X	
affecting bour		Areas character.			
Impact on vis		Development here would have a significant local and wider impact because of its position partway up the start of			
amenity of ad	In adjacent Infract because of its position partway up the start of users, including Beacon Hill, the area has a semi-rural character which is				
existing reside					
existing reside	CIIIS	defined by an absence of any built development here. In	X		
		addition Barr Beacon is designated Dark Sky Discovery Status Orion class, events are held in association with the			
		Walsall Astronomical Society. Associated lighting with any			
		development could have a significant impact on this status.			
		acveropment could have a significant impact on this status.			

Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х
Ground Contamination	Record of ground contamination in the centre of the site which would need investigation and possible mitigation. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		Х	
Ground stability	The site is not in a High Risk coal mining area and there are no other records of potential ground stability issues here.			х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	The site is near to a residential use to the South, housing here would be acceptable in noise impact terms but an employment use could be restricted due to the nearby residential use.		X - Em plo yme nt	X- Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Χ
Fuenday use and	Economic			
Employment Development Opportunities	The site is surrounded by residential and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			X
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no recorded rights of way, however it is possible that they may be interest and potential to justify.		x	

Highwaya access	Λοοςος στ	ساط امم طنطنامی الد الله ع	acan Dacidia faat	and does not			
Highways access		uld be difficult, Be			X		
and transportation		visibility for an ac r by expanding th		preferred from	^		
Impact on the wider		npact assessmen		d if housing			
road network		rere above 40. Ro				Х	
TOAU HELWOIK	may be red		au illiastructure	improvements		^	
Other Economic	may be rec	quii eu.					
(specify)							
(opcony)		Soc	cial				
Access time by wall			t Primary schools		o key r	esiden	tial
Primary School	The site is	predominantly wif a Primary Schoo	thin 10 and 15 min			Х	
Secondary School	The site is	The site is predominantly within 20 minutes public transport distance of a Secondary School					Х
GP/Health		site is more than		ng distance of	Х		
Centre/Walk in		a Health Centre Area					
Strategic		The site is predominantly within 30 minutes public transport					
Centre/Employment	distance of	f an Employment	Area				
Area							
Centre/Foodstore		predominantly wif		alking		X	
Any character The development to the South is predominantly post war semi-detached							
constraints on	housing.		'	, i			
density (list)							
Connections to local	No connec	tion to Local Cycl	e Route Network.		v		
cycle route networks		,			X		
Public Open Space	Not public	open space.					Х
Loss of Playing Field		result in the loss	of a playing field o	or sports pitch.			Х
/ Sports Pitches							^
Other Social							
		Opport	unities				
There may be some	opportunity	to develop the					
Southern part of the			X				
visual impacts, addition		•	^				
provide	a safe acces						
		Sustainabili					
Sustainability Appraisa	al Housing		easons for rejectin				
Conclusion		assessment, der alternative.	nonstrate that this	s site would not	be a re	asonal	ble
Sustainability Appraisa	al	The significant re	easons for rejectin	ng this site, as lis	sted in	the	
Employment Conclusion assessment, demonstrate that this site would not alternative.				s site would not	be a re	asonal	ble
		Concl	usion				
The site if developed							
satisfactory mitigation.							
reserve. The site is on			nent to the surrou	nding areas. To	obtain	safe a	ccess
additional land may be	e also require	ed.					

Site Addres	s	Former Ques	lett School									
Ward		Pheasey Park	k Farm	Call for	Site F	Ref	10407	,				
Site Area (h	a)	1.36										
Site Referer	псе	SA-0153-WA	L									
			Background	d/Contex	κt							
Current uses (list)	Pre	viously the site o	of a school, dem	olished in	1988 r	o lawf	ul use.					
Surrounding land uses		site is surround		l developr	ment w	ith the	dual ca	rriagew	ay of t	he		
	1 22		Constr	aints								
	Gateway Constraints (where affecting part of submitted site)  Name / Details			S					CO	Amount covered (ha's)		
SSSI/ SAC/ S			N/A						0	. 0,		
Ancient Wood			N/A						0			
Local Nature I Flood Risk Zo		9	N/A N/A						0			
		arden	N/A N/A						0			
Registered Park & Garden N/A Scheduled Ancient Monument N/A				0 0								
Operational Burial Ground N/A								0				
Common Land			N/A						0			
Existing Policy Designations (list)	SAI	D Green Belt - E D Natural Enviro D Great Barr Hal	nment Protection	I the form	er St. N	/largare	et's Hos					
Criteria	A 0000		nd Landscape			sess	ment					
Green Belt		ssment b-parcel is large	ly developed by		Rating  Very High Mod Mod Low Low Very							
Harm		a moderate con		High	High Har	High	Mod Har	Mod	Low Har	Low		
		ting encroachme		Har	m	Har m	m	Har m	m	Har m		
		yside due to its o		m		111		111		- 111		
		and belts. The suned to he south	•									
		nent edge of Birn										
		part of the West										
		ation. The expai										
		ards into sub-par										
		a stronger and r Belt boundary, b							Х			
		y constrained lar		rr								
	Hall Re	egistered Park a	nd Garden) with									
		able linear Fish	•									
		boundary. Release of the strained areas of the subparcel										
		strained areas of not weaken adja										
	land.											
Landscape Sensitivity			dscape sensitivity of this area to tial development is considered to			/lod ligh	Mod	Lo Mo		Low		
	be mod	derate-high as al	Ithough the									
		and cover and lin										
			andscape of Great Barr Park places of Great Barr Park places is given by the proximity to			X						
		nigher sensitivity n development a		,								
	mouell	n acvolopinent a	ina major									

	tructure decreases the sensitivity area.			
	ssessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Rati	ng	
	Environmental			
Greenfield/	The site is predominantly previously developed.			
Previously			Х	
Developed Land				
Topography	The Northern part is relatively flat, the Southern part drops			
	significantly towards Queslett Road and would need		Х	
A ariquitural Land	significant mitigation to allow development.			
Agricultural Land Quality	Not agricultural land			Х
Tree Preservation	There are group tree preservation orders across the site,			
Orders / Mature	numbers 19/1995 (G36, W8 and A11). The area where			
Trees of Value on	previous buildings were located are not covered by a TPO			
site or significantly	which accounts for approximately a third of the site.	Х		
affecting boundaries				
	impact on housing and development with workspace/office			
	environments which may be difficult to mitigate.			
Biodiversity or	Loss of trees would require an Ecological survey. To			
Geodiversity on site	develop even part of this site is likely to have some impact			
or significantly	on the St Margarets Hospital SLINC which must be			
affecting boundaries				
	The ecological valuation of the Black Country Green Belt is			
	based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score			
	for each Landscape Unit: Land Use Calculated Value,	X		
	Habitat Features, Nature Conservation Designation Value,			
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 4  The site falls within 3 Nature Beauty Natural Zanas			
	The site falls within 2 Nature Recovery Network Zones, Urban Matrix Recovery Zone 1 and Core Habitat Zone			
Heritage Assets on	No heritage assets. Site within the Great Bar Conservation			
site or significantly	Area.		х	
affecting boundaries				
Impact on visual	If the protected tree were retained this would soften the			
amenity of adjacent	impact of any development here. The land level difference to			
land users, including	,			
existing residents	away not to have any significant detrimental visual impact.		Х	
	The distance to houses on Pheasey is considered sufficient			
	to minimise any unacceptable visual harm. Wider harm can			
Flood risk, drainage	also be avoided through the retention of surrounding trees.  Not in a High Risk flood zone. Scope for SUDS.			
and ground water	Not in a riigh Nisk hood zone. Scope for SODS.			Х
ana grouna water				, A
Ground	Ground contamination survey required, likely to be asbestos			
Contamination	and oil contamination from a former boiler house. Pollution		v	
	Control not aware of any significant barriers to developing		Х	
	the site.			
Ground stability	No evidence of ground stability issues.			X

Air Quality impact of adjoining uses	Proximity to the M6 may require an air quality assessment and mitigation. Not a barrier to development.	Х		
Noise impact of adjoining uses	Proximity to the M6 may require a noise assessment and mitigation. Not a barrier to development. Uses such as employment could have a detrimental impact on neighbouring residential uses.	X - Em plo yme nt	X - Res ide ntia	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.			
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
_	Economic			
Employment Development Opportunities	The small site size combined with the surrounding residential uses limit any opportunity for employment development here.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Potential claims for public right of way across the access to the site. Some evidence it is being used.			x
Highways access and transportation	Aware of significant access constraints. Lakeview Close is not adopted and is in private ownership. Land owner may be unwilling to allow access.	Х		
Impact on the wider road network	No significant wider issues.			Х
Other Economic (specify)				
A	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		

Secondary School		site is within 20 minutes public transport distance dary School			Х	
GP/Health		site is within 10 minutes walking distance of a			х	
Centre/Walk in	Health Cer	ntre Area			^	
Strategic		predominantly within 20 minutes public transport				
Centre/Employment	distance of	f an Employment Area			Х	
Area						
Centre/Foodstore		predominantly within 10 minutes walking			х	
		f a Fresh Food and Centre Area				
Any character		ousing is a mix of flats, terraced and semi-detached				
constraints on traditional and modern styles, the location and topography of the site means any						
density (list)		velopment would not be read alongside the surrounding residential houses.				
Connections to local	No connection to Local Cycle Route Network.					
cycle route networks						
Public Open Space	Not public open space.				Х	
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			х	
/ Sports Pitches					^	
Other Social						
		Opportunities				
Opportunity to form				х		
adjacent submission	on site to the			^		
		Sustainability Appraisal				
Sustainability Appraisa	al Housing	The significant reasons for rejecting this site, as list				
Conclusion		assessment, demonstrate that this site would not l	be a re	asonal	ole	
		alternative.				
Sustainability Appraisa		The significant reasons for rejecting this site, as listed in the				
Employment Conclusion	on	assessment, demonstrate that this site would not be a reasonable				
	alternative.					
		Conclusion				

The site would likely be constrained due to the retention of trees, protection of Ecology and unfavourable topography to the South which are significant issues for housing. Access is not demonstrated which is a gateway issue. Its position near to housing are a barrier to employment uses.

Site Addres	ss	North of Barr	Lakes Lane								
Ward		Pheasey Park	k Farm	Call for	Site F	Ref	Greer	Belt F	Parcel	104	
Site Area (I	ha)	83.94									
Site Refere	nce	SA-0232-WAI	L								
			Background	/Contex	ĸt						
Current uses (list)	Agr	iculture and hors	siculture.								
Surrounding land uses		the North is agric	culture, mixed us Il garden centre.	es includ	ing car	repair	and hire	e, garaç	ge door	r	
			Constra	ints							
Gateway Constraints (where affecting part of submitted site)			Name / Details							ount rered 's)	
SSSI/ SAC/ SINC			N/A						0		
Ancient Woodland / Veteran Trees Local Nature Reserve		N/A N/A						0			
Flood Risk Zone 3			N/A						0		
Registered Park & Garden			N/A						0		
Scheduled A	ncient M	lonument	N/A 0								
Operational E		round	N/A 0								
Common Lar			N/A	0							
Existing Police Designations (list)	,	D Green Belt - E	NV1								
	1	Green Belt ar	nd Landscape			sessi	ment				
Criteria		ssment		Ratii	ng				<b>.</b>		
Green Belt Harm	contrib the We	b-parcel makes oution to preventi est Midlands con ining the separa	ng the sprawl of urbation,	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m	
	Birmin Coldfie encroa sub-pa south a edges forming conurb the sul	gham, Streetly (a eld) and Aldridge achment on the c arcel is contained and southeast by of Walsall and B g part of the Wes	adjoining Sutton and preventing countryside. The d to the west, the settlement dirmingham, both at Midlands rity of the south opied by a	f							

	south and southeast by the settlement edges of Walsall and Birmingham, both forming part of the West Midlands conurbation. The majority of the south of the sub-parcel is occupied by a Registered Park and Garden, Ancient Woodland, Sites of Importance for Nature Conservation, Local Nature Reserves and areas within Flood Zone 3, which are all deemed inappropriate for development. The valley along the eastern edge of Great Barr Golf Course and the slopes up to Barr Beacon are distinctive landforms increasing distinction from the urban area, and so encroachment on these would weaken the Green Belt.	X				
Landscape Sensitivity	This is a largely open and visually prominent area, culminating in a	High	/lod ligh	Mod	Lo Mo	Low

sky ridg sur pre rou and cha the cor ser The ser Lai	minent and generally undeveloped line feature along the Barr Beacon e, which forms a scenic backdrop to counding settlement. While the sence of prominent electricity pylon resprovides an urbanising influence detracts from the rural and natural racter and perceptual attributes of area, overall the landscape is sidered to have a moderate-high sitivity to residential development. Farea is considered to have a high sitivity to employment development. Ge scale development would disrupt small scale field pattern, particularly			
	ne east of Doe Bank Lane, which vides rural and open backdrop to			
	etly and Pheasey.			
	assessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Ratii	ng	
	Environmental		,	
Greenfield/ Previously Developed Land	The site is predominantly greenfield with some farm building and accommodation structures in the centre of the parcel. There are other much smaller buildings across the site which appear to be used in connection with horsiculture uses.	x		
Topography	The site slopes down to the South East but this is not significant and would not be a barrier to development.			х
Agricultural Land Quality	No information available.	Х		
Tree Preservation Orders / Mature Trees of Value or site or significantl affecting boundar	AB 4/1962 T69 Oak, AB 4/1962 T70 Oak, AB 4/1962 T85 Oak. These trees are located near to the boundaries, there are other trees along the parcel boundary and defining field		х	
Biodiversity or Geodiversity on s or significantly affecting boundar	Any loss of trees would require an ecological survey to determine what mitigation might be required. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  This site falls within three Nature Recovery Network Zones Core Expansion Zones 1, Core Habitat Zone amd Urban Matrix Recovery Zone 1			x
Heritage Assets of	The parcel adjoins a Moat to the North East which is a			

scheduled ancient monument and any development

site or significantly

affecting boundaries

	adjacent should not result in substantial harm to the setting but is a constraint.  The site is an Area of High Historic Landscape Value in the HLC due to an area of semi natural ancient woodland and surviving earthwork ridge and furrow centred around a medieval moated site (APA 13). Retention of these features would have a significant impact on the developable area. The site is in the Great Barr conservation area.			
Impact on visual amenity of adjacent land users, including existing residents	There are few footpaths in this area and only a short row of houses face the parcel with established trees between. The local visual impact on adjoining uses would be limited. The harm to wider visual amenity would increase significantly on the Eastern half of the site which is viewable from Barr Beacon and which greatly contributes to the semirural character of the area, beyond the parcel to the West are two large residential estate which are screened by a band of established trees. For these reasons it is considered that some development in the West with suitable landscaping could have a less than significant harm to the wider visual amenities of the area whereas development to the East would have a significant impact. Employment uses in particular would be out of character and have greater harm to amenity than housing.	X - Eas t	X - We st	
Flood risk, drainage and ground water	Not in a flood zone 2 or 3 area. Scope for SUDs.			х
Ground Contamination	There are three small areas of recorded ground contamination to the North and East of the parcel which would require assessment during development. Due to the small area which is affected there would be little if any on developing this site.  North West area has a landfill licence. This is managed by the Environment Agency.			x
Ground stability	To the North West is an area which is identified as a High Risk Coal Mining Area. Prior to planning permission a Coal Mining Risk Assessment would be required. The area covered by this designation is very small and even if found to be unviable would have little if any impact on the capacity of the site.			x
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	The parcel is adjacent housing to the West and mitigation against noise from an employment use across the site may not be viable. There are no significant noise constraints for housing development here.	X - Em plo yme nt	X - Res ide ntia	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.  Economic			Χ
	Louisinic			

Employment Development	Significant constraints exist within this assessment and there are no notable employment opportunities here which	Х		
Opportunities	warrant further assessment.	^		
Employment Land	Not employment land and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			x
Highways access and transportation	Skip Lane is not suitable for additional traffic and a significant upgrade would be required, potentially a new road through from Sutton Road to Birmingham Road, may not be a willing landowner.	Х		
Impact on the wider road network	The size and existing highway restrictions could have wider impacts which require further consideration.	Х		
Other Economic (specify)				
Access time by well	Social king or public transport (except Primary schools: walking only) t	o kovi	ooidon	tial
Access time by wan	services in accordance with BCP Policy HOU2.	o key i	esideii	liai
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		
Secondary School	The site is predominantly within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	Х		
Strategic Centre/Employment Area	The site is predominantly within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area	Х		
Any character constraints on density (list)	The nearest housing is a combination of traditional styled detached houses, and 1960's styled semi detached houses at			
Connections to local cycle route networks	No connection to a local cycle route network.			Х
Public Open Space Loss of Playing Field	Not public open space.  Would not result in the loss of a playing field or sports pitch.			X
/ Sports Pitches Other Social				
	Opportunities			

Could be subdivided to minimise and combine with call for sites enable the required infrastructure sites to be developed.	to the West to works to enable			х		
Sustainability Appraisal						
Sustainability Appraisal Housing	The site has son	ne negative impac	ts for SA Objective	es 1, 2, 3, 4, 5,		
Conclusion	6, 7, 8, 9, 12, 13	, 14 and positive in	mpact for SA Obje	ectives 10		
Sustainability Appraisal		ne negative impac		es 1, 2, 3, 6, 7,		
Employment Conclusion	9, 12 and positiv	e impact for SA O	bjectives 5, 13			
	Conc	lusion				

The scale of the development require a road linking Sutton Road to Birmingham Road and there are gateway constraints which would prevent such a road.

Subdivision of the parcel is considered however any development within the parcel contributes to the erosion of the distinct semi-rural character part of the Barr Beacon landscape which is a significant issue which cannot be mitigated. The retention of historic landscape features has a significant impact on the developable area.

The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.

Site Addres	s	Beacon Farm									
Ward		Pheasey Park	k Farm	Call for	Site F	Ref	Green	Belt F	Parcel	108	
Site Area (h	a)	11.57									
Site Referei	nce	SA-0235-WA	L								
			Background	I/Contex	t						
Current uses (list)	Agr	iculture									
Surrounding land uses		he North is resid	dential and agric	ulture, to t	he Eas	t publi	c open s	space,	agricul	ture	
			Constra	ints							
Gateway Cor affecting par			Name / Details	5						ount rered 's)	
SSSI/ SAC/ S			N/A						Ò		
Ancient Wood			N/A N/A						0		
Local Nature Flood Risk Zo		2	N/A N/A						0		
Registered Pa		arden	N/A						0		
Scheduled Ar			N/A						0		
Operational B	Burial Gr	ound	N/A						0	0	
Common Lan		_	N/A						0	0	
Existing Policing Designations (list)	-	at Barr Conserv ) Green Belt - E									
	I	Green Belt a	nd Landscape	Sensitiv	ity As	sessi	ment				
Criteria	Asses	sment		Ratir	<u> </u>						
Green Belt											
			parcel makes a strong			Mod	Mod	Low	Low	Very	
Harm	contrib	ution to preventi	ng the sprawl of	Very High	High Har	High	Mod Har	Mod	Low Har	Low	
	contrib the We	ution to preventi est Midlands con	ng the sprawl of urbation,	Very	High			_			
	contrib the We mainta	ution to preventi st Midlands con ining the separa	ng the sprawl of urbation, tion of Walsall,	Very High Har	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming	ution to preventiest Midlands con ining the separa gham, Streetly (a	ng the sprawl of urbation, tion of Walsall,	Very High Har	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa	ution to preventing the set Midlands con ining the separa gham, Streetly (all) and Aldridge chment on the control of the set of the	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The	Very High Har	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa	ution to preventiest Midlands con ining the separa gham, Streetly (ald) and Aldridge chment on the crcel is contained	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The I to the west,	Very High Har	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a	ution to preventiest Midlands con ining the separa gham, Streetly (ald) and Aldridge chment on the crcel is contained and southeast by	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The it to the west, it the settlement	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a edges	ution to preventiest Midlands con ining the separa gham, Streetly (ald) and Aldridge chment on the crcel is contained and southeast by of Walsall and B	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The to the west, the settlement sirmingham, both	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a edges forming	ution to preventing the separa gham, Streetly (all) and Aldridge chment on the corcel is contained and southeast by of Walsall and Boy part of the West	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The to the west, the settlement sirmingham, both	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a edges forming conurb the sub	ution to preventing the separation the separation of the separation of the separation of the separation of the separation. The majoroparcel is occupioned in the separation. The majoroparcel is occupioned the separation of the separation of the separation of the separation.	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The to the west, the settlement sirmingham, both at Midlands rity of the south opied by a	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a edges forming conurb the sub Registe	ution to preventing the separa gham, Streetly (all) and Aldridge chment on the corcel is contained and southeast by of Walsall and Equation. The major parcel is occupered Park and G	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The to the west, the settlement sirmingham, both at Midlands rity of the south opied by a arden, Ancient	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a edges forming conurb the sub Registe Woodla	ution to preventing the separal gham, Streetly (all) and Aldridge chment on the corcel is contained and southeast by of Walsall and Boypart of the Westation. The major parcel is occupand, Sites of Impand, Sites of Impand, Sites of Impand southeast of Impand, Sites of Impand, Sites of Impand southeast occupand, Sites of Impand,	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The to the west, the settlement sirmingham, both st Midlands rity of the south opied by a arden, Ancient portance for	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a edges forming conurb the sub Registe Woodla Nature	ution to preventing the separal gham, Streetly (all) and Aldridge chment on the corcel is contained and southeast by of Walsall and Bopart of the Westation. The major parcel is occupand, Sites of Imp. Conservation, L	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The to the west, the settlement sirmingham, both st Midlands rity of the south opied by a larden, Ancient cortance for local Nature	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a edges forming conurb the sub Registe Woodla Nature Reserv	ution to preventing the separal gham, Streetly (all) and Aldridge chment on the corcel is contained and southeast by of Walsall and Bopart of the Westation. The major parcel is occupand, Sites of Imp. Conservation, L	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The to the west, the settlement sirmingham, both at Midlands rity of the south opied by a arden, Ancient cortance for Local Nature thin Flood Zone	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a edges forming conurb the sub Registe Woodla Nature Reserv 3, whice for dev	ution to preventing the separa set Midlands confining the separa gham, Streetly (all) and Aldridge chment on the corcel is contained and southeast by of Walsall and By part of the Westered Park and Grand, Sites of Important of the work of the conservation, Lores and areas with are all deemed elopment. The work of the work of the conservation, Lores and areas with are all deemed elopment. The work of the conservation of the conservation, Lores and areas with are all deemed elopment. The work of the conservation of the conservation of the conservation of the conservation.	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The to the west, the settlement sirmingham, both is Midlands rity of the south opied by a arden, Ancient cortance for cocal Nature thin Flood Zone d inappropriate ralley along the	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a edges forming conurb the sub Registe Woodla Nature Reserv 3, whice for dev eastern	ution to preventing the separa gham, Streetly (all) and Aldridge chment on the corcel is contained and southeast by of Walsall and By part of the Westation. The major pred Park and Grand, Sites of Impropersion of the Westation	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The to the west, the settlement sirmingham, both of Midlands rity of the south of sortance for cocal Nature of thin Flood Zone dinappropriate calley along the Barr Golf Course	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a edges forming conurb the sub Registe Woodla Nature Reserv 3, whice for dev easterr and the	ution to preventing the separal pham, Streetly (all) and Aldridge chment on the corcel is contained and southeast by of Walsall and By part of the Westation. The major pracel is occupand, Sites of Impared Park and Grand, Sites of I	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The to the west, the settlement sirmingham, both of Midlands rity of the south opied by a arden, Ancient cortance for cocal Nature of thin Flood Zone d inappropriate calley along the Barr Golf Course arr Beacon are	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a edges forming conurb the sub Registe Woodla Nature Reserv 3, whice for dev easterr and the distinct	ution to preventing the separal gham, Streetly (all) and Aldridge chment on the corcel is contained and southeast by of Walsall and Boy part of the Westation. The major pracel is occupated Park and Grand, Sites of Improves and areas with are all deemed elopment. The value of Great elopes up to Boy ive landforms in	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The to the west, the settlement sirmingham, both st Midlands rity of the south coied by a arden, Ancient cortance for cocal Nature of thin Flood Zone d inappropriate calley along the Barr Golf Course arr Beacon are creasing	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a edges forming conurb the sub Registe Woodla Nature Reserv 3, whice for dev eastern and the distinct distinct	ution to preventing the separal pham, Streetly (all) and Aldridge chment on the corcel is contained and southeast by of Walsall and By part of the Westation. The major pracel is occupand, Sites of Impared Park and Grand, Sites of I	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The to the west, the settlement sirmingham, both st Midlands rity of the south opied by a larden, Ancient cortance for local Nature of thin Flood Zone d inappropriate calley along the Barr Golf Course arr Beacon are creasing an area, and so	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a edges forming conurb the sub Registe Woodla Nature Reserv 3, whice for dev easterr and the distinct distinct encroa the Gre	ution to preventing the separa gham, Streetly (all) and Aldridge chment on the corcel is contained and southeast by of Walsall and Bornarcel is occupant of the West ation. The major opered Park and Grand, Sites of Impress and areas with are all deement on the separation of the separation on the separation of the separation on the separation of the sepa	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The to the west, the settlement sirmingham, both at Midlands rity of the south cortance for Local Nature thin Flood Zone d inappropriate ralley along the Barr Golf Course arr Beacon are creasing an area, and so a would weaken	Very High Har m	High Har m	High Har	Harm	Mod Har m	Har m	Low Har	
	contrib the We mainta Birming Coldfie encroa sub-pa south a edges forming conurb the sub Registe Woodla Nature Reserv 3, whice for dev easterr and the distinct distinct encroa the Gre Landso	ution to preventing the separa gham, Streetly (all) and Aldridge chment on the corcel is contained and southeast by of Walsall and Bornarcel is occupant. The major conservation, Lores and areas with are all deement on the se slopes up to Bornarcel is occupant. The word and southeast with a least of the word and southeast of the word park and Grand, Sites of Improved Park and Bornard Grand, Sites of Improved Park and Gran	ng the sprawl of urbation, tion of Walsall, adjoining Sutton and preventing countryside. The to the west, the settlement sirmingham, both st Midlands rity of the south coiled by a arden, Ancient cortance for Local Nature thin Flood Zone d inappropriate ralley along the Barr Golf Course arr Beacon are creasing an area, and so a would weaken sidered to have	Very High Har m	High Har m	High Har	Har	Mod Har	Har m	Low Har	

combination from the historic charact landsca Anomal include influence as the p	tial development, based on its ation of prominence in views a Barr Beacon viewpoint, intact field patterns, strongly rural er and sensitive historic ape features. iies to this sensitivity rating areas that are significantly areas that are significantly by urbanising features such by on route.	c crite	aria	
Criteria Criteria	Assessment	Rati		
- Critoria	Environmental	- rati	19	
Greenfield/ Previously Developed Land	Farm buildings to the East take up about 25% of the parcel with the remaining land being greenfield.	Х		
Topography	The Land rises up East to West and South to North. The increase is significant and may require mitigation.		Х	
Agricultural Land Quality	The site is less than 20ha and is considered to represent less than significant development of agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees at this site, however there are a number of established trees around the field perimeters and Beacon Farm buildings. A tree survey would be required to determine which are worthy of retention. The retention of some or all of the trees would not significantly reduce the developable area.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	The Farmhouse is on the HER 10335 and dates from 1799. The site is in the Great Barr conservation area.		х	
Impact on visual amenity of adjacent land users, including existing residents	There are no paths on Pinfold Lane or houses facing much of the development, however it is viewable from the highway and from Barr Beacon having a significant local and wider visual amenity impact especially when considering the context of the site which is surrounded predominantly with agricultural and horsiculture uses.	Х		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Because of the topography of the site water is likely to run outside of the parcel towards land to the West so SUDS mitigation would be required to safeguard adjacent land.			х

Ground	Sites with provious agricultural uses require contamination			
Contamination	Sites with previous agricultural uses require contamination		Х	
Contamination	surveys due to fertilizer use, sewage sludge presence of		^	
One and stability	heavy metals.			V
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
adjoining uses	Employment housing or a mixed use sould be achieved due		X -	
Noise impact of	Employment, housing or a mixed use could be achieved due		Em	Х-
adjoining uses	to the size of the site which could help with mitigation to		plo	Res
	protect occupiers of housing on adjacent land.		yme	iden
			nt	tial
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for bedrock		Х	
Resource Areas	sand and gravel and brick clay shall take place.		^	
Mineral	No mineral infrastructure constraints.			
Infrastructure and				х
Brickworks				^
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			X
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not Employment land and infrastructure and character			
	constraints significant.			
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to			х
A 11 1 1112 A 21121	be developed within the plan period.			
Availability of utilities	Minworth WsTW has capacity for 96,717 houses. There is			
- electricity, gas,	significant headroom based on current quality performance			
water, sewage	and there are no land or other constraints preventing			
treatment	expansion.			
	Broadband superfast speeds are available in this area.			Х
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
Infractructura	growth.  There are no known infrastructure constraints here.			
Infrastructure constraints on /	There are no known initiastructure constraints here.			
under site (electric				
cables/sub-stations,				
water/sewage pipes,				X
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	New access onto Beacon Road is required.			
and transportation	Trow access onto beacon required.		X	
Impact on the wider	No significant wider issues identified.			
road network	s.g.imaan mas. loodos laonanaa.			X
Other Economic				
(specify)				
, , , , ,	Social			
	COOIGI			

Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.

Primary School			15 minutes walkin	g distance of	Х		
1 11116. 7 55.155.	a Primary S						
Secondary School			inutes public tran	sport distance			Х
Occordary Corlosi	of a Second						
GP/Health			15 minutes walkin	g distance of	Х		
Centre/Walk in	a Health Ce						
Strategic		ne whole site is within 30 minutes public transport distan-					
Centre/Employment	of an Emplo	an Employment Area					
Area		,					
Centre/Foodstore	The whole s	site is more than	15 minutes walkin	g distance of	X		
		esh Food and Centre Area					
Any character Housing to the North is a mix of large detached bungalow						and	
constraints on terraced traditional styled buildings on modest plots.							
density (list)							
Connections to local	No connecti	on to a local cycl	e route network.		X		
cycle route networks							
Public Open Space	Not public o	pen space.					Х
Loss of Playing Field	Would not re	esult in the loss o	of a playing field o	r sports pitch.			Х
/ Sports Pitches							^
Other Social							
		Opport	unities				
No specific opp	ortunities ide			Х			
		Sustainabilit	y Appraisal				
Sustainability Appraisa	I Housing		e negative impac	ts for SA Object	tives 1,	2, 4, 5	, 6,
Conclusion			and positive imp				, .
Sustainability Appraisa			e negative impac				. 9,
Employment Conclusion			npact for SA Obje				
		Concl		·			

The impact on green belt and landscape harm, significant impact on visual amenity due to proximity with Barr Beacon combined with the highway constraints and character constraints cannot be mitigated for and would all have wider visual amenity issues which would also cause significant harm. Surrounding road infrastructure would require significant upgrades.

Site Addres	ss	Land associa	ted with Beacor	Farm a	and Cro	ook Co	ottage			
Ward		Pheasey Parl	k Farm	Call for	Site F	Ref	Greer	Belt F	Parcel	111
Site Area (I	na)	46.12								
Site Refere	nce	SA-0237-WA	L							
			Background	Contex	ĸt					
Current uses (list)	Ag	riculture and Leis	sure uses.							
Surrounding land uses			North is agriculture and residential to the East agricultural and residential, ture to the South and East.							
			Constra	nts						
Gateway Constraints (where affecting part of submitted site)  Name / Details					ount rered 's)					
SSSI/ SAC/ S	SINC		N/A						0	
<b>Ancient Woo</b>	dland /	Veteran Trees	N/A						0	
	Local Nature Reserve N/A						0			
Flood Risk Z			N/A						0	
Registered P			N/A						0	
Scheduled A			N/A						0	
Operational E		round	N/A						0	
Common Lar			N/A						0	
Existing Police Designations (list)	,	eat Barr Conserv .D Green Belt - E								
	1 _		nd Landscape			sessi	ment			
Criteria		ssment		Ratin	ng	Mod		Low		Mon
Green Belt Harm	contril the W mainta Birmir Coldfie encros sub-pa south edges formin conurl	g part of the We	ing the sprawl of nurbation, ation of Walsall, adjoining Sutton and preventing countryside. The double to the west, at the settlement Birmingham, both at Midlands rity of the south of the	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m

Harm	contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Birmingham, Streetly (adjoining Sutton Coldfield) and Aldridge and preventing encroachment on the countryside. The sub-parcel is contained to the west, south and southeast by the settlement edges of Walsall and Birmingham, both forming part of the West Midlands conurbation. The majority of the south of the sub-parcel is occupied by a Registered Park and Garden, Ancient Woodland, Sites of Importance for Nature Conservation, Local Nature Reserves and areas within Flood Zone 3, which are all deemed inappropriate for development. The valley along the eastern edge of Great Barr Golf Course and the slopes up to Barr Beacon are distinctive landforms increasing distinction from the urban area, and so encroachment on these would weaken	High Har m	High Har m	High Har m	Mod Har m	Mod Har m	Low Har m	Low Har m
Landscape Sensitivity	the Green Belt.  Landscape here is considered to have an overall moderate-high sensitivity to	High		Mod ligh	Mod	Lov		Low

combin from the historic charact landsca Anomal include influence as the p	tial development, based on its ation of prominence in views a Barr Beacon viewpoint, intact field patterns, strongly rural er and sensitive historic ape features. iies to this sensitivity rating areas that are significantly area by urbanising features such bylon route.  sessment against environmental, social and economi	c crite	eria			
Criteria	Assessment	Ratio				
	Environmental					
Greenfield/ Previously Developed Land	The parcel is predominantly greenfield.	х				
Topography	The land rises up from West to East. The increase is not significant and would not be a barrier or significant constraint to development.			Х		
Agricultural Land Quality	No information available.	X				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	ality e Preservation lers / Mature es of Value on or significantly  There are no protected trees at this site, however there are a number of established trees around the field perimeters and ponds at Foxhills Fisheries. A tree survey would be required to determine which are worthy of retention. The					
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Urban Matrix Recovery Zone		X			
Heritage Assets on site or significantly affecting boundaries	The parcel is near to two listed building to the South East of the site and could potentially impact on the setting of a listed building. Mitigation is considered possible due to the size of the parcel, but would impact on the design and capacity of the site.  The site is in the Great Barr conservation area.		х			
Impact on visual amenity of adjacent land users, including existing residents	Development near to the adjacent static homes could in particular have a significant visual amenity impact. The character of this area is defined by agriculture and horsiculture uses any development of this large parcel would have a significant local impact to occupiers of housing and users of the highway, development here would also be prominent from Beacon having a significant wider impact.	Х				

Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	Previous landfill site. There are two small areas within the parcel to the North and South of recorded ground contamination which would require assessment during development. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability	No evidence of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	There are no significant noise constraints which would need to be considered for housing development, an employment use could have an impact on adjoining residents and would require mitigation which may limit uses and be unviable. It recognised that there is limited noise insulation for the homes in the neighbouring static caravan park and mitigation requirements on employment use buildings may be significant.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			X
- Complay mant	Economic  Significant constraints eviet within this approximant and		<u> </u>	
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not Employment land and infrastructure and character constraints significant.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons,	Approximately 0.3 ha of the site is covered in a high power line which would prevent development below them and in close proximity which would have very limited impact on the capacity of the site.			X

	1				
culverts, rights of					
way)	5 1: (				
Highways access		structure not currently suitable, road widening	X		
and transportation		ths required.			
Impact on the wider		to nearby main road would need to be tested and	Х		
road network	upgrades a	are likely to be required.			
Other Economic					
(specify)					
		Social			
Access time by wall		c transport (except Primary schools: walking only) t es in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole a Primary	site is more than 15 minutes walking distance of	Х		
		site is within 20 minutes public transport distance	-		
Secondary School	of a Secon	dary School			Х
GP/Health	The whole	site is more than 15 minutes walking distance of	Х		
Centre/Walk in		entre Area	^		
Strategic	The whole	site is within 30 minutes public transport distance			
Centre/Employment	of an Emp	loyment Area			
Area					
Centre/Foodstore	The site is	predominantly more than 15 minutes walking	Х		
	distance of	f a Fresh Food and Centre Area	^		
Any character	Nearby res	sidential is a mix of traditional detached housing wh	ich ma	y have	
constraints on	been linke	d to agricultural uses, some modern infilling and a s	static ca	aravan	
density (list)	park.				
Connections to local	No connec	tion to a local cycle route network.	Х		
cycle route networks			^		
Public Open Space	Not public	open space.			Х
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			Х
/ Sports Pitches					^
Other Social					
		Opportunities			
No specific op	portunities id	dentified. X			
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object	tives 1.	2, 4. 5	6. 6.
Conclusion	5	7, 8, 9, 12, 13, 14 and positive impact for SA Obje			, ,
Sustainability Appraisa	al	The site has some negative impacts for SA Object			. 9.
Employment Conclusion		12 and positive impact for SA Objectives 5, 13	,	, -,	, -,
, , , , , , , , , , , , , , , , , , , ,		Conclusion			
High green belt and la	ndscape har	rm, significant visual amenity harm from local and w	ider co	ntext o	ue to
		ly taking account of the views from Barr Beacon. I			
requires significant up		y aming account of the flower from Barr Boadon i			
roganoo oiginiloani ap	g. 4400.				

Site Addres	ss	Pastures Sou	th of Barr Lake	s Lane to	o Chap	oel Lar	ne.			
Ward		Pheasey Park	r Farm	Call for	Site F	Ref	Greer	Belt F	Parcel	113
Site Area (l	na)	51.88								
Site Refere	nce	SA-0238-WAI	_							
			Background	/Contex	<b>t</b>					
Current uses (list)	Hoi	rsiculture and ag	riculture							
Surrounding land uses		the North and Earsiculture and to			culture	, to the	South	Leisure	and	
	1		Constra							
Gateway Co affecting pa		ts (where bmitted site)	Name / Details	}						ount ered
SSSI/ SAC/ S	SINC		N/A						0	ارد
		/eteran Trees	N/A						0	
Local Nature			N/A						0	
Flood Risk Zo		-	Ford Brook						3.3	4
Registered P	ark & G	arden	N/A						0	
Scheduled A	ncient M	lonument	N/A						0	
Operational E	Burial G	round	N/A						0	
Common Lar			N/A						0	
Existing Police Designations (list)	,	eat Barr Conserv D Green Belt - E								
		Green Belt ar	nd Landscape	Sensitiv	ity As	sessr	nent			
Criteria		ssment		Ratir	ng					
Green Belt Harm	contrib the We	ub-parcel makes oution to preventi est Midlands con ining the separa	ng the sprawl of urbation,	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
	Coldfie encroa sub-pa south a edges forming conurb the sul Regist Woodl Nature Reserva, which for development and the distinct	gham, Streetly (and Aldridge achment on the control is contained and southeast by of Walsall and Big part of the Westation. The major opercel is occupered Park and Gand, Sites of Impercent and are all deemed and are all deemed and great I de	and preventing ountryside. The left to the west, of the settlement irmingham, both st Midlands rity of the south of the so	y X						

High

Mod High

Mod

Low Mod Low

encroachment on these would weaken

Landscape here is considered to have an overall moderate-high sensitivity to

the Green Belt.

Landscape

Sensitivity

combination from the historic charact landsca Anomal include influence as the p	tial development, based on its ation of prominence in views a Barr Beacon viewpoint, intact field patterns, strongly rural er and sensitive historic pe features. ies to this sensitivity rating areas that are significantly end by urbanising features such bylon route.  sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Ratio		
	Environmental			
Greenfield/ Previously Developed Land	Although there are a number of stable buildings on the parcel these represent a very small portion of the site which is predominantly greenfield.	х		
Topography	The land rises gently from South to North, no significant barriers to development.			Х
Agricultural Land Quality	No information available.	Х		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees at this site, however there are a number of established trees around the field perimeters. A tree survey would be required to determine which are worthy of retention. The retention of some or all of the trees would not significantly reduce the developable area.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  The site falls within 3 Nature Recovery Network Zones, Core Habitat Zone, Core Expansion Zone 1 and Urban Matrix Recovery Zone 1		x	
Heritage Assets on site or significantly affecting boundaries	The site is in the Great Barr conservation area. The HLC idenitifies the site within a Archaeological Priority Area due to its potential to contain early medieval or medieval settlement remains, medieval to post medieval burials and remains of a park pale associated with the medieval deer park. An archaeological survey is required.		х	
Impact on visual amenity of adjacent land users, including existing residents	The parcel does not adjoin any land which has any clusters of built development on it and so if developed would not reflect any existing character. Views of the land can be seen from the highway and Barr Beacon and visual from any development here would be significant.	х		
Flood risk, drainage and ground water	The centre of the site running North to South is in flood zone 3 which would have an impact on the developable area and a SUDS system would need to ensure that there is no increase in flood risk here.	X		

	Although the area which affects the parcel in relatio			
Ground	No record of ground contamination here.			
Contamination	Sites with previous agricultural uses require contamination			х
	surveys due to fertilizer use, sewage sludge presence of			^
	heavy metals.			
Ground stability	No evidence of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			х
adjoining uses	There are no significant pains constraints which would need			
Noise impact of adjoining uses	There are no significant noise constraints which would need to be considered for housing or employment development.			Х
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for brick clay			
Resource Areas	shall take place.		X	
	'			
Mineral	No mineral infrastructure constraints.			
Infrastructure and				х
Brickworks				^
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other icours identified			Х
Other Environmental	No other issues identified.  Economic			^
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.	^		
Employment Land	Not Employment land and infrastructure and character			
	constraints significant.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
				^
Viability	There are no known significant risks to viability and likely to			Х
	be developed within the plan period.			
Availability of utilities	Minworth WsTW has capacity for 96,717 houses. There is			
- electricity, gas,	significant headroom based on current quality performance			
water, sewage treatment	and there are no land or other constraints preventing expansion.			
treatment	Broadband superfast speeds are available in this area.			
	There are no significant gas capacity issues here.			Х
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
	growth.			
Infrastructure	There are public rights of way across the site.			
constraints on /				
under site (electric cables/sub-stations,				
water/sewage pipes,			Х	
gas pipes, pylons,				
culverts, rights of				
way)				
Highways access	Road infrastructure not currently suitable, road widening			
and transportation	and footpaths required.	X		
	Chapel Lane is a rat run at commuter times and subject to	^		
	lots of current complaints.			
Impact on the wider	Junctions to nearby main road would need to be tested and			
road network	upgrades are likely to be required.	V		
	Chapel Lane could require upgrading along the extent of it	X		
	and so may require additional 3rd party land or may be constrained by existing development in the Nor			

Other Economic					
(specify)					
		Social			
Access time by walk		c transport (except Primary schools: walking only) to the series in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School		e site is predominantly more than 15 minutes walking stance of a Primary School			
Secondary School		predominantly within 20 minutes public transport f a Secondary School			х
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of tentre Area	Х		
Strategic Centre/Employment Area		predominantly within 30 minutes public transport f an Employment Area			
Centre/Foodstore		The site is predominantly more than 15 minutes walking listance of a Fresh Food and Centre Area			
Any character constraints on density (list)	There is no	o adjacent housing which could be considered to de	efine ch	naracte	r.
Connections to local cycle route networks	No connec	ction to a local cycle route network.	Х		
Public Open Space	Not public	open space.			Х
Loss of Playing Field / Sports Pitches		result in the loss of a playing field or sports pitch.			х
Other Social					
		Opportunities			
No specific op	portunities id				
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	al Housing	The site has some negative impacts for SA Object 6, 7, 8, 9, 12, 14 and positive impact for SA Object			, 5,
Sustainability Appraisa		The site has some negative impacts for SA Object			, 7,
Employment Conclusion	on	9, 12 and positive impact for SA Objectives 5, 13			
		Conclusion			
	hy especial	m, significant visual amenity harm from local and w ly taking account of the views from Barr Beacon. I			

Site Addres	ss	Beacon Dairy	/ Farm							
Ward		Pheasey Parl	k Farm	Call for	Site F	Ref	Green Belt Parcel 11			114
Site Area (I	na)	14.2				'				
Site Refere	nce	SA-0239-WA	L							
			Background	/Contex	ĸt					
Current uses (list)	Hor	siculture and Ag	ure and Agriculture							
Surrounding land uses		the North is publiculture.	North is public open space and agriculture to the East, South and Westure.				Vest			
			Constra	ints						
Gateway Constraints (where affecting part of submitted site)			Name / Details							ount rered 's)
SSSI/ SAC/ S			N/A						0	
		/eteran Trees	N/A						0	
Local Nature		9	N/A					0		
Flood Risk Z		1	N/A						0	
Registered P Scheduled A			N/A N/A						0	
Operational I			N/A						0	
Common Lar		ouriu	N/A						0	
Existing Police		at Barr Conserv	· ·						_   0	
Designations	,	D Green Belt - E								
(list)	0,	o o o o o o o o o o o o o o o o o o o								
()										
		Green Belt a	nd Landscape	Sensitiv	ity As	sessi	nent			
Criteria		ssment		Ratir	ng					
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low	Low	Ver
Harm			ing the sprawl of	High Har	Har	High Har	Har	Mod Har	Har	Lov Hai
		est Midlands con	iurbation,	m	m	m	m	m	m	m
		ining the	A   -							
			Aldridge, Streetly							
		ing Sutton Coldf								
		gham and preve								
			countryside. The							
			d to the south and							
		the settlement								
			tley, both forming nds conurbation.							
		the West Midial								

Harm	the West Midlands conurbation, maintaining the	High Har m	Har m	High Har m	Har m	Har m	Har m	Har m
	separation of Walsall, Aldridge, Streetly (adjoining Sutton Coldfield), and Birmingham and preventing encroachment on the countryside. The sub-parcel is contained to the south and east by the settlement edges of Birmingham and Streetley, both forming part of the West Midlands conurbation. The expansion of Birmingham, and Streetly into sub-parcel B93B would significantly weaken the gap between Walsall, Aldridge, Streetly (adjoining Sutton Coldfield), and Birmingham. The sub-parcel has distinct slopes up towards Barr Beacon which, together with clear linear main road urban edge boundaries, mean that any release of land would weaken the Green Belt boundary.	X						
Landscape Sensitivity	This is a largely open and visually prominent area, culminating in a	High		/lod ligh	Mod	Lo: Mo		Low
Constantly	prominent and generally undeveloped skyline feature along the Barr Beacon			X				

	surroun present pylon ro influence natural attribute landsca modera develop The are sensitiv	a is considered to have a high ity to employment development.			
	the sma	cale development would disrupt all scale field pattern, particularly			
		ast of Doe Bank Lane, which s rural and open backdrop to			
		and Pheasey.			
	ailed as	sessment against environmental, social and economi			
Criteria		Assessment	Ratii	ng	
Greenfield/		Environmental  There is a number of farm buildings and stables which			
Previously		perhaps add up to less than a quarter of the site which is	X		
Developed La	and	predominantly greenfield.			
Topography		The site is a horseshoe shape and in the middle of the			
		horseshoe is a dip meaning that the remaining portions have	Х		
		slopes opposite one another. Not considered a significant barrier to development but would require mitigation. The	^		
		land between the horsesho			
Agricultural L	and	The site is less than 20ha and is considered to represent			Х
Quality		less than significant development of agricultural land.			^
Tree Preserv Orders / Matu		There are no protected trees at this site, however there are a number of established trees around the farm buildings and			
Trees of Valu		around the field perimeters. A tree survey would be required		Х	
site or signific		to determine which are worthy of retention. The retention of			
affecting bou		some or all of the trees would reduce the developable area.			
Biodiversity of Geodiversity		Any loss of trees would require an ecological survey to			
or significantl		determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is			
affecting bou		based on a set of assumptions that formed the basis for			
		developing a set of criteria which allowed EcoRecord to			
		attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the			
		following attributes to calculate a final ecological value score			
		for each Landscape Unit: Land Use Calculated Value,		Х	
		Habitat Features, Nature Conservation Designation Value,		^	
		Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-			
		Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
		The higher the score the higher the ecological value.			
		Predominant Ecological Valuation of the Black Country			
		Green Belt Score = 2 The site falls within Nature Peccycly Network Zone Core			
		The site falls within Nature Recovery Network Zone Core Expansion Zone 1			
Heritage Ass	ets on	The site is in the Great Barr conservation area.			
site or signific				X	
affecting bou		If dovoloped in ignition the percel would project into an			
Impact on vis		If developed in isolation the parcel would project into an area of open agricultural and horsiculture uses and would be	X		
.,		out of character with its surrounding having a significant			

land users, including	local visual amenity impact from the highway, Barr Beacon			
existing residents	and nearby housing. Due to the topography of the site and			
	surrounding area there would be significant wider visual			
	harm.			
Flood risk, drainage	Not in a flood risk zone 2 or 3. Because of the topography of			
and ground water	the site, water is likely to run outside of the parcel to the			Х
	centre of the valley and suitable SUDS mitigation would be			
	required to safeguard adjacent land.			
Ground	Registered landfill site with Environment Agency.			
Contamination	There is an area identified on the mapping of contamination			
	in the South of the site which would require assessment			
	prior to development. This area of contamination covers a			
	very small part of the site and would have little impact on the		Х	
	developable area.			
	Sites with previous agricultural uses require contamination			
	surveys due to fertilizer use, sewage sludge presence of			
	heavy metals.			
Ground stability	No evidence of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
adjoining uses				^
Noise impact of	There are no significant noise constraints which would need			Х
adjoining uses	to be considered for housing or employment development.			^
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for superficial		v	
Resource Areas	sand and gravel shall take place.		Х	
Mineral	No mineral infrastructure constraints.			
Infrastructure and				х
Brickworks				^
Waste Infrastructure	No waste infrastructure constraints			x
				Х
Waste Infrastructure Other Environmental	No other issues identified.			X
Other Environmental	No other issues identified.  Economic			
Other Environmental Employment	No other issues identified.  Economic  Significant constraints exist within this assessment and			
Other Environmental  Employment Development	No other issues identified.  Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which	Х		
Other Environmental  Employment Development Opportunities	No other issues identified.  Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Other Environmental  Employment Development	No other issues identified.  Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character	X		
Other Environmental  Employment Development Opportunities Employment Land	No other issues identified.  Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.			X
Other Environmental  Employment Development Opportunities	No other issues identified.  Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character			
Other Environmental  Employment Development Opportunities Employment Land	No other issues identified.  Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to			X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability	No other issues identified.  Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.			X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability  Availability of utilities	No other issues identified.  Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is			X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability  Availability of utilities – electricity, gas,	Reconomic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance			X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability  Availability of utilities – electricity, gas, water, sewage	Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing			X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability  Availability of utilities – electricity, gas,	Reconomic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.			X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability  Availability of utilities – electricity, gas, water, sewage	Reconomic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area.			X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability  Availability of utilities – electricity, gas, water, sewage	Reconomic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.			X X X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability  Availability of utilities – electricity, gas, water, sewage	Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be			X X X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability  Availability of utilities – electricity, gas, water, sewage	Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent			X X X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability  Availability of utilities – electricity, gas, water, sewage	Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future			X X X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability  Availability of utilities – electricity, gas, water, sewage treatment	Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			X X X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability  Availability of utilities – electricity, gas, water, sewage treatment	Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Approximately 4 ha of the site is covered in a high power			X X X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability  Availability of utilities – electricity, gas, water, sewage treatment  Infrastructure constraints on /	Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Approximately 4 ha of the site is covered in a high power line which would prevent development below them and in			X X X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability  Availability of utilities – electricity, gas, water, sewage treatment  Infrastructure constraints on / under site (electric	Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Approximately 4 ha of the site is covered in a high power line which would prevent development below them and in close proximity which would have an impact on the capacity		X	X X X
Other Environmental  Employment Development Opportunities  Employment Land  Delivery / Phasing  Viability  Availability of utilities – electricity, gas, water, sewage treatment  Infrastructure constraints on / under site (electric cables/sub-stations,	Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Approximately 4 ha of the site is covered in a high power line which would prevent development below them and in		x	X X X
Other Environmental  Employment Development Opportunities Employment Land  Delivery / Phasing  Viability  Availability of utilities – electricity, gas, water, sewage treatment  Infrastructure constraints on / under site (electric	Economic  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not Employment land and topography and character constraints significant.  No known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.  Approximately 4 ha of the site is covered in a high power line which would prevent development below them and in close proximity which would have an impact on the capacity		X	X X X

culverts, rights of					
way)					
Highways access	Road infra	structure not currently suitable, road widening			
and transportation		ths required.	X		
Impact on the wider		to nearby main road would need to be tested and			
road network		are likely to be required.		Х	
Other Economic	, 0	,			
(specify)					
		Social			
Access time by wall		c transport (except Primary schools: walking only) t es in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is distance of	predominantly more than 15 minutes walking fa Primary School	Х		
Secondary School	of a Secon	site is within 20 minutes public transport distance dary School			Х
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of entre Area	Х		
Strategic	The site is	predominantly within 30 minutes public transport			
Centre/Employment	distance of	f an Employment Area			
Area					
Centre/Foodstore		predominantly more than 15 minutes walking	х		
		f a Fresh Food and Centre Area			
Any character	There is no	adjacent housing which could be considered to de	etine ch	aracte	r.
constraints on					
density (list) Connections to local	No coppos	tion to a local cycle route network.			
cycle route networks	INO COMME	dion to a local cycle route hetwork.	X		
Public Open Space	Not public	open space.			Х
Loss of Playing Field		result in the loss of a playing field or sports pitch.			
/ Sports Pitches		3			Х
Other Social					
		Opportunities			
No specific op	portunities id	dentified.			
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object			·, 6,
Conclusion		7, 8, 9, 12, 14 and positive impact for SA Objective			
Sustainability Appraisa		The site has some negative impacts for SA Object	tives 1,	2, 3, 6	5, 7,
Employment Conclusion	on	9, 12 and positive impact for SA Objectives 5, 13			
		Conclusion			
	hy especial	m, significant visual amenity harm from local and w ly taking account of the views from Barr Beacon. I			
. 5 quil 65 oigrimourit up	g. 4400.				

Site Addres	SS	Foxhills Farm	l							
Ward		Pheasey Parl	k Farm	Call for	Site R	ef	Green	Belt F	Parcel	115
Site Area (h	na)	5.27								
Site Refere	nce	SA-0240-WA	L							
			Background	l/Contex	t					
Current uses (list)	Hor	siculture.								
Surrounding land uses					st, Sch	ool to t	he			
			Constra	aints						
Gateway Co affecting par			Name / Details	3						ount vered i's)
SSSI/ SAC/ S			N/A						Ò	
Ancient Wood			N/A						0	
Local Nature Flood Risk Zo		9	N/A N/A						0	
Registered Pa		arden	N/A N/A						0	
Scheduled Ar			N/A						0	
Operational E			N/A						0	
Common Lan			N/A						0	
Existing Police Designations (list)		at Barr Conserv D Green Belt - E								
		Green Belt a	nd Landscape	Sensitiv	ity As	sessi	ment			
Criteria		sment		Ratir	ng					
Green Belt Harm	contrib the We mainta Birming Coldfie encroa sub-pa south a edges forming conurb the sub Registe Woodla	est Midlands con ining the separa gham, Streetly (and Aldridge chment on the crcel is contained and southeast by of Walsall and Eg part of the Westinian in the	ing the sprawl of jurbation, ition of Walsall, adjoining Sutton and preventing countryside. The d to the west, y the settlement sirmingham, both st Midlands rity of the south of bied by a farden, Ancient portance for		High Har m	High Har m	Mod Har m	Mod Har m	Low Har m	Low Har m
Landscape Sensitivity	Reserved 3, which for development of the distinct distinct encroating the Great This is	res and areas with are all deeme elopment. The value of Great eslopes up to British landforms in the urb	ithin Flood Zone d inappropriate valley along the Barr Golf Course arr Beacon are acreasing an area, and so e would weaken	High		od igh	Mod	Lo Md		Low

prominent and generally undeveloped skyline feature along the Barr Beacon ridge, which forms a scenic backdrop to surrounding settlement. While the presence of prominent electricity pylon routes provides an urbanising influence and detracts from the rural and natural character and perceptual attributes of the area, overall the landscape is considered to have a moderate-high sensitivity to residential development. The area is considered to have a high sensitivity to employment development. Large scale development would disrupt the small scale field pattern, particularly to the east of Doe Bank Lane, which provides rural and open backdrop to Steetly and Pheasey.	X		
--	---	--	--

Detailed as	sessment against environmental, social and economi	c criteria		
Criteria	Assessment	Rating		
	Environmental			
Greenfield/ Previously Developed Land	Apart from a single house and farm building most of the site is greenfield.	X		
Topography	The site rises up from East to West, the increase is not considered to be a significant barrier to development.		Х	
Agricultural Land Quality	No information available.	X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees at this site, however there are a number of established trees around the field perimeters. A tree survey would be required to determine which are worthy of retention. The retention of some or all of the trees would not significantly reduce the developable area.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	The site is in the Great Barr conservation area.		х	
Impact on visual amenity of adjacent	In relation to the land to the South and West this parcel is on significantly higher ground, this part of Beacon Road is characterised by agriculture, horsiculture and public amenity	х		

land users, including existing residents	uses with little built development so any development would have a significant detrimental local impact and due to the parcel topography would have prominent wider impacts.			
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	No evidence of ground contamination here. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			х
Ground stability	No evidence of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	There are no significant noise constraints which would need to be considered for housing development. Mitigation would be required for employment uses due to the proximity of nearby housing and could prove to restrictive to be a viable use.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
E	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land and signfiicant other issues.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Approximately 0.6 ha of the site is covered in a high power line which would prevent development below them and in close proximity which would have an impact on the capacity of the site.		х	
Highways access and transportation	Road infrastructure not currently suitable, road widening and footpaths required.	X		

Impact on the wider	Junctions to nearby main road would need to be tested and						
road network	upgrades a		^				
Other Economic							
(specify)							
		Social					
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.							
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School						
Secondary School	of a Secon	site is within 20 minutes public transport distance dary School			Х		
GP/Health Centre/Walk in	The whole a Health C	X					
Strategic Centre/Employment Area	The whole of an Emp						
Centre/Foodstore	The site is distance of		х				
Any character constraints on density (list)	There is no adjacent housing which could be considered to define character.						
Connections to local cycle route networks	No connec	Х					
Public Open Space	Not public			Х			
Loss of Playing Field / Sports Pitches	Would not			Х			
Other Social							
		Opportunities					
No specific op	portunities id						
, ,		Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion  The site has some negative impacts for SA Object 7, 8, 9, 12, 14 and positive impact for SA Object					, 6,		
Sustainability Appraisa Employment Conclusion		Assessment requested					
Conclusion							
High green belt and landscape harm, significant visual amenity harm from local and wider context due to unfavourable topography especially taking account of the views from Barr Beacon. Road infrastructure requires significant upgrades.							

Site Addres	SS	Old Hall Farm	า								
Ward Pheasey Park		k Farm	Call for	Site Re	f	Green Belt Pa			rcel 105		
Site Area (h	na)	16.6	-								
Site Refere	nce	SA-0241-WA	L								
			Background	I/Contex	t						
Current uses (list)	Agr	griculture									
Surrounding land uses		To the North are residential and horsiculture, to the East horsiculture and a School, to the South a Park and to the West Horsiculture and Leisure uses.					ool, to				
			Constra	aints							
Gateway Constraints (where affecting part of submitted site)		Name / Details	5					CO	Amount covered (ha's)		
SSSI/ SAC/ S			N/A						Ò	· · · · ·	
		eteran Trees	N/A						0	<u> </u>	
Local Nature Flood Risk Zo		9	N/A N/A						0		
Registered P		arden	N/A N/A						0	0	
Scheduled A									0		
Operational E			N/A						0		
Common Lar			N/A						0		
Existing Police Designations (list)	,	eat Barr Conserv D Green Belt - E									
		Green Belt a	nd Landscape	Sensitiv	ity Ass	essi	ment				
Criteria		ssment		Ratir	ng						
Harm	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Birmingham, Streetly (adjoining Sutton Coldfield) and Aldridge and preventing encroachment on the countryside. The sub-parcel is contained to the west, south and southeast by the settlement edges of Walsall and Birmingham, both forming part of the West Midlands conurbation. The majority of the south of the sub-parcel is occupied by a Registered Park and Garden, Ancient				High Har m	Mod Har m	Mod Har m	Low Har m	Very Low Har m		
Landscape Sensitivity	Nature Reserved 3, which for device eastern and the distinct distinct encroad the Green	th are all deeme relopment. The van edge of Great e slopes up to B tive landforms in tion from the urb	Local Nature ithin Flood Zone d inappropriate valley along the Barr Golf Course arr Beacon are icreasing ian area, and so e would weaken sidered to have	High	Moo Higi		Mod	Lo Md		Low	

combination from the historic charact landsca Anomal include influence as the p	tial development, based on its ation of prominence in views a Barr Beacon viewpoint, intact field patterns, strongly rural er and sensitive historic pe features. ies to this sensitivity rating areas that are significantly end by urbanising features such bylon route.  sessment against environmental, social and economic	c crite	eria	
Criteria	Assessment	Ratir		
	Environmental			
Greenfield/ Previously Developed Land	Predominantly greenfield with a collection of existing farm buildings and accommodation on the South East of the Site.	Х		
Topography	The site rises from West to East, the increase is pronounced but not considered to be a significant barrier to development.		X	
Agricultural Land Quality	The site is less than 20ha and is considered to represent less than significant development of agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees at this site, however there are a number of established trees between the farm buildings and around the field perimeters. A tree survey would be required to determine which are worthy of retention. The retention of some or all of the trees would reduce the developable area.		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is			
Heritage Assets on site or significantly affecting boundaries	Grade 2 listed farm house, Old Hall Lane (off) Great Barr. Grade 2 listed barn, barn approximately 20 meters north of old hall farm house. The site is in the Great Barr conservation area. Any development would need to respect the setting of a listed building and could have a significant impact on the developable area.	х		
Impact on visual amenity of adjacent land users, including existing residents	If developed in isolation the parcel would project into an area of open agricultural and horsiculture uses and would be out of character with its surrounding having a significant local visual amenity impact from the highway, Barr Beacon and nearby housing. Due to the topography of the surrounding area there would be significant wider visual harm.	Х		

Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	There is an area identified on the mapping of contamination in the South of the site which would require assessment prior to development. This area of contamination covers a very small part of the site and would have little impact on the developable area.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability Air Quality impact of adjoining uses	No evidence of ground stability issues here.  Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
Noise impact of adjoining uses	There are no significant noise constraints which would need to be considered for housing development. Mitigation may be required for employment uses due to the proximity of the school to the East, unlikely to be a significant issue.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			x
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
Facility and	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not Employment land and infrastructure and character constraints significant.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Approximately 7 ha of the site is covered in a high power line which would prevent development below them and in close proximity which would have a significant impact on the capacity of the site.	x		

Highways access	Road infra	structure not currently suitable, road widening							
and transportation		aths required.	X						
Impact on the wider		to nearby main road would need to be tested and							
road network		are likely to be required.		Х					
Other Economic	upgraues	ogrades are intery to be required.							
(specify)									
(Specify)		Social							
Access time by walking or public transport (except Primary schools: walking only) to key residential									
Access time by wall		es in accordance with BCP Policy HOU2.	о кеу і	esiden	liai				
The whole site is more than 15 minutes walking distance of									
Primary School	a Primary		X						
Secondary School	The whole	site is within 20 minutes public transport distance			Х				
GP/Health Centre/Walk in	The whole	site is more than 15 minutes walking distance of centre Area	Х						
Strategic		site is within 30 minutes public transport distance							
Centre/Employment		loyment Area							
Area		•							
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area								
Any character	The housing	ng to the north are large traditional designs on medi	um siz	ed plot	s.				
constraints on				•					
density (list)									
Connections to local	No connec	ction to a local cycle route network.	Х						
cycle route networks			^						
Public Open Space	Not public	open space.			Х				
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			Х				
/ Sports Pitches					<b>^</b>				
Other Social									
		Opportunities							
No specific op	portunities id	dentified. X							
		Sustainability Appraisal							
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object	tives 1,	2, 3, 4	, 5,				
Conclusion	9	6, 7, 8, 9, 12, 14 and positive impact for SA Object							
Sustainability Appraisa	al								
Employment Conclusion		Assessment requested							
		Conclusion							
		rm, significant visual amenity harm from local and w frastructure requires significant upgrades.	ider co	ntext c	lue to				
	,								

Site Addres	SS	Land between	n Rushall Cana	I & Long	wood l	Lane						
Ward		Pheasey Park	k Farm	Call for	Site F	Ref	Green	Belt F	Parcel	83		
Site Area (h	na)	4.06										
Site Refere	nce	SA-0287-WA	L									
			Background	d/Contex	<b>t</b>							
Current uses (list)	Hor	siculture										
Surrounding land uses			metery, to the E e beyond, to the									
14114 4000		o min agricana	Constra		- Ciodice		a gon c	<del>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>	10 1110			
Gateway Constraints (where affecting part of submitted site)			Name / Details	5						nount vered		
SSSI/ SAC/ S			N/A						0	-,		
		/eteran Trees	N/A						0			
Local Nature Flood Risk Zo		9	N/A N/A						0.0	Ω		
Registered P		arden	N/A N/A						0.0	0		
Scheduled A			N/A						0			
Operational E			N/A						0			
Common Lar	nd		N/A						0			
Existing Police Designations (list)	,	D Green Belt - E	NV1									
		Green Belt au	nd Landscape	Sensitiv	ity As	sessi	ment					
Criteria	Asses	sment		Ratir	าg							
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low	Low	Low Very		
Harm		ution to preventi est Midlands con	ng the sprawl of	High Har	Har	High Har	Har	Mod Har	Har	Low Har		
		ining the separa	,	m	m	m	m	m	m	m		
	Aldridg Coldfie on the defined the 'co and Al- weake terms of increase to the i	ge, and Streetly (seld), and prevent Walsall Arboretud boundaries, or re' of the gap be dridge. This wound the integrity of of separation of the containment conorth.	adjoining Sutton ing encroachme um, with its well- eastwards into tween Walsall ld significantly the Green Belt itowns, and would of Green Belt lan	x n d								
Landscape		ndscape is consi		High		/lod ligh	Mod	Lo Mo		Low		
Sensitivity	resider of crite moders no crite. The last have no employ built for historical of the actions.	ria are assessed ate or greater/hig eria override that ndscape is consi noderate-high se ment developm rm would impact to field pattern an area in providing	at as the majority If as having eithe If he sensitivity, an If judgement, If dered to also If ensitivity to If as large-scale If the small-scale If reduce the role	r d e		X		TVIC				

modern 20th century development, e.g.					
large-scale commercial buildings and					
agricultural storage sheds are scattered					
throughout the area, reducing sensitivity.					
Anomalies to the Overall Landscape					
Sensitivity Rating					
The immediate area surrounding the					
cluster of large-scale					
commercial/industrial buildings bounded					
by the A454 and Airfield Drive has a					
moderate overall sensitivity to residential					
and employment development. This is					
due to the combination of the urbanising					
visual influence of this prominent					
modern development, reduced					
tranquillity from the busy A454 and					
larger scale of the landscape					
characterised by the former Aldridge					
Airport land (which still has sensitivities					
relating to its recreational value,					
openness/visual prominence and					
proximity to valued natural features).					
Detailed assessment against environmen	ntal soc	ial and e	conomic	criteria	

Detailed as	sessment against environmental, social and economic	c crite	eria	
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/ Previously Developed Land	The parcel is greenfield predominantly with some prefabricated stable buildings taking a very small portion of the parcel.	X		
Topography	There is some small changes in gradient from North down to South but this is not significant and not a constraint to developing the parcel.			X
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are established trees around the boundary of the parcel and which define field boundaries which could be worthy of retention and require assessment. The retention of some or all of these trees would not a be a significant barrier to development.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require a protected species survey to be carried out to determine the impact and consider required mitigation. In addition Hay Head Park SLINC is to the South of the parcel and any Ecology survey will need to take account of the relationship between the SLINC and the Parcel.  Hay Head Wood SINC to the South.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value.		X	

	Dredominant Foological Valuation at the Divil Occurs			
	Predominant Ecological Valuation of the Black Country Green Belt Score = 5			
	The site falls within a Nature Recovery Network Core Habitat Zone			
Heritage Assets on	There are no recorded heritage assets here.			
site or significantly	There are no recorded heritage assets here.			Х
affecting boundaries				
Impact on visual amenity of adjacent land users, including existing residents	There could be significant local harm to visual amenity experienced by users of the canal and users of Longwood Lane. The existing character is rural. Any development in isolation would be at odds with its surroundings and would have significant local harm, wider harm would be limited by the topography around the parcel.	Х		
Flood risk, drainage and ground water	The Southern edge of the parcel 0.08ha is within a flood zone 3 and although the topography changes are not significant within the parcel any water run off from hard surfacing would lead to the flood zone, so mitigation would be required to mitigate surfa		х	
Ground Contamination	There is no record of ground contamination here.			Х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			х
Noise impact of adjoining uses	There are no significant noise issues which cannot be mitigated for or against in respect of housing or employment uses.			х
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development Opportunities	there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land other significant issues exist.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on /	There are no known infrastructure constraints here			х

		harm. Access cannot be achieved due to site const of this parcel in particular would erode the semi-ru				
		Conclusion				
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.				
Sustainability Appraisa Conclusion	al Housing	SA not required due to gateway constraints.				
		Sustainability Appraisal				
No specific op	portunities id					
Strict Social		Opportunities				
Other Social						
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х	
Public Open Space		open space.			Х	
Connections to local cycle route networks		ction to a Local Cycle Route network.	X			
Any character constraints on density (list)		st houses are modern and traditional detached bun	galows	i.		
Centre/Foodstore	a Fresh Fo	site is more than 15 minutes walking distance of ood and Centre Area	X			
Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area			X	
Centre/Walk in	a Health C	a Health Centre Area				
Secondary School  GP/Health	of a Secor	The whole site is within 20 minutes public transport distance of a Secondary School  The whole site is more than 15 minutes walking distance of				
Primary School	a Primary	School	Х		х	
Access time by wall	servic	c transport (except Primary schools: walking only) tes in accordance with BCP Policy HOU2.  site is more than 15 minutes walking distance of	o key r	esiden	tial	
(-F)/		Social				
Other Economic (specify)						
road network					Х	
Impact on the wider		ant wider issues.			v	
	improvements to Longwood Lane in this respect. The site is relatively remote and may struggle to meet national and local policies in terms of sustainability and accessibility. The restricted access location on Longwood Lane may dictate the site is suitable for commercial uses.					
		Lane has poor pedestrian provision and any development on this site will require	X- Res	X- Em		
Highways access and transportation	problemati	this site onto Longwood Lane could be ic in terms of achieving the required visibility.				
culverts, rights of way)	A to	this site anta I ammusad I ama aculd ha				
gas pipes, pylons,						
water/sewage pipes,						
cables/sub-stations,						

761

Site Addres	SS	Brookside Fa	rm, Longwood	Lane								
Ward		Pheasey Parl	k Farm	Call for	Site F	Ref	Greer	Belt F	Parcel	091		
Site Area (h	na)	9.22										
Site Refere	nce	SA-0291-WA	L									
			Background	d/Contex	t							
Current uses (list)	Hor	siculture.										
Surrounding land uses	Hor	siculture with the	iculture with the canal is to the West.									
			Constr	aints								
Gateway Constraints (where affecting part of submitted site)		Name / Detail	S						ount /ered 's)			
SSSI/ SAC/ S			N/A						Ō	•		
		/eteran Trees	N/A						0			
Local Nature Flood Risk Zo		<u>e</u>	N/A N/A						0			
Registered P		arden	N/A						0			
Scheduled A			MATCHED PA	JR					0			
Operational E	Burial Gr	round	N/A						0			
Common Lar			N/A						0			
Existing Police Designations (list)		D Green Belt - E	NV1									
		Croon Bolt or										
		Green Belt and Landscape Sensitivity Assessment										
Criteria	Asses	Ssment	nd Landscape	Sensitiv Ratir		sessi	ment					
Green Belt	The su	ssment b-parcel makes	a strong	Ratir Very	ng	Mod		Low	Low	Very		
	The su	ssment  ub-parcel makes oution to preventi	a strong	Ratir Very High		Mod High	Mod Har	Mod	Low Har	Low		
Green Belt	The su contrib the We	ssment ub-parcel makes oution to preventi est Midlands con	a strong ng the sprawl of urbation,	Ratir Very	ng High	Mod	Mod			-		
Green Belt	The su contrib the We mainta	ssment  ub-parcel makes oution to preventiest Midlands con ining the separa	a strong ng the sprawl of urbation, tion of Walsall,	Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The su contrib the We mainta Aldridg	ssment  ub-parcel makes bution to preventi est Midlands con ining the separa ge, and Streetly (	a strong ng the sprawl of urbation, tion of Walsall, adjoining Suttor	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The su contrib the We mainta Aldridg Coldfie on the	ssment  ub-parcel makes  ution to preventi  est Midlands con  ining the separa  ge, and Streetly ( eld), and prevent  Walsall Arboret	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well-	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The su contrib the We mainta Aldridg Coldfie on the defined	ssment  ub-parcel makes oution to preventi est Midlands con ining the separa ge, and Streetly ( eld), and prevent Walsall Arborete d boundaries, or	a strong ing the sprawl of urbation, tion of Walsall, (adjoining Suttor ing encroachme um, with its well- eastwards into	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The succontribe the We maintal Aldridge Coldfie on the defined the 'co'	ssment  ub-parcel makes oution to preventi est Midlands con lining the separa ge, and Streetly ( eld), and prevent Walsall Arborete d boundaries, or re' of the gap be	a strong ing the sprawl of urbation, tion of Walsall, (adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The succontribe the We maintal Aldridge Coldfie on the defined the 'co and Ale	ssment  ub-parcel makes oution to preventi est Midlands con lining the separa ge, and Streetly ( eld), and prevent Walsall Arborete d boundaries, or re' of the gap be dridge. This wou	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The succontribite We maintal Aldridge Coldfie on the defined the 'co and Alweake	ssment  ub-parcel makes oution to preventi est Midlands con lining the separa ge, and Streetly ( eld), and prevent Walsall Arborete d boundaries, or re' of the gap be	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The succontribition the We maintal Aldridg Coldfie on the defined the 'cold and Aldweake terms of increase	ssment  ab-parcel makes bution to preventi est Midlands con ining the separa ge, and Streetly ( eld), and prevent Walsall Arborete d boundaries, or re' of the gap be dridge. This wou in the integrity of of separation of se containment of	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt it towns, and woul	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt Harm	The succontribe the We maintal Aldridge Coldfie on the defined the 'co and Aleweake terms of increase to the increase to the increase to the increase the contribution of the increase to the increase the increase the increase to the increase	ssment  ab-parcel makes bution to preventi est Midlands con ining the separa ge, and Streetly ( eld), and prevent Walsall Arborete d boundaries, or re' of the gap be dridge. This wou in the integrity of of separation of se containment of morth.	a strong ng the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt it towns, and woul of Green Belt lan	Ratir Very High Har m  nt  X	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m		
Green Belt Harm	The succontribe the We mainta Aldridg Coldfie on the defined the 'co and Aldweake terms of increase to the I	ssment  ab-parcel makes bution to preventi est Midlands con ining the separa ge, and Streetly ( eld), and prevent Walsall Arborete d boundaries, or re' of the gap be dridge. This wou in the integrity of of separation of se containment of north. Indscape is consi	a strong ng the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt it towns, and woul of Green Belt lan	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har m	Low Har		
Green Belt Harm	The succontribition the We mainta Aldridg Coldfie on the defined the 'co and Aldweake terms of increase to the	ssment  ab-parcel makes bution to preventi est Midlands con ining the separa ge, and Streetly ( eld), and prevent Walsall Arborete d boundaries, or re' of the gap be dridge. This wou in the integrity of of separation of se containment of morth.	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt into towns, and woul of Green Belt land idered to have sensitivity to	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m		
Green Belt Harm	The succontribition the We maintal Aldridg Coldfie on the defined the 'co and Aldweake terms of increase to the increase to th	ssment  ab-parcel makes bution to preventi est Midlands con lining the separa ge, and Streetly ( eld), and prevent Walsall Arborett d boundaries, or re' of the gap be dridge. This wou n the integrity of of separation of see containment of see containment of north. Indscape is consi ate-high overall atial development oria are assessed	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt into towns, and woul of Green Belt land idered to have sensitivity to int as the majority d as having eithe	Ratir Very High Har m  nt  X  n d d High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m		
Green Belt Harm	The succontribition the We maintal Aldridg Coldfie on the defined the 'co and Aldweake terms of increase to the increase to th	ssment  ab-parcel makes bution to preventi est Midlands con ining the separa ge, and Streetly ( eld), and prevent Walsall Arborett d boundaries, or re' of the gap be dridge. This wou in the integrity of of separation of se containment of north. Indscape is consi ate-high overall a intial development iria are assessed ate or greater/high	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt intowns, and woul of Green Belt land idered to have sensitivity to int as the majority d as having eithe gh sensitivity, an	Ratir Very High Har m  nt  X  n d d High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m		
Green Belt Harm	The succontribition the We maintal Aldridg Coldfie on the defined the 'co and Aldweake terms of increase to the increase to th	ssment  ab-parcel makes bution to preventi est Midlands con ining the separa ge, and Streetly ( eld), and prevent Walsall Arborett d boundaries, or re' of the gap be dridge. This wou in the integrity of of separation of se containment of north. Indscape is consi ate-high overall seria are assessed ate or greater/higheria override that	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt into towns, and woul of Green Belt land idered to have sensitivity to int as the majority d as having eithe gh sensitivity, and t judgement.	Ratir Very High Har m  nt  X  n d d High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m		
Green Belt Harm	The succontribition the We maintal Aldridg Coldfie on the defined the 'co and Aldweake terms of increase to the increase to th	ssment  ab-parcel makes bution to preventi est Midlands con ining the separa ge, and Streetly ( eld), and prevent Walsall Arborett d boundaries, or re' of the gap be dridge. This wou in the integrity of of separation of se containment of north. Indscape is consi ate-high overall a intial development iria are assessed ate or greater/high	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt in towns, and woul of Green Belt lan idered to have sensitivity to it as the majority d as having eithe gh sensitivity, an t judgement. idered to also	Ratir Very High Har m  nt  X  n d d High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m		
Green Belt Harm	The succontribe the We maintan Aldridge Coldfie on the defined the 'co and Aldweake terms of increase to the increase to the increase to the increase of critical modern no critical thave nemploy	ssment  ab-parcel makes bution to preventi est Midlands con ining the separa ge, and Streetly ( eld), and prevent Walsall Arborete d boundaries, or re' of the gap be dridge. This wou in the integrity of of separation of its ese containment of north. Indscape is consi ate-high overall is intial development iria are assessed ate or greater/hig eria override that indscape is consi noderate-high se yment developm	a strong ing the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt in towns, and woul of Green Belt lan idered to have sensitivity to it as the majority d as having eithe gh sensitivity, and i judgement. idered to also ensitivity to ent as large-sca	Ratir Very High Har m  nt  X  n d d High	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m		
Green Belt Harm	The succontribe the We mainta Aldridg Coldfie on the defined the 'co and Aldweake terms of increase to the increase to the increase to the increase of crite moders no crite The land have no employ built for the weake terms of crite moders and the crite moders and the crite moders are modern and the crite moders are crite moders and the crite modern and the crit	ssment  ab-parcel makes bution to preventi est Midlands con ining the separa ge, and Streetly ( eld), and prevent Walsall Arborete d boundaries, or re' of the gap be dridge. This wou in the integrity of of separation of se containment of north. Indscape is consi ate-high overall eria are assessed ate or greater/hig eria override that indscape is consi moderate-high se yment development in would impact	a strong ng the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt in towns, and woul of Green Belt lan idered to have sensitivity to at as the majority d as having eithe gh sensitivity, and i judgement. idered to also ensitivity to ent as large-scale the small-scale	Ratir Very High Har m  A  A  A  B  Cer Cer Cer Cer Cer Cer Cer Cer Cer Ce	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m		
Green Belt Harm	The succontribe the We maintan Aldridge Coldfie on the defined the 'co and Aldridge terms of increase to the i	ssment  ab-parcel makes bution to preventi est Midlands con ining the separa ge, and Streetly ( eld), and prevent Walsall Arborete d boundaries, or re' of the gap be dridge. This wou in the integrity of of separation of its ese containment of north. Indscape is consi ate-high overall is intial development iria are assessed ate or greater/hig eria override that indscape is consi noderate-high se yment developm	a strong ng the sprawl of urbation, tion of Walsall, adjoining Suttor ing encroachme um, with its well- eastwards into tween Walsall ild significantly the Green Belt in towns, and woul of Green Belt lan idered to have sensitivity to at as the majority d as having eithe gh sensitivity, an t judgement. idered to also ensitivity to ent as large-sca t the small-scale d reduce the role	Ratir Very High Har m  A  A  A  B  Cer Cer Cer Cer Cer Cer Cer Cer Cer Ce	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m		

modern 20th century development, e.g. large-scale commercial buildings and agricultural storage sheds are scattered throughout the area, reducing sensitivity. Anomalies to the Overall Landscape Sensitivity Rating The immediate area surrounding the cluster of large-scale commercial/industrial buildings bounded by the A454 and Airfield Drive has a moderate overall sensitivity to residential and employment development. This is due to the combination of the urbanising visual influence of this prominent modern development, reduced tranquillity from the busy A454 and
larger scale of the landscape
characterised by the former Aldridge
Airport land (which still has sensitivities
relating to its recreational value,
openness/visual prominence and
proximity to valued natural features).  Detailed assessment against environmental social and economic criteria

	sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/ Previously Developed Land	The parcel is greenfield.	X		
Topography	The land slopes down from East to West, the decline is gradual and not a barrier to development.			х
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are established trees around the boundary of the parcel and which define field boundaries which could be worthy of retention and require assessment. The retention of some or all of these trees would not a be a significant barrier to development.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require a protected species survey to be carried out to determine the impact and consider required mitigation.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5  The site falls within a Nature Recovery Network Core Habitat Zone		x	

Heritage Assets on site or significantly affecting boundaries	The parcel is identified as a Ridge and furrow, aligned roughly N-S. MON HER: 14796. An Archaeological survey would be required prior to development.		х	
Impact on visual amenity of adjacent land users, including existing residents	Although there is significant planting along all boundaries this cannot be relied upon to completely screen development here. Although the character to the South begins to change to urban this part of Longwood Lane is rural and development of this parcel would be a significant change to the character which would have a local detrimental impact on the visual amenities of the area, users of publics rights of way and the canal network. Wider impacts would be limited due to the favourable topography.	x		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	No record of ground contamination here. Sites with previous agricultural uses require contamination surveys due to fertiliser use, sewage sludge presence of heavy metals.			х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	The site is near to residential uses to the South and West, housing here would be acceptable in noise impact terms but an employment use could be restricted due to the surrounding uses.		X- Em plo yme nt	X- Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			Х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
Employment	Economic Significant constraints exist within this assessment and		<u> </u>	
Development Opportunities	there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х

Infrastructure	There are	no known infrastructure constraints here.			
constraints on /	111010 0110				
under site (electric					
cables/sub-stations,					
water/sewage pipes,					X
gas pipes, pylons,					
culverts, rights of					
way)					
Highways access	Access to	this site onto Longwood Lane should be			
and transportation		e subject to the required visibility being met.			
·		Lane has poor pedestrian provision and			
		any development on this site will require	X		
		ents to Longwood Lane in this respect. The site is			
	relatively r	emote and may struggle to meet national and			
		es in terms of sustainability and accessibility.			
Impact on the wider		ant wider impacts.			v
road network		'			Х
Other Economic					
(specify)					
· · · · · · · · · · · · · · · · · · ·		Social			
Access time by wall		c transport (except Primary schools: walking only es in accordance with BCP Policy HOU2.	to key	reside	ntial
Dilaria Orland		site is more than 15 minutes walking distance of			
Primary School	a Primary		X		
0	The whole	site is within 20 minutes public transport distance			Х
Secondary School		ndary School			^
GP/Health		site is more than 15 minutes walking distance of	Х		
Centre/Walk in		entre Area	^		
Strategic	The whole	site is within 20 minutes public transport distance			
Centre/Employment	of an Emp	loyment Area			X
Area					
Centre/Foodstore		site is more than 15 minutes walking distance of	X		
		ood and Centre Area			
Any character		st houses are predominantly large traditional deta		ouses o	on
constraints on	medium si	zed plots, there are also two modern bungalows r	earby.		
density (list)	<b>_</b>				
Connections to local	There is no	o connection to a local cycle route network.	X		
cycle route networks	N				
Public Open Space		open space.			Х
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			х
/ Sports Pitches					
Other Social					
		Opportunities			
The parcel is remote					
the need to provide u					
may be achievable v		comprehensive			
	area.				
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	al Housing	The site has some negative impacts for SA Obje 6, 7, 8, 9, 12, 14 and positive impact for SA Obje			4, 5,
Sustainability Appraisa	al		·		
Employment Conclusion	on	Assessment requested			
		Conclusion			
Highest green belt and	landscape	harm, visual amenity impact and impact on charac	ter of th	e area	would
be significant. Highwa	y improvem	ent requirements could be considered less than si too have similar significant issues.			
•		·			

765

Site Addres	SS	Amenity Land	Between Sutto	n Road	adjace	ent The	e Three	e Crow	/ns	
Ward		Pheasey Park	r Farm	Call fo	r Site I	Ref	Greer	Belt F	Parcel	098
Site Area (h	na)	0.9								
Site Refere	nce	SA-0297-WAI	<u>_</u>							
			Background							
Current uses (list)		e amenity space ows the original S			The Th	ee Cro	wns an	d to the	e South	1
Surrounding	To	the North is the (	North is the (rebuilt) Three Crowns PH which has permission for housing							
land uses	not	currently in use,	to the East are	agricultur	al fields	, housi	ng to th	ne Sout	h and I	East.
			Constra	ints						
Gateway Co	nstrain	ts (where	Name / Details	;					Am	ount
affecting pa	rt of sul	bmitted site)							cov (ha	vered 's)
SSSI/ SAC/ S	SINC		N/A						0	<u>-,                                    </u>
Ancient Woo	dland / \	/eteran Trees	N/A						0	
Local Nature		е	N/A						0	
Flood Risk Zo			N/A						0	
Registered P			N/A						0	
Scheduled A			N/A N/A						0	
Common Lar		ouria	N/A						0	
Existing Police Designations (list)	-	D ENV1 Green E	Belt							
	,		nd Landscape			sessr	nent			
Criteria		ssment		Rati	ng					
Green Belt Harm		b-parcel makes oution to preventi		Very High	High	Mod High	Mod	Low Mod	Low	Very Low
Панн		est Midlands con		Har	Har	Har	Har	Har	Har	Har
		ining the	arbation,	m	m	m	m	m	m	m
	separa	ition of Walsall, E								
		y (adjoining Sutt								
	_	ge and preventing	g encroachment							
	on the	yside. The sub-p	arcel is containe	d						
		west, south and								
	settlen	nent edges of Wa								
	Birmin									
		orming part of the pation. The major		\f						
		o-parcel is occup								
	Regist		nou by a	X						
	Park a	nd Garden, Anci	·							
		of Importance for								
		rvation, Local Na eas within Flood								
		deemed inappro	·							
		pment. The valle								
	easteri	n edge of Great I	Barr Golf Course							
		e slopes up to Ba								
		tive landforms in tion from the urb								
	นเอนเเเ	uon nom the urb	an area, and SO							

		chment on these would weaken						
	the Gre	en Belt.						
Landscape Sensitivity		ape here is considered to have all moderate-high sensitivity to	High	Mod High	Mod	Low		Low
		tial development, based on its						
		ation of prominence in views Barr Beacon viewpoint, intact						
		field patterns, strongly rural		X				
		er and sensitive historic						
		pe features.						
	ailed as	sessment against environme	ental, soc	ial and e	conomi			
Criteria		Assessment				Ratii	ng	
Greenfield/		Environme The site is previously developed		t had any				
Previously Developed L	and	buildings on it for over 50 years.	buildings on it for over 50 years.					
Topography	<u></u>	The parcel is predominantly flat.						Х
Agricultural L	and	Not agricultural land.						
Quality								Х
Tree Preserv		There are no protected trees but						
Orders / Mate		established trees which maybe very require assessment. The trees h						
site or signific		cover most of the parcel so the r				X		
affecting bou		the tree would have a significant						
_		would be a significant constraint						
Biodiversity of Geodiversity or significant affecting bou	on site ly ndaries	Any loss of trees would require a to be carried out to determine the required mitigation. The size of the around the site are likely to limit value.  The ecological valuation of the Elbased on a set of assumptions the developing a set of criteria which attribute a relative value to indiving Green Belt. A Valuation Matrix where following attributes to calculate a for each Landscape Unit: Land Landscape Unit: Land Landscape Characterisation (HLAxiophyte Value (TAV) and Breet The higher the score the higher Predominant Ecological Valuation Green Belt Score = 5  The site falls within 2 Nature Rehabitat Zone and Urban Matrix Residents.	e impact a he site and the site amount the amount Black Cour hat formed a lind land was used by a final ecologon of the Boovery Negecovery Resecovery 2	and consided constraint of ecolor atry Green of the basis EcoRecord parcels with assed on the ogical value signation of Historic Value, Twirnland Birds pical value. Ilack Counter twork Zone 1	Belt is for d to thin the ne ue score e, Value, nspan-s Value.		X	
Heritage Ass	cantly	There are no recorded heritage	assets her	e.				х
affecting bou Impact on vis		The development of this parcel a	and loss of	f establish	ed trees			
amenity of acland users, ir existing resid	djacent ncluding	would have a significant impact amenity of the area, the parcel is and helps to define the transition the East. There would be a significant visual amenities enjoyed by occand wider impacts from the high experienced by highway users.	on the cha s on the ed n to the mo ficant loca upiers of h	racter and dge of the ore rural ar il impact of louses opp	l visual urban rea to n the oosite	х		

Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	Used to be the location of the original Three Crowns PH, demolition material etc		х	
Ground stability	The Western edge of the boundary maybe on ground recorded as a treated limestone area, however the area covered would be so little as to have little or no effect on development of the parcel.			х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	Road noise mitigation may be required for housing here but not a significant constraint. Employment uses would be limited and restricted due to the proximity to housing, however there is a road between so potentially some employment in noise terms could be acceptable.		X- Em plo yme nt	X- Res iden tial
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			X
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Χ
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access	There are no known infrastructure constraints here.  Access to this site could achieved onto Sutton Road,			х
and transportation	preferably onto the sections along the SE and SW frontages. Residential development would be the most appropriate. Footway provision will be required.			x

Impact on the wider road network	No signific	ant issues.			х
Other Economic					
(specify)					
(Specify)		Social			
Access time by well	ring or publi	c transport (except Primary schools: walking only) to	o kov r	ooidon	tial
Access time by wair	servic	es in accordance with BCP Policy HOU2.	o key i	esideri	liai
Primary School	The whole a Primary	site is more than 15 minutes walking distance of	Х		
Secondary School	The whole	site is within 20 minutes public transport distance			х
GP/Health Centre/Walk in	a Health C	site is more than 15 minutes walking distance of centre Area	X		
Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area			Х
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	X		
Any character constraints on density (list)	The neare detached I	st housing on Sutton Road is defined by large tradinouses.	tional	styled	
Connections to local cycle route networks	No connec	ction to a local cycle route.	Х		
Public Open Space	Not public	open space.			Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			х
Other Social					
		Opportunities			
No specific op	portunities id				
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object			, 7,
Conclusion		9, 12, 14 and positive impact for SA Objectives 5,			
Sustainability Appraisa		The site would with mitigation would fall below the		old for	
Employment Conclusion	on	allocation and for this reason an SA is not required	J.		
		Conclusion			
be mitigated for, due to	o the small s	landscape harm and significant impact on visual am size of the parcel. Employment uses in addition wou ich also cannot be fully mitigated for.			

Site Addres	SS	Land between	n Little Johnson	s Lane,	Sutton	Road	and B	eacon	Road.	
Ward		Pheasey Parl	k Farm	Call for	Site F	Ref	Green	Belt F	Parcel	099
Site Area (h	na)	1.2				•				
Site Refere	nce	SA-0299-WA	L							
			Background	/Contex	t					
Current uses (list)	Agr	iculture								
Surrounding land uses	Res We		orth, nature rese	rve to the	East,	agricult	ure to t	he Sou	th and	
			Constra	ints						
Gateway Co affecting par			Name / Details	i						ount /ered 's)
SSSI/ SAC/ S			N/A						0	,
		eteran Trees	N/A						0	
Local Nature		9	N/A						0	
Flood Risk Zo Registered P		arden	N/A N/A						0	
Scheduled A			N/A						0	
Operational E			N/A						0	
Common Lar			N/A						0	
Existing Police	,	D ENV1 Green E								
Designations (list)	Gre	at Barr Conserv	ation Area							
		Green Belt a	nd Landscape	Sensitiv	ity As	sessr	nent			
Criteria		sment		Ratir	ng					
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Harm		ution to preventi est Midlands con	ng the sprawl of	High Har	Har	High Har	Har	Mod Har	Har	Low Har
		ining the separa	,	m	m	m	m	m	m	m
		gham, Streetly (a								
		eld) and Aldridge								
		chment on the c								
		rcel is contained								
		and southeast by	r the settlement Birmingham, both							
		g part of the Wes								
			rity of the south o	f						
		o-parcel is occup								
		arad Dark and C	arden, Ancient							
	•		•	V						
	Woodla	and, Sites of Imp	oortance for	X						
	Woodla Nature	and, Sites of Imp Conservation, L	oortance for ocal Nature	X						
	Woodla Nature Reserv	and, Sites of Imp Conservation, L	oortance for Local Nature ithin Flood Zone	X						
	Woodla Nature Reserved 3, which for dev	and, Sites of Imp Conservation, Les and areas with are all deeme relopment. The v	cortance for Local Nature ithin Flood Zone d inappropriate valley along the							
	Woodla Nature Reserv 3, which for devi	and, Sites of Imp Conservation, Less and areas with are all deemedelopment. The valued of Great	oortance for Local Nature ithin Flood Zone d inappropriate valley along the Barr Golf Course							
	Woodla Nature Reserve 3, which for deversesters and the	and, Sites of Imp Conservation, Less and areas with are all deementelopment. The valued of Greaters slopes up to Barton designers.	oortance for Local Nature ithin Flood Zone d inappropriate valley along the Barr Golf Course arr Beacon are							
	Woodla Nature Reserva, which for device eastern and the distinct	and, Sites of Imp Conservation, Loves and areas with are all deeme relopment. The value of Great estopes up to Bative landforms in	cortance for Local Nature ithin Flood Zone d inappropriate valley along the Barr Golf Course arr Beacon are creasing							
	Woodla Nature Reserv 3, which for deverse eastern and the distinct distinct	and, Sites of Imp Conservation, Less and areas with are all deementelopment. The valued of Greaters slopes up to Barton designers.	cortance for Local Nature ithin Flood Zone d inappropriate valley along the Barr Golf Course arr Beacon are creasing an area, and so							
Landscape	Woodla Nature Reserv 3, which for device eastern and the distinct distinct encroal the Green	and, Sites of Imp Conservation, Les and areas with are all deeme relopment. The variety of Great e slopes up to Bative landforms in tion from the urb	cortance for Local Nature ithin Flood Zone d inappropriate valley along the Barr Golf Course arr Beacon are creasing an area, and so e would weaken			<i>M</i> od Mod	Mod			Low

combination from the historic charact landsca	tial development, based on its ation of prominence in views a Barr Beacon viewpoint, intact field patterns, strongly rural er and sensitive historic upe features.			
	sessment against environmental, social and economi			
Criteria	Assessment	Ratii	ng	
	Environmental		,	
Greenfield/ Previously Developed Land	The parcel is greenfield.	х		
Topography	There is minimal change in topography across the site, land to the South begin to drop down significantly. The parcel is close to the top of Beacon Hill.		Х	
Agricultural Land Quality	No up to date record	Х		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are two protected trees around the boundary of the parcel references AB 4/1962 T46 and T44. A tree survey would be required to assess whether these trees or any other established trees should be retained and incorporated into development of this land. Any trees present are around the edge of the site and if retained would not be a barrier to development but could have some impact on capacity.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require a protected species survey to be carried out to determine the impact and consider required mitigation. The size of the site and constraints around the site are likely to limit the amount of ecological value.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value.  Predominant Ecological Valuation of the Black Country Green Belt Score = 3  This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Urban Matrix Recovery Zone		x	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The parcel is extremely prominent from Barr Beacon nature reserve and is seen as part of the rural landscape at the edge of the urban area. Sutton Road forms the point where the urban transitions into the rural so any development here would have significant local and wider visual amenity impacts from residents opposite users of open space and those travelling on Sutton Road or on Beacon Road.	х		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х

Ground	No record of ground contamination have			
Ground Contamination	No record of ground contamination here.			Х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			
adjoining uses	The till a thin agent blokkas 7 has at Exceptioning Letter 2010.			Х
Noise impact of	There are no significant noises issues which cannot be			.,
adjoining uses	mitigated for in relation to residential or employment uses.			Х
Mineral Extraction	The site is in a MSA and requires mitigation. Where practical			
and Mineral	and environmentally feasible prior extraction for bedrock		Х	
Resource Areas	sand and gravel and brick clay shall take place.		^	
Minanal	No maio and informations are storing			
Mineral Infrastructure and	No mineral infrastructure constraints.			
Brickworks				Х
DIICKWOIKS				
Waste Infrastructure	No waste infrastructure constraints			
				X
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
				^
Viability	There are no known significant risks to viability and likely to			Х
A : :   -   - : : : : :	be developed within the plan period.			
Availability of utilities  – electricity, gas,	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance			
water, sewage	and there are no land or other constraints preventing			
treatment	expansion.			
	Broadband superfast speeds are available in this area.			х
	There are no significant gas capacity issues here.			^
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
Infrastructure	growth.  There are no known infrastructure constraints here.			
constraints on /	THOIC are no known initiastructure constraints fiele.			
under site (electric				
cables/sub-stations,				v
water/sewage pipes,				Х
gas pipes, pylons,				
culverts, rights of				
way)	I to be a second to the second			
Highways access	It is difficult to see where a suitable access to this site to			
and transportation	support a development of any reasonable size can be			
	achieved due to the proximity to the busy signalised junction. Little Johnsons Lane is one-way and is unsuitable	X		
	for access unless significant upgrading. Level differences			
	may prevent access onto Beacon Road.			
Impact on the wider	No significant wider concerns.			х
road network				^
Other Economic				
(specify)				
Aggas time to the	Social	o lest	oo! -! - · ·	tiol
Access time by wal	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	о кеу r	esiaen	แลเ
	Solvidos in addordando with Doi: 1 dilby 11002.			

Primary School	The whole a Primary	site is more than 15 School	minutes walkin	g distance of	Х		
Secondary School		site is within 20 min dary School	utes public tran	sport distance			х
GP/Health		site is more than 15	minutes walkin	g distance of	Х		
Centre/Walk in		entre Area					
Strategic		site is within 20 min	utes public tran	sport distance			
Centre/Employment	of an Emp	loyment Area					Х
Area							
Centre/Foodstore		he whole site is more than 15 minutes walking distance o Fresh Food and Centre Area ousing to the North is characterised by medium sized, tra					
Any character constraints on density (list)		the North is charact nouses on medium s		um sized, traditi	onally	styled	
Connections to local cycle route networks	No connec	nection to a local cycle route network.					Х
Public Open Space		open space. Would on Local Nature Res amenity.				х	
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a	a playing field o	r sports pitch.			Х
Other Social							
		Opportur	nities				
No specific op	portunities i	dentified.		Х			
		Sustainability	Appraisal				
Sustainability Appraisa Conclusion	al Housing	SA not required due	e to gateway co	nstraints.			
Sustainability Appraisa Employment Conclusion		SA not required due		nstraints.			
		Conclus	sion				
Highest harm categori	•	•		•		•	pacts
and no obvious safe a	ccess for ar	intensification of us	e to the parcel v	vhich is a gatew	ay issı	ue.	

Site Addres	ss	Land to the N	lorth East adjoi	nina The	Lonal	norn.				
Ward		Pheasey Park	<u> </u>	Call for			Green	Belt F	Parcel	100
Site Area (	na)	0.15								
Site Refere	nce	SA-0300-WA	L							
			Background	d/Contex	t					
Current uses (list)	Cur	tilage of a Public	c House.							
Surrounding land uses	II.	the North East, S I to the North We	South and South	East are	houses	s, to the	East is	s the Pu	ublic H	ouse
lana asso		10 110 140111 77	Constr	aints						
Gateway Co affecting pa		ts (where bmitted site)	Name / Detail	s						ount /ered
SSSI/ SAC/ S	SINC		N/A						0	. <i>3)</i>
		/eteran Trees	N/A						0	
Local Nature	Reserve	Э	N/A						0	
Flood Risk Z	one 3		N/A						0	
Registered P			N/A						0	
Scheduled A			N/A						0	
Operational I		ound	N/A						0	
Common Lar Existing Police		D ENV1 Green E	N/A						0	
Designations (list)	,	J LIVI GIGGII L	Seit							
	l I	Green Belt ar	nd I andscand	Concitiv	.:4 A -		mont			
Criteria	A		iiu Laiiuscape	Sensitiv	ity As	sessi	HEHL			
	Asses	ssment	iiu Laiiuscape	Ratir		sessi	Hent			
Green Belt	The su	b-parcel makes	a strong	Ratir Very	ng	Mod	1	Low	Low	Very
	The su	b-parcel makes ution to preventi	a strong ing the sprawl of	Ratir Very High		Mod High	Mod Har	Mod	Low Har	Low
Green Belt	The su contrib the We	b-parcel makes ution to preventi est Midlands con	a strong ing the sprawl of urbation,	Ratir Very	ng High	Mod	Mod			_
Green Belt	The su contrib the We mainta	b-parcel makes ution to preventiest Midlands con ining the separa	a strong ing the sprawl of urbation, tion of Walsall,	Ratir Very High Har	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The su contrib the We mainta Aldridg	ub-parcel makes ution to preventi est Midlands con ining the separa ge and Streetly (a	a strong ing the sprawl of jurbation, tion of Walsall, adjoining Sutton	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The su contrib the We mainta Aldridg Coldfie	ub-parcel makes ution to preventi est Midlands con ining the separa ge and Streetly (a	a strong ing the sprawl of urbation, tion of Walsall,	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The su contrib the We mainta Aldridg Coldfie on the	ub-parcel makes ution to preventi est Midlands con ining the separa ge and Streetly (a eld) and preventi	a strong ing the sprawl of urbation, ition of Walsall, adjoining Sutton ng encroachmer	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribe the We maintal Aldridge Coldfie on the However fringes	ub-parcel makes ution to preventiest Midlands con ining the separage and Streetly (and preventicountryside. For release of land of the sub-parce	a strong ing the sprawl of iurbation, ition of Walsall, adjoining Sutton ng encroachmer and on the urban el that have less	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribe the We maintal Aldridge Coldfie on the However fringes significations.	ub-parcel makes ution to preventiest Midlands con ining the separage and Streetly (and preventicountryside. For release of land of the sub-parce ant boundaries land.	a strong ing the sprawl of iurbation, ition of Walsall, adjoining Sutton ng encroachmer and on the urban el that have less between	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribite We mainta Aldridg Coldfie on the However fringes signific settlem	ab-parcel makes aution to preventing the separa ge and Streetly (and preventing the separa ge and preventing the separa ge and streetly (and preventing the separa gent boundaries in the sub-parce and boundaries in the sub-parce and country	a strong ing the sprawl of iurbation, ition of Walsall, adjoining Sutton ing encroachmer and on the urban el that have less between rside would resul	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt	The succontribition the We maintal Aldridg Coldfie on the Howev fringes signific settlem in sligh	ub-parcel makes ution to preventing the separa ge and Streetly (and preventing countryside.  For release of land of the sub-parce and toundaries lend and country less harm the	a strong ing the sprawl of iurbation, ition of Walsall, adjoining Sutton ing encroachmer and on the urban el that have less between rside would resulan release of the	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har
Green Belt Harm	The succontribe the We maintal Aldridge Coldfie on the However fringes significated in slight core at The late	b-parcel makes ution to preventing the separa period and preventing and Streetly (and preventing and preventing the sub-parce and sountry side and country atly less harm the rea between town descape is consideration to considerate and country atly less harm the rea between town descape is consideration to preventing the second and country a	a strong ing the sprawl of iurbation, ition of Walsall, adjoining Sutton ing encroachmer and on the urban el that have less between riside would resulan release of the ins. idered to have	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har	Mod Har m	Har m	Low Har
Green Belt Harm	The succontribe the We mainta Aldridg Coldfie on the However fringes significated settlem in slight core at moderal moderal contributions.	b-parcel makes ution to preventing the separa per and Streetly (and preventing and preventing the sub-parce and sountry side and country and country less harm the prea between towardscape is considered.	a strong ing the sprawl of jurbation, adjoining Sutton of Walsall, adjoining Sutton of encroachmer and on the urban el that have less between release of the ins.	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The succontribition the We maintal Aldridg Coldfie on the Howev fringes signific settlem in slight core at moderaresider	b-parcel makes ution to preventing the separa per and Streetly (and preventing and preventing the sub-parce and sountryside. The sub-parce and sountry the sub-parce and country the sub-parce and count	a strong ing the sprawl of jurbation, adjoining Sutton of Walsall, adjoining Sutton of the urban el that have less between reside would result an release of the res. Idered to have sensitivity to of as the majority	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The succontribite We maintal Aldridge Coldfie on the However fringes significate settlem in slight core at moderare sider of criter of criter of contribute the contribute of contribute the contribute of contribute the contribute of contribute the	ab-parcel makes aution to preventing the separate and Streetly (and preventing and preventing the sub-parce and sountryside. For release of land of the sub-parce and boundaries and country atly less harm the real between towardscape is considered in the development and development are assessed.	a strong ing the sprawl of jurbation, ation of Walsall, adjoining Suttoning encroachmer and on the urbaniel that have less between aside would result an release of the price idered to have sensitivity to at as the majority das having either	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The succontribition the We maintal Aldridg Coldfie on the However fringes significateller in slight core at moderare of criter moderare.	ab-parcel makes aution to preventing the separa period and Streetly (and	a strong ing the sprawl of jurbation, ition of Walsall, adjoining Suttoning encroachmer and on the urbaniel that have less between release of the ris. Idered to have sensitivity to as the majority discontinuity, and strong in the general strong either and the sensitivity, and the sensitivity is sensitivity.	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The succontribition the We maintal Aldridg Coldfie on the However fringes significated in slight core at moderare of criter moderano criterio.	ab-parcel makes aution to preventing the separate and Streetly (and preventing and preventing the sub-parce and sountryside. For release of land of the sub-parce and boundaries and country atly less harm the real between towardscape is considered in the development and development are assessed.	a strong ing the sprawl of jurbation, ition of Walsall, adjoining Suttoning encroachmer and on the urbaniel that have less between itside would result an release of the ens. It idered to have sensitivity to that as the majority did as having either gh sensitivity, and tigudgement.	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The succontribition the We maintal Aldridg Coldfie on the Howev fringes signific settlem in sligh core all moders resider of crite moders no crite The land have no	ib-parcel makes ution to preventing the separate and Streetly (and preventing and country and prevent and country at ly less harm the real between towards are assessed at ear and sesses are are assessed at a considerate and country and preventing are assessed at a considerate and country and are assessed at a considerate and country and country are assessed at a considerate and country and country are assessed at a considerate and country a	a strong ing the sprawl of surbation, adjoining Sutton gencroachmer and on the urban el that have less between release of the release of the release of the sensitivity to at as the majority das having either gh sensitivity, and tidered to also ensitivity to	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The succontribition the We maintal Aldridg Coldfie on the Howev fringes signific settlem in sligh core and The land moderation or criter moderation or criter that and employ	ab-parcel makes aution to preventing the separate and Streetly (and preventing and preventing and preventing and preventing and preventing and preventing and country and country at later and country area between towards are assessed at a reassessed a	a strong ing the sprawl of surbation, adjoining Sutton gencroachmer and on the urban el that have less between side would result an release of the sensitivity to a shaving either gh sensitivity, and i judgement, idered to also ensitivity to ent as large-sca	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The succontribe the We maintal Aldridge Coldfier on the Howeve fringes significated as the last moderate of crites moderate no crites The last have nemploy built for the West and the last have nemploy built for the last have nemploy built for the last contribution of the last have nemploy built for the last contribution of the last have nemploy built for the last contribution of the last contr	b-parcel makes ution to preventing the separate and Streetly (and preventing and preventing and preventing and preventing and softhe sub-parce and boundaries of the sub-parce and country and country and country and country and country area between towardscape is consistential developmential developmential are assessed ate or greater/high and country and country area between towardscape is consistential developmential developmential are assessed ate or greater/high segment development would impact	a strong ing the sprawl of surbation, adjoining Sutton gencroachmer and on the urban el that have less between release of the res. idered to have sensitivity to a shaving either gh sensitivity, and i judgement, idered to also ensitivity to ent as large-scat the small-scale	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The succontribe the We maintal Aldridge Coldfie on the Howeve fringes significated in slight core at The last moders no criter moders no criter thave no employ built for historic	b-parcel makes bution to preventing the separa ge and Streetly (and preventing and preventing and preventing and preventing and softhe sub-parce and boundaries of the sub-parce and boundaries of the sub-parce and country and country and country and country area between towards are assessed at end are assessed are or greater/high segment developm arm would impact are field pattern and state or greater and scape is considered and	a strong ing the sprawl of surbation, adjoining Sutton gencroachmer and on the urban el that have less between release of the release of the release of the sensitivity to a shaving either gh sensitivity, and judgement, idered to also ensitivity to ent as large-scaled reduce the role of reduce the	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m
Green Belt Harm	The succontribe the We maintan Aldridge Coldfie on the Howeve fringes significated settlem in slight core and the modern resider of crited modern no crited The land have no employ built for historical of the settlem	ib-parcel makes ution to preventing the separa ge and Streetly (and preventing and preventing and preventing and preventing and street and country area between towards are assessed at early area assessed at early and country area area assessed at early and country area country and country area and country area and country area assessed at early area assessed and country are assessed at early area and country are assessed at early area assessed area of greater/high segment developm are would impact a field pattern and area in providing	a strong ing the sprawl of surbation, adjoining Sutton gencroachmer and on the urban el that have less between release of the release of the release of the sensitivity to a shaving either gh sensitivity, and judgement, idered to also ensitivity to ent as large-scaled reduce the role of reduce the	Ratir Very High Har m	High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m

	cale commercial buildings and			
	ural storage sheds are scattered			
	out the area, reducing sensitivity.  sessment against environmental, social and economi	c crite	ria	
Criteria	Assessment	Ratin		
0.110110	Environmental		<u>-9</u>	
Greenfield/	The parcel is within the curtilage of the Public House and is			
Previously	considered to be previously developed.			Х
Developed Land				
Topography	The parcel is flat.			X
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation	There are no protected trees here, however there are			
Orders / Mature	established trees worthy of protection and a tree survey			
Trees of Value on	would be required to assess whether these trees or any			
site or significantly	other established trees should be retained and incorporated	X		
affecting boundaries	into development of this land. If some or all trees are			
	retained this would be a barrier to development significantly			
Biodiversity or	reducing capacity.  Any loss of trees would require a protected species survey			
Geodiversity on site	to be carried out to determine the impact and consider			
or significantly	required mitigation. The size of the site and constraints			
affecting boundaries	around the site are likely to limit the amount of ecological			
	value.			
	The ecological valuation of the Black Country Green Belt is			
	based on a set of assumptions that formed the basis for			
	developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score		Χ	
	for each Landscape Unit: Land Use Calculated Value,			
	Habitat Features, Nature Conservation Designation Value,			
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan- Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.			
	Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 5			
	The site falls within 2 Nature Recovery Network Zones,			
Heritage Assets on	Urban Matrix Recovery Zone 1 and Core Expansion Zone 1 There are no recorded heritage assets here.			
site or significantly	There are no recorded hemage assets here.			х
affecting boundaries				
Impact on visual	Development here would be seen in an urban context, the			
amenity of adjacent	loss of trees would have a detrimental impact on the quality			
land users, including	of the area and adjacent footpath, but on balance with			Х
existing residents	suitable mitigation would not be significant. Wider impacts			
	are limited by the small size of the parcel, existing development and favourable topography.			
Flood risk, drainage	Not in a flood risk zone 2 or 3. Scope for SUDS.			
and ground water	'			Х
Ground	No record of ground contamination here.			
Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of			Х
	heavy metals.			
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			
adjoining uses	-			Х

Noise impact of	The public house use would be a barrier to any residential	X- Res	X- Em	
adjoining uses	development here and an employment use would be limited to ensure that nearby residential houses noise amenity is not significantly harmed.	ide ntia	plo yme nt	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X
Availability of utilities  – electricity, gas, water, sewage treatment	It is likely that all utilities would be available here, capacity is unknown.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is a permissive route for horse riding present, which forms one of the main public accesses to the Arboretum extension.		х	
Highways access and transportation	This site may be constrained by the existence of a non-definitive footpath/bridlepath therefore unless this is relinquished it is difficult to see how it can be developed. If the path is removed then a limited residential proposal could be feasible or may help provide access to a combined site with CFS176 and CFS102.	Х		
Impact on the wider road network	No significant wider concerns.			X
Other Economic (specify)				
	Social			
A acces time by well	king or public transport (except Primary schools: welking only) t	- kay r	001400	4:-1

Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.

Primary School	The whole Primary So	site is within 15 minutes walking distance of a chool		х	
Secondary School		site is within 20 minutes public transport distance ndary School			х
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of Centre Area	X		
Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area			х
Centre/Foodstore		ne whole site is within 10 minutes walking distance of a esh Food and Centre Area			X
Any character constraints on density (list)	The character here is a mix of former farm building conversion to houses and flats, traditional semi-detached ribbon development and modern 60s/70s semi-				
Connections to local cycle route networks	No connec	ction to a local cycle route network.			Х
Public Open Space	Not public	open space.			Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х
Other Social					
		Opportunities			
No specific op	portunities id	dentified. X			
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	al Housing	SA not required due to gateway constraints.			
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.			
		Conclusion			

Proximity to the public house and houses are significant barriers to developing this site. It is likely that the trees should be retained and have wider ecology value, loss of public footpath isn't justified considering the small scale of development which could be provided by this parcel. Does not meet the threshold for

allocation in the Black Country Plan.

Site Addre	ss	Orchard Hills	Daisy Bank &	other hou	ises					
Ward		Pheasey Parl		Call for		<b>∆</b> f	Green	Relt F	Parcel	101
Site Area (I	na)	1.6	( ) dilli	- Can IOI			01001	Doi: 1	41001	101
•	-									
Site Refere	nce	SA-0301-WA								
			Background							
Current uses (list)	The	parcel is part of	the curtilage of	a patient	care fac	ility				
Surrounding			and West are re	esidential p	ropertie	s, to	the Eas	t is Ski	p Lane	with
land uses	hors	siculture beyond								
			Constra							
Gateway Co affecting pa			Name / Details	5						ount /ered 's)
SSSI/ SAC/		_	N/A						0	
		eteran Trees	N/A N/A						0	
Local Nature Flood Risk Z		<del>)</del>	N/A N/A						0	
Registered P		arden	N/A						0	
Scheduled A			N/A						0	
Operational I		ound	N/A		0					
Common Lar		D ENV1 Green E	N/A						0	
Existing Police Designations (list)		DENVI GIEENE	oen.							
		Green Belt a	nd Landscape	Sensitiv	ity Ass	essr	nent			
Criteria		sment		Ratin	g					
Green Belt		b-parcel makes		Very	High	Mod High	Mod	Low Mod	Low	Very Low
Harm		ution to preventi st Midlands con	ng the sprawl of	High Har	Паі	Har	Har	Har	Har	Har
		ining the separa	,	m	m	m	m	m	m	m
	Aldridg	e and Streetly (a	adjoining Sutton							
		ld) and preventi	na encroachmer							
	i on the			nt						
		countryside. er release of lar		nt						
	Howev	er release of lar								
	Howev fringes signific	er release of lar of the sub-parca ant boundaries	d on the urban el that have less petween	X						
	However fringes significately settlem	er release of lar of the sub-parca ant boundaries lent and country	d on the urban el that have less petween side would resul	<b>x</b> t						
	However fringes signific settlem in sligh	er release of lan of the sub-parce ant boundaries lent and country tly less harm tha	d on the urban el that have less between side would resul an release of the	<b>x</b> t						
Landscape	Howev fringes signific settlem in sligh core ar	er release of lar of the sub-parca ant boundaries lent and country	d on the urban el that have less between side would resul an release of the ns.	<b>x</b> t	Mo	od	Mod	Lo	w	Low
Landscape Sensitivity	Howev fringes signific settlem in sligh core ar Landso an ove	er release of land of the sub-parce ant boundaries lent and country tly less harm the eabetween toward here is contall moderate-hie	d on the urban el that have less between side would resul an release of the ns. sidered to have gh sensitivity to	<b>x</b>	Mo Hig		Mod	Lo <sup>o</sup> Mo		Low
	Howev fringes signific settlem in sligh core ar Landsc an over resider	er release of lar of the sub-parce ant boundaries lent and country tly less harm the ea between tow cape here is con rall moderate-histial developmer	ad on the urban el that have less between side would resul an release of the ns. sidered to have gh sensitivity to at, based on its	<b>x</b>			Mod			Low
	Howev fringes signific settlem in sligh core ar Landsc an over resider combin	er release of land of the sub-parce ant boundaries lent and country tly less harm the eabetween tow cape here is contrall moderate-hightial developmentation of promine	ad on the urban el that have less petween side would resul an release of the ns. sidered to have gh sensitivity to at, based on its ence in views	<b>x</b>	Hig	jh	Mod			Low
	Howev fringes signific settlem in sligh core ar Landsc an over resider combin from th	er release of lar of the sub-parce ant boundaries lent and country tly less harm the ea between tow cape here is con rall moderate-histial developmer	ad on the urban el that have less between side would resul an release of the ns. sidered to have gh sensitivity to at, based on its ence in views riewpoint, intact	<b>x</b>		jh	Mod			Low
	Howev fringes signific settlem in sligh core ar Landscan over resider combin from the historic character significant statement of the statement of the significant	er release of lar of the sub-parce ant boundaries a ent and country tly less harm that ea between tow cape here is con rall moderate-high tial development ation of promine e Barr Beacon valies and sensitive	ad on the urban el that have less between side would resul an release of the ns. sidered to have gh sensitivity to at, based on its ence in views riewpoint, intact strongly rural	<b>x</b>	Hig	jh	Mod			Low
Sensitivity	Howev fringes signific settlem in sligh core ar Landscan over resider combin from the historic characteristics.	er release of lar of the sub-parce ant boundaries lent and country tly less harm the ea between tower hard developmentation of promine e Barr Beacon value and sensitive ape features.	ad on the urban el that have less petween side would result an release of the ns. sidered to have gh sensitivity to tot, based on its ence in views riewpoint, intact attrongly rural	t High	Hig X	jh		Mo	od .	Low
Sensitivity Det	Howev fringes signific settlem in sligh core ar Landscan over resider combin from the historic characteristics.	er release of lar of the sub-parciant boundaries lent and country tly less harm that ea between toward here is controlled and developmentation of promine Barr Beacon valied patterns, ster and sensitive ape features.	ad on the urban el that have less between side would resul an release of the ns. sidered to have gh sensitivity to at, based on its ence in views riewpoint, intact strongly rural e historic	t High	Hig X	jh		Mo	eria	Low
Sensitivity	Howev fringes signific settlem in sligh core ar Landscan over resider combin from the historic characteristics.	er release of lar of the sub-parce ant boundaries lent and country tly less harm the ea between tower hard developmentation of promine e Barr Beacon value and sensitive ape features.	ad on the urban el that have less between side would result an release of the ns. sidered to have gh sensitivity to at, based on its ence in views riewpoint, intact strongly rural e historic  ainst environment	t High	Hig X	jh		Mo	eria	Low
Sensitivity  Det  Criteria	Howev fringes signific settlem in sligh core ar Landscan over resider combin from the historic characteristics.	er release of lar of the sub-parce ant boundaries lent and country tly less harm the ea between tower ape here is contrall moderate-hieration of promine a Barr Beacon varied patterns, ster and sensitive ape features.  Sessment against the s	and on the urban bel that have less between side would result an release of the ns.  sidered to have gh sensitivity to both based on its ence in views riewpoint, intact entrongly rural entitoric  ainst environment	High	Hig X	jh		Mo	eria	Low
Sensitivity Det	Howev fringes signific settlem in sligh core ar Landscan over resider combin from the historic characteristics.	er release of lar of the sub-parce ant boundaries lent and country tly less harm the ea between tower ape here is contrall moderate-hieration of promine a Barr Beacon varied patterns, ster and sensitive ape features.  Sessment against the s	ad on the urban el that have less between side would result an release of the ns. sidered to have gh sensitivity to at, based on its ence in views riewpoint, intact strongly rural e historic  ainst environment	High	Hig X	jh		Mo	eria	Low

- ·				
Topography	The access to the parcel is on a steep slope at the parcel where the existing development starts rises up to the North. The topography of the potential area for development raises no significant barriers.			X
Agricultural Land Quality	Not agricultural land.			х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are established trees worthy of protection and a tree survey would be required to assess whether these trees or any other established trees should be retained and incorporated into development of this land. If some or all trees are retained this would reduce the capacity of the site for development.		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require a protected species survey to be carried out to determine the impact and consider required mitigation. The size of the site and constraints around the site are likely to limit the amount of ecological value.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2  The site falls within the Nature Recovery Network Urban Matrix Recovery Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	There are no protected heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	There would be some local impact on the views from the existing row of 3 detached houses but this would be very limited and good design would provide mitigation, the retention of established boundary trees would mitigate any wider impact.		x	
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			х
Ground Contamination	No record of contamination here.			X
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			х
Noise impact of adjoining uses	The parcel directly adjoins houses and there is an existing care facility so employment uses could not be supported, there are no significant noise barriers to supporting residential development.	X- Em plo yme nt		X- Res iden tial
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities – electricity, gas, water, sewage treatment	There is existing adjacent development which suggests that all services are available. Capacity is not known.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			X
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints.			х
Highways access and transportation	Skip Lane is not suitable as access to this site so any development should be looking to access onto Fallowfield Road. The existing access onto Fallowfield Road will require improvements and may require land acquisition to achieve this. Residential use would be the most appropriate. The site may serve as access to a combined site with CFS164 and CFS163.	х		
Impact on the wider road network	No significant wider concerns.			Х
Other Economic (specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		

Strategic Centre/Employment Area		site is within 20 m loyment Area	sport distance			х	
Centre/Foodstore		The site is predominantly within 15 minutes walking listance of a Fresh Food and Centre Area					
Any character constraints on density (list)		The neighbouring estate have modern 1960's detached bungalows and houses. There is also a row of three traditional detached houses to the North.					
Connections to local cycle route networks	No connec	ction to a local cyc	le route network.		X		
Public Open Space	Not public	open space.					X
Loss of Playing Field / Sports Pitches	Would not	Would not result in the loss of a playing field or sports pitch.					Х
Other Social							
		Opport	unities				
Potential to combine	with call for	site submission					
163 and 164 and p		mprehensive		X			
S	cheme.						
			ty Appraisal				
Sustainability Appraisa Conclusion	al Housing		ne negative impact and positive impac				, 6,
Sustainability Appraisa			ne negative impact		tives 1,	2, 3, 5	, 6,
Employment Conclusion	on	7, 9, 12 and no p	ositive impact for	SA Objectives			
		Concl	lusion				
Green belt and landscape harm are in the highest categories. There is no suitable access without acquiring additional land and any residential use would require design which accommodates the existing case use which would be a significant issue.							

Site Addres	SS	Beacon Farm	Land to the W	/est						
Ward		Pheasey Park		Call for	Site R	ef	Green Belt Parcel 102			
Site Area (I	na)	38.33								
Site Refere	nce	SA-0302-WA	L							
			Backgroun	d/Contex	· <b>†</b>					
Current uses	The	nredominant us				there	are also	horsio	ulture	LISAS
(list)			redominant use on this parcel is agriculture but there are also horsicul garden waste recycling operation.						Juiture	uses
Surrounding	То	the North is agric	culture, East res	idential ar			re rese	rve to t	he Sou	ıth
land uses	agr	iculture and to th	ne West agricultu	ure and ho	rsicultu	re.				
			Constr	aints						
Gateway Co	nstrain	ts (where	Name / Detail	S					An	ount
affecting pa		bmitted site)							cov (ha	vered ı's)
SSSI/ SAC/ S			N/A						0	
		/eteran Trees	N/A						0	
Local Nature Flood Risk Zo		9	N/A N/A						0	
		arden	N/A N/A						0	
Registered Park & Garden N/A Scheduled Ancient Monument N/A									0	
Operational Burial Ground N/A						0				
	Common Land N/A						0			
Existing Police Designations (list)	,	D ENV1 Green E eat Barr Conserv								
		Green Belt a	nd Landscape	Sensitiv	ity As	sessr	nent			
Criteria		sment		Ratir	ng					1
Green Belt Harm		b-parcel makes ution to preventi		Very High	High	Mod High	Mod	Low Mod	Low	Very
Hallii		est Midlands con		Har	Har	Har	Har m	Har	Har	Har
		ining the separa		m	m	m	111	m	m	m
	Aldridg	ge and Streetly (a	adjoining Sutton							
		eld) and preventi	ng encroachmei	nt						
		countryside. er release of lan	nd on the urban							
		of the sub-parce		X						
		ant boundaries								
		nent and country								
		itly less harm tha								
Landscape		rea between tow cape here is con		High	l M	od	Mod	Lo	w l	Low
Sensitivity		rall moderate-hi		i iigi		gh	····oa	Mo		2011
•	reside	ntial developmen	nt, based on its							
		nation of promine								
	from the Barr Beacon viewpoi					K				
	historic field patterns, strongly rural character and sensitive historic									
		ape features.								
Deta	ailed as	sessment ag	ainst environi	nental, s	ocial a	nd ed	conom	ic crit	eria	
Criteria		Assessmen	t					Rati		
			Environ							
Greenfield/			predominantly g					V		
Previously		and buildings	in connection to	ine uses	put thes	e form	ıa	X		
Developed La	and	very small nor	tion of the parce	اد						

Topography	The land rises from West to East which is significant across the parcel but due to its width, it is a gradual incline which should not form a significant barrier to development.		x	
Agricultural Land Quality	No information available.	X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are 55 protected trees across the parcel - AB 4/1962 – T47, T48, T49, T50, T51, T52, T53, T54, T55, T56, T57, T58, T59, T60, T61, T64, T71, T72, T73, T74, T75, T77, T79, T80, T82, T83, T84, T86, T87, T88, T89, T90, T91, T92, T93, T94, T95, T96, T97, T98, T99, T100, T101, T102, T103, T104, T105, T106, T107, T108, T109, T110, T112, T113. There is also a group tree preservation order AB 4/1962 W4 in the South East corner.  The tree preservation order is old and there may also be other established trees which are worthy of retention. A tree survey is required to determine all trees worthy of retention. The retention of some or all trees would not have a significant impact on the developable area.		X	
Biodiversity or Geodiversity on site	Any loss of trees would require a protected species survey to be carried out to determine the impact and consider			
or significantly affecting boundaries	required mitigation.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  This site falls within three Nature Recovery Network Zones Core Expansion Zones 1, Core Habitat Zone amd Urban Matrix Recovery Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	The parcel is within the Great Barr Conservation Area.		X	
Impact on visual amenity of adjacent land users, including existing residents	There are few footpaths in this area and only a short row of houses face the parcel with established trees between. The local visual impact on adjoining uses would be limited. The harm to wider visual amenity would increase significantly on the Eastern half of the site which is viewable from Barr Beacon and which greatly contributes to the semi-rural character of the area and development here would have significant harm to the wider visual amenities of the area.  Employment uses in particular would be out of character and have even greater harm to amenity than housing.	х		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	The parcel has a record of 3 small areas of ground contamination, 2 in the North a 1 in the South which requires assessment during development. Previous Clay, brick and tile manufacture.		х	

Ground stability	There is no record of ground stability issues here.			Χ
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
Adjoining uses  Noise impact of adjoining uses	There are houses adjoining the parcel so mitigation and spacing would be required for employment uses to be acceptable. Residential uses raise no significant issues.		X- Em plo yme nt	X- Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.		Х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities Employment Land	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Not employment land near to residential uses and out of	X		
	character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			X
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no recorded public rights of way present across this location. Please note that we have received enquiries about the lack of segregated footway between Bar Beacon and public rights of way off Crook Lane and the junction of Bar Lakes lane/ Skip L		X	
Highways access and transportation	This is a large site and would require a significant access. Unless there is major capital investment in Crook Lane, Bodens Lane and Pinfold Lane, access should be taken from Sutton Road, subject to detail. Residential and commercial uses could be appropriate. The site is relatively remote and will have to demonstrate compliance with local policies in terms of sustainability and accessibility.		х	
Impact on the wider road network	No significant wider concerns.			х
Other Economic (specify)				
(Specify)	Social			
	Ootial			

Access time by walk		c transport (except Primary schools: walking only) t	o key r	esiden	tial	
		es in accordance with BCP Policy HOU2.				
Primary School	The whole a Primary	site is more than 15 minutes walking distance of School	X			
Secondary School		site is within 20 minutes public transport distance idary School			Х	
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of centre Area	Х			
Strategic Centre/Employment Area		predominantly within 30 minutes public transport f an Employment Area				
Centre/Foodstore	a Fresh Fo	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area				
Any character Residential development does not form the character and nearby housing is a						
constraints on density (list)	mix of buil	ding conversions and farm houses, individually des	igned.			
Connections to local cycle route networks	No connection to a local cycle route network.					
Public Open Space	Not public	open space.			Х	
Loss of Playing Field / Sports Pitches		result in the loss of a playing field or sports pitch.			х	
Other Social						
		Opportunities				
No specific op	portunities id	dentified. X				
		Sustainability Appraisal				
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object	tives 1.	2, 3, 4	l, 5,	
Conclusion	J	6, 7, 8, 9, 12, 13, 14 and positive impact for SA OI				
Sustainability Appraisa	al	The site has some negative impacts for SA Object			5, 6,	
Employment Conclusion		7, 9, 12 and positive impact for SA Objectives 13	•		. ,	
		Conclusion				
The parcel is in the hi	ghest greer	n belt and landscape harm, in additional there wou	ıld be	a signi	ficant	
		amenities of users of Barr Beacon and the lack of				
		o services are all significant constraints to developr				

# **Pleck**

Site Address		Darlaston, Wi	llenhall, WS10	8NA – Darlaston Ro	oad			
Ward		Pleck		Call for Site Ref	10135			
Site Area (ha)		3.1						
Site Reference	е	SA-0026-WAI	_					
			Backgroun	d/Context				
Current uses (list) Surrounding	200 To t	1. Allocated in the West is a Ce	rial uses. Previous planning permission BC53214P for B1, B2 and B8 granted in Allocated in the SAD as Employment land West is a Cemetery to the East is the M6, to the North is the canal with a former					
land uses	Cop hous		nd and to the S	outh is a car sales site	, Public ho	ouse ar	nd a ro	w of
			Constr	aints				
Gateway Const affecting part o			Name / Detail	s				ount ered s)
SSSI/ SAC/ SIN			N/A				Ò	
Ancient Woodla			N/A				0	
Local Nature Re			N/A				0	
Flood Risk Zone 3			N/A				0	
Registered Park & Garden			N/A				0	
Scheduled Ancient Monument			N/A				0	
Operational Burial Ground			N/A				0	
Common Land Existing Policy   SAD IN105			N/A				0	
Existing Policy Designations (list)	_	tley Mill Lane SI	LINC					
		Green Belt a	nd Landscape	Sensitivity Assess	sment			
Criteria		Assessmen				F	Rating	1
Green Belt Harn	n							
Landscape Sensitivity				Not in the Green Belt				
	ed as	ssessment an	ainst environ	mental, social and	economi	ic crite	ria	
Criteria	<del>ou u</del>	Assessmen		inomai, occiai ama	0001101111	Ratir		
Ornona		Accessiiicii	Environ	mental		rtatii	<u>'9</u>	
Greenfield/		Land is vacan		developed, indication t	through			
Previously				azard site that it was for				
Developed Land	l	industrial. Pre industrial uses	vious planning p s.	permission not impleme	ented for			Х
Topography				ith. To the north is a st ch is much higher.	teep		X	
Agricultural Land	d	Urban						Х
Tree Preservation	on			ndary trees are outside				
Orders / Mature site plan. The			trees and mitigation to					
Trees of Value of			satisfactory relationship any proposed houses					Х
site or significan affecting bounda		can be achiev						
Biodiversity or Geodiversity on	site			C and the Northern boo Canal. The tree bound		Х		

or significantly affecting boundaries	the East forms part of a bat consultation buffer and there is significant tree planting on the western boundary to the M6. The site falls within a Nature Recovery Network Core Habitat Zone			
Heritage Assets on site or significantly affecting boundaries	The Globe Inn to the South is a grade 2 listed building and the rear car park boundary of the site shares its boundary with this submission. HER2628 Walsall Manor Deer Park. C13th predating the colliery unlikely any evidence remains. Site visit to confirm.		х	
Impact on visual amenity of adjacent land users, including existing residents	The site can be seen from the highway, tow path and the rear windows to houses along Darlaston Road. The existing site condition is poor any development would be seen in the context of an area which has a number of large structures and buildings and would not be out of character.			х
Flood risk, drainage and ground water	In a flood zone 2. Mitigation may be required due to on site contamination but unlikely to be a barrier itself to development.		X	
Ground Contamination	Designated HSE major hazard site. Former landfill site, the site is unlikely to be viable for housing due to the remediation requirements.	Х		
Ground stability	High Risk Coal mining area. Previously developed site in an area of coal mining. Survey work would be required. No known barriers which would prevent redevelopment.		X	
Air Quality impact of adjoining uses	Southern and Eastern edge in 2015 nitrogen dioxide areas of exceedance. Eastern edge up to motorway in part but predominantly 20m+ away from. The data is due to be updated to 2018 levels.		x	
Noise impact of adjoining uses	Noise from Motorway and roads require survey work for mitigation. The Globe PH could be a significant noise constraint.		X	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel, shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	The site is within 250 metres of a non-hazardess waste transfer station, The Tyre Yard and there is potential for former C Fullard Metals Scrapyard to be put back to use recycling metal. However in the context of the area which has busy strategic roads li		X- Res ide ntia	X- Empl oym ent
Other Environmental	No other issues identified.			X
Employment Development Opportunities	The site is already allocated in the SAD for employment.			х
Employment Land	Existing Employment Land			х
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  There are no significant gas capacity issues here.			X

	Minorland	liand alastriaity apposity appotentiate will be				
		lised electricity capacity constraints will be through Western Power Distribution and Cadent				
		rd asset management plans in advance of future				
Infrastructure		West corner has a high pressure gas line running				
constraints on /		nd the West boundary is defined by a				
under site (electric		se. These constraints would reduce the				
cables/sub-stations,		le area by 0.6ha and options for access are		Χ		
water/sewage pipes, gas pipes, pylons,	limited.					
culverts, rights of						
way)						
Highways access	Access co		Х			
and transportation		junction works including signals.		^		
Impact on the wider	No signific	ant wider impacts.			х	
road network						
Other Economic	None				X	
A a a a a Aire a Inner a	king or said	Social	o leo:	roo! =! =	tiol	
Access time by Wal		ic transport (except Primary schools: walking only) to the ces in accordance with BCP Policy HOU2.	о кеу і	esider	เแสเ	
	The site is	predominantly within 15 minutes walking		Х		
Primary School	distance of a Primary School					
Casandam, Cabaal		The site is predominantly within 20 and 25 minutes public				
Secondary School	transport of	transport distance of a Secondary School				
GP/Health		site is more than 15 minutes walking distance of	Χ			
Centre/Walk in	a Health C					
Strategic		The whole site is within 20 minutes public transport distance				
Centre/Employment Area	or an Emp	of an Employment Area				
Centre/Foodstore	The whole	The whole site is more than 15 minutes walking distance of				
		ood and Centre Area	X			
Any character	Only nearl	by housing is Victorian terraced.				
constraints on						
density (list) Connections to local	No connec	ction to Local Cycle Route Network.				
cycle route networks	INO COMME	clion to Local Cycle Route Network.	X			
Public Open Space	Not public	open space			Х	
Loss of Playing Field	Not a play	ing field or a sports pitch			Х	
/ Sports Pitches					^	
Other Social	N/A					
<del></del>		Opportunities				
The land is highly cor						
any amenity value. section 215 action and						
the site is consi				X		
improvement to the a						
the site is for it to be						
		Sustainability Appraisal				
Sustainability Appraisa Conclusion	al Housing	SA not required due to gateway constraints.				
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.				
		Conclusion				
		prevent any viable solution for housing here. All	eady	allocat	ed for	
		so would not be allocated in the BCP.				
Access could be a sign		straint without acquiring additional land.				

## Rushall-Shelfield

Site Addres	ss	56 Cartbridge	Walsall,	, WS4	1SB					
Ward		Rushall-Shelf	ield	Call for	Site F	Ref	10214			
Site Area (I	na)	0.28								
Site Refere	nce	SA-0049-WA	L							
			Background	/Contex	t					
Current uses (list)	The	sy carav	an site							
Surrounding land uses		the South are do North is a garde					East a	re hous	ses, to	
	1 222		Constra		<u> </u>					
Gateway Co affecting pa		ts (where omitted site)	Name / Details							ount /ered 's)
SSSI/ SAC/ S	SINC		N/A						0	<u> </u>
Ancient Woo	dland / \	/eteran Trees	N/A						0	
Local Nature		Э	N/A						0	
Flood Risk Z			N/A						0	
Registered P			N/A						0	
Scheduled A			N/A						0	
Operational I		ound	N/A						0	
Common Lar Existing Police		D Green Belt - E	N/A		0					
Designations (list)		Cross Bolt or	ad I andasana	Conciti	.:4 A a					
Criteria	Accor	Green Beit ai	nd Landscape	Sensitiv Ratir		sessi	nent			
Green Belt		b-parcel makes	a etrona	Very		Mod		Low		Very
Harm	contrib	ution to maintair	a strong ning the	High	High	High	Mod Har	Mod	Low	Low
			and Walsall and a	–	Har m	Har	m m	Har	Har m	Har
			o preventing the	m		m		m		m
			lands conurbation	n e						
		eventing encroad								
			arcel is contained	d						
		northwest, northe								
		settlement edge je, both forming								
		ds conurbation;				Х				
		pment has a frag								
		gap. Any extens								
		nent would reduc								
	the ext	ent of existing de	evelopment in the	9						
			en belt purposes							
	The lar	ndscape within tl		High		/lod	Mod	Lo		Low
Landscape		is considered to have a				ligh		Mc	Ju	
Landscape Sensitivity	Valley									
	Valley modera	ate-high overall	sensitivity to							
	Valley modera resider	ate-high overall s ntial developmen	sensitivity to at.							
	Valley modera resider Althou	ate-high overall s ntial developmen gh the rural char	sensitivity to it. acter of the area							
	Valley modera resider Although is impa	ate-high overall s ntial developmen gh the rural char acted by its close	sensitivity to  acter of the area  proximity to the			Х				
	Valley modera resider Although is impa surrou	ate-high overall s ntial developmen gh the rural char	sensitivity to  at.  acter of the area  proximity to the  and existing			X				
	Valley modera resider Although is impa surround develo increas	ate-high overall s ntial developmen gh the rural char acted by its close nding conurbatio	sensitivity to at. acter of the area proximity to the and existing sensitivity is ological and			x				

which	ling a gap between settlements override other criteria.			
	ssessment against environmental, social and economi			
Criteria	Assessment	Rati	ng	
Croonfield/	Environmental			
Greenfield/ Previously	The site is previously developed and has a mixture of tarmac, concrete and loose gravel surface with a small area			х
Developed Land	of grass near to the rear boundaries of houses to the East.			^
Topography	The site is predominantly flat with a slight gradient down to			
Topography	the West.			Х
Agricultural Land	Not agricultural land.			· ·
Quality				Х
Tree Preservation	There a no protected trees, established trees existing			
Orders / Mature	around the boundary of the site, potential development of			
Trees of Value on	the site would not be significantly affected by their retention.		Х	
site or significantly				
affecting boundaries				
Biodiversity or	Groups of trees and hedges may be used by protected bat,			
Geodiversity on site or significantly	bird and badger species and a survey would be required			
affecting boundaries	along with mitigation proposals.  The ecological valuation of the Black Country Green Belt is			
anecting boundaries	based on a set of assumptions that formed the basis for			
	developing a set of criteria which allowed EcoRecord to			
	attribute a relative value to individual land parcels within the			
	Green Belt. A Valuation Matrix was used based on the			
	following attributes to calculate a final ecological value score			
	for each Landscape Unit: Land Use Calculated Value,		Х	
	Habitat Features, Nature Conservation Designation Value,			
	Adjacency to SSSIs or Ancient Woodland, Historic			
	Landscape Characterisation (HLC) Type Value, Twinspan-			
	Axiophyte Value (TAV) and Breeding Farmland Birds Value.			
	The higher the score the higher the ecological value.  Predominant Ecological Valuation of the Black Country			
	Green Belt Score = 1			
	The site falls within 2 Nature Recovery Network Zones, Core			
	Habitat Zone and Urban Matrix Recovery Zone 1			
Heritage Assets on	There are no recorded heritage assets here.			
site or significantly				Х
affecting boundaries				
Impact on visual	The proposed use currently exists and has done so for more			
amenity of adjacent	than 10 years, for this reason the character of the area is			
land users, including				
existing residents	utilities. The site is not large enough to provide more than a couple			
	of houses of similar character to those on Cartbridge Lane			
	and with a single access in from Cartbridge Lane this back		Х	
	land development would be out of character with the			
	surrounding development when seen from the public realm.			
	There are also no nearby employment uses and any such			
	buildings here would be out of character and their presence			
	detrimental to the visual amenity.			
Flood risk, drainage	The site is not in a flood zone 2 or 3, but is close to a flood			
and ground water	zone to the West and any development should ensures		Х	
	through SUDS that existing adjacent recorded flooding			
Ground	areas are not exasperated.  No recorded contamination here.			
Ground Contamination	INO recorded contamination nere.			X
Ground stability	Not in limestone or High Risk coal area.			Х
Cround Stability	140t iii iiiiicotorio di Filgii Mok odal alea.			

Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			Х
Noise impact of adjoining uses	Neither the existing use or proposed use raises noise concerns and Pollution Control Officers raise no existing issues. An employment use would like have unacceptable noise and disturbance impacts on the adjoining residential houses.	X - Em plo yme nt	X - Res ide ntia	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel, shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Χ
	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	Х		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The submitted form states that the site already has access to water, mains sewage, electricity, oil and broadband internet.  Broadband superfast speeds are available in this area.  Electricity capacity is available and would be under capacity for residential and over capacity for employment uses.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No evidence of infrastructure constraints.			x
Highways access and transportation	There are no significant highway constraints. The site would be most suited to residential type uses, including gypsy travellers/showpeople, being located at the end of a residential cul de sac. It would not suitable for fairground paraphernalia as access for large vehicles could be problematic and likewise the use of the site for commercial/industrial uses.		х	
Impact on the wider road network	Due to the small site area development here would have little impact on the wider road network.			х
Other Economic (specify)				
	Social			

Access time by walking	ng or publi	c transport (excep	t Primary schools:	walking only) t	o key r	esiden	itial	
			with BCP Policy H					
	The site is predominantly within 15 minutes walking					x		
-		f a Primary Schoo				^		
Secondary School	The whole of a Secon			X				
	The whole site is within 15 minutes walking distance of a							
	Health Cer		Х					
	The whole							
Centre/Employment Area	of an Emp		Х	Х				
	The whole Fresh Foo		Х					
	Traditional detached and semi-detached houses. Application site has been in							
constraints on	current use for some time and partly defines the character of the area.							
density (list)								
Connections to local	The site ac							
cycle route networks provides a safe route to Edgar Stammers School and							Х	
provides a route into Walsall.								
	The site is not public open space.						Х	
Loss of Playing Field	Would not result in the loss of a playing field or sports pitch.						Х	
/ Sports Pitches								
Other Social								
		Opport	unities					
Opportunity to release temporary gypsy/ traveller								
site from the green belt				X				
use at the site.								
		Sustainabili	ty Appraisal					
Sustainability Appraisal Housing								
Conclusion		Not a reasonable alternative, housing not proposed in submission.						
Sustainability Appraisal		Not a reasonable alternative, employment not proposed in						
Employment Conclusion	۱	submission.						
		Concl	usion					
The existing use is cons	idered to b	e the most approi	oriate here reflectin	ng the existing	charac	ter. Ho	usina	
development here would								
character and likely to h								
	ave a ueli	imeniai impaci on	neignbouring ame	ility.				

Cita A I I		251, Lichfield	Road, WS4 1	EB. Mano	or Fai	m Con	nmunitv	Assoc	ciation	ı,King
Site Addres	SS	George Creso	cent, Walsall, W	/S4 1EG						, <b>J</b>
Ward		Rushall-Shelf	ield	Call for	Site	Ref	10331			
Site Area (h	na)	3.85								
Site Refere	nce	SA-0082-WA	L							
			Background	d/Contex	κt					
Current uses (list)	foot The	ere is no current ball ground for Sere are no pitch r	Shelfield United, markings or anci	however to the lary relate	this u	se ceas uctures.	ed over The site	13 yea	rs ago ured.	).
Surrounding land uses										
			Constr							
Gateway Co affecting par			Name / Detail	S					co	nount vered a's)
SSSI/ SAC/ S		/ <b>T</b>	N/A						0	
Local Nature		/eteran Trees	N/A N/A						0	
Flood Risk Zo		<del>5</del>	N/A						0	
Registered P		arden	N/A						0	
Scheduled Ancient Monument			N/A						0	
			N/A 0							
Common Lar			N/A						0	
Existing Police Designations (list)	,	D Green Belt - E en Space OS602								
		Green Belt au	nd Landscape	Sensitiv	ity A	ssess	ment			
Criteria		sment		Ratii	ng		_		1	
Green Belt Harm	contrib the We	b-parcel makes ution to preventi est Midlands con	ng the sprawl of urbation,	Very High Har m	High Har m	Hian	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m
Landagana	and Alder encroad sub-partitlem Walsal Midlan althoughthis subsettlem from eithe frage	ining the separa dridge/Rushall a chment on the corcel is contained est and southwent edges of Rull, all forming pards conurbation. The control of the contr	nd preventing countryside. The doubtryside. The doubtryside is to the north, est by the ushall, and tof the West The railway line, al feature, is in located between expansion up to outh would weake ap.	it n			Mod		W	
Landscape Sensitivity		ndscape is consi ate-high overall s		High	'	Mod High	Mod	Lov Mo		Low
	resider of crite modera no crite The lar modera	ntial developmen ria are assessed ate or greater/hig eria override that ndscape is consi ate-high sensitiv pment. Large sc	nt as the majority If as having eithe If as having eithe If sensitivity, an If judgement. If dered to have If you employme	er d		X				

	would d	isrupt the small scale field					
		which contributes to the					
		ent setting of Walsall, Aldridge					
		shall. The area north of the					
		Bosty Lane, lies adjacent to an					
		industrial estate which has the					
		If to reduce sensitivity to further					
		ment, however, a strong and boundary, reduces					
		ivity between the areas and the					
		designated for its natural and					
		e qualities.					
Deta		sessment against environmental, social and economi	c crite	ria			
Criteria							
		Environmental					
Greenfield/		The site has no signs of previous development or history of					
Previously		previous development and is greenfield.	X				
Developed La	and						
Topography		The site is flat, but there is a significant 1-2 metre drop to					
		the playing fields to the South and East of this site. The		X			
A cricultural I		access from Lichfield Road rises up to the application site.					
Agricultural Land Quality The site is classed as Urban. It is not used for agriculture.					Х		
Tree Preserva	ation	None of the trees are protected. A tree survey would be					
Orders / Matu	Orders / Mature required to assess whether any should be retained and						
Trees of Valu		incorporated into development of this land.		Х			
site or significantly							
	affecting boundaries						
Biodiversity of		Groups of trees and hedges may be used by protected bat,					
Geodiversity or significantl		bird and badger species and a survey would be required along with mitigation proposals.					
affecting bou		The ecological valuation of the Black Country Green Belt is					
anecting both	iluaries	based on a set of assumptions that formed the basis for					
		developing a set of criteria which allowed EcoRecord to					
		attribute a relative value to individual land parcels within the					
		Green Belt. A Valuation Matrix was used based on the					
		following attributes to calculate a final ecological value score					
		for each Landscape Unit: Land Use Calculated Value,		Х			
		Habitat Features, Nature Conservation Designation Value,					
		Adjacency to SSSIs or Ancient Woodland, Historic					
		Landscape Characterisation (HLC) Type Value, Twinspan-					
		Axiophyte Value (TAV) and Breeding Farmland Birds Value.					
		The higher the score the higher the ecological value.  Predominant Ecological Valuation of the Black Country					
		Green Belt Score = 5					
		The site falls within 2 Nature Recovery Network Zones, Core					
		Habitat Zone and Urban Matrix Recovery Zone 1					
Heritage Asso	ets on	There are no recorded heritage assets here.					
site or signific		-			Х		
affecting bou							
Impact on vis		The site is located on an elevated position. It will be					
amenity of ac		particularly visible from the rear windows of houses along					
land users, in		Lichfield Road and is likely to have a detrimental impact on					
existing resid	ents	visual amenity locally. Although visible from the wider area		X			
		due to its elevated position it would be seen against					
		significant existing development to the North and West which are on similar ground levels. For these reasons the					
		wider impact is considered less harmful.					
<u> </u>							

Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х
Ground Contamination	There is no record of previous contamination at this site.			х
Ground stability	The site is in a low risk Coal area and there is no evidence of ground stability issues here.			Х
Air Quality impact of adjoining uses	Lichfield Road is in a Nitrogen Dioxide - Area of Exceedance 2015 zone which is in close proximity and may justify ventilation and extraction systems for houses or workplaces here.		X	
Noise impact of adjoining uses	Although Lichfield Road could be a significant noise source, the road would be over 50 metres away from the likely placement of any houses and mitigation would be achievable through the use of acoustic glazing. An employment use here could impact on the amenities of occupiers of nearby houses and school and would need to be controlled which may affect viability.  The football pitches to the East have illumination and could be in use at night which could be difficult to mitigate without placing restrictions on this existing use.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			Х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.		X	X
	Economic			
Employment Development Opportunities	The site is surrounded by residential leisure and agricultural uses, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	x		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric	No evidence of infrastructure constraints.			х

achles/sub stations	T					
cables/sub-stations,						
water/sewage pipes, gas pipes, pylons,						
culverts, rights of						
way)						
Highways access	Existing cr	ossing would need to be relocated. Old cycle link				
and transportation		pol may not be required and could be stopped up.		X		
Impact on the wider		acts unlikely to be significant.				
road network		acto animoty to be eightness.			Х	
Other Economic						
(specify)						
, , , ,		Social				
Access time by walk		c transport (except Primary schools: walking only) tes in accordance with BCP Policy HOU2.	o key r	esiden	tial	
Primary School		site is more than 15 minutes walking distance of	Х			
Secondary School	The whole	The whole site is within 20 minutes public transport distance of a Secondary School				
GP/Health	The site is	predominantly within 15 minutes walking		Х		
Centre/Walk in		f a Health Centre Area		^		
Strategic Centre/Employment Area		The whole site is within 20 minutes public transport distance of an Employment Area				
Centre/Foodstore		The site is predominantly within 15 minutes walking distance of a Fresh Food and Centre Area				
Any character		located to the rear of traditional detached and sem	i-detac	hed rib	bon	
constraints on density (list)		ent houses.				
Connections to local		s is part of the cycle network route CR007 and			Х	
cycle route networks		orporated into any development here.			^	
Public Open Space		is overgrown, the Council's aerial photos				
		nat the site has not been not in use by the public				
		me. The surrounding sites provide a more			Х	
		ublic space which has deterred the use of this site.				
Loop of Dlaving Field		ht be justificati				
Loss of Playing Field		o discernible field or sports pitch on this site lanning refusal BC40098P confirms its previous	Х			
/ Sports Pitches	use as a s	ports pitch.	^			
Other Social		lights from the neighbouring football pitch to the				
	∟asi illay	require mitigation.  Opportunities				
The site borders oth	or nublic or					
playing fields. The pla						
in the green belt and the						
relocate existing				X		
sustainable housing.						
can be achieved on						
	Ť	Sustainability Appraisal				
Sustainability Appraisa	al Housing					
Conclusion		SA not required at this time				
Sustainability Appraisa		Sa not required at this time				
Employment Conclusion	on	•				
		Conclusion				
not, could be surplus t	o requireme	ment is required as to whether the public open spa ents but unable to determine at the time of assessn ximity to School and existing housing and due to the	nent. H	ousing	here	
		Employment uses would have character and ameni				

Site Addres	ss	Land West of	Winterley Lane	e, Winter	ley La	ne Pas	sture			
Ward		Rushall-Shelf	ield	Call for	Site F	Ref	Greer	Belt F	Parcel	053
Site Area (	ha)	2.88								
Site Refere	nce	SA-0246-WAI	<u>L</u>							
			Background	I/Contex	ct					
Current uses (list)		rsiculture, a comp scrap but no plar		area of th	e land	to the S	South h	as wha	t appea	ars to
Surrounding		the North are allo		ast a forr	ner qua	arry wh	ich has	been ii	nfilled a	and
land uses	has	s permission to be	e a natural buria	ground,	to the S	South a	nd We	st are h	ouses.	
			Constra	ints						
Gateway Co	nstrain	ts (where	Name / Details	<u> </u>					Am	ount
		bmitted site)								ered/
0001/010/			21/2						(ha	's)
SSSI/ SAC/ S		Veteran Trees	N/A N/A						0	
Local Nature			N/A N/A						0	
Flood Risk Z		<u> </u>	N/A						0	
Registered P		arden	N/A						0	
Scheduled Ancient Monument N/A								0		
Operational I		round	N/A						0	
Common Lar		D 0 D 1 E	N/A						0	
Existing Police	-	D Green Belt - El	NV1							
Designations (list)	•									
(IISt)										
		Green Belt ar	nd Landscape	Sensitiv	vity As	sessr	nent			
Criteria	Asses	ssment		Ratii	ng					
Green Belt		ub-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Harm		oution to preventi		High Har	Har	High Har	Har	Mod Har	Har	Low Har
		est Midlands con aining the separa	· ·	m	m	m	m	m	m	m
		ich and Walsall a								
		achment on the c	, ,							
		arcel is contained								
		and east by the s		of						
		ge, which forms p nds conurbation. I								
		er bounding the r								
		b-parcel, and the								
		and to the southe								
		create a strong o		2						
		en the inset settle rthern, western, a				Х				
		of the subparcel.								
		nd Lane would fo								
		ary consistent wi								
		edge to the east, are canal form a st								
		protect the wider								
		uth; but release o		d						
		ge the fragile rem								
	betwee	en Aldridge and F	≺ushall, which in							
	4,	ontributes to perc								

between towns.

	* Dart o	f this parcel, land at Winterley						
		as planning permission for a						
		burial ground, but this has not						
		plemented at the time of writing.						
Landscape		dscape is considered to have	High	Mod	Mod	Lov	V	Low
Sensitivity	modera	te-high overall sensitivity to		High		Mod	b	
		tial development as the majority						
		ia are assessed as having either						
		te or greater/high sensitivity, and						
		ria override that judgement.						
		dscape is considered to have						
		te-high sensitivity to employment oment. Large scale development						
		lisrupt the small scale field						
		which contributes to the						
		ent setting of Walsall, Aldridge		Х				
		shall. The area north of the						
		Bosty Lane, lies adjacent to an						
		industrial estate which has the						
		al to reduce sensitivity to further						
		oment, however, a strong						
		nd boundary, reduces tivity between the areas and the						
		designated for its natural and						
		e qualities.						
Det		sessment against environme	ntal, soc	ial and e	conomi	c crite	eria	
Criteria		Assessment	·			Ratii	ng	
		Environme	ntal			•		
Greenfield/					dings in			
Previously		relation to the limestone working	s and the	whole site	was		X	
Developed L	and	subject to mining.						
Topography	1	The site is predominantly flat.						Х
Agricultural L	.and	Not agricultural land.						
Quality Tree Preserv	ation							X
		There are two protected trees to	the North	of the par	col			Х
	· · · · · · · · · · · · · · · · · · ·							Х
	ure	There are two protected trees to references, AB2/1960 T14 and T significant mature trees lining the	19. In add	lition there	are			Х
Trees of Valu	ure ue on	references, AB2/1960 T14 and T significant mature trees lining the	19. In add boundary	lition there  and withi	are n the	х		Х
	ure ue on cantly	references, AB2/1960 T14 and T significant mature trees lining the site and a tree survey would be r are worthy of retention. The reter	19. In add boundary equired to ntion of so	lition there and withit determine me or all o	are n the e which	х		X
Trees of Valu site or signific affecting bou	ure ue on cantly ndaries	references, AB2/1960 T14 and T significant mature trees lining the site and a tree survey would be r are worthy of retention. The reter trees would significantly prohibit	19. In add boundary equired to ntion of so developm	lition there and withinded determine me or all dent here.	are n the e which of the	х		X
Trees of Valusite or significating bou	ure ue on cantly ndaries	references, AB2/1960 T14 and T significant mature trees lining the site and a tree survey would be r are worthy of retention. The retentrees would significantly prohibit POTENTIAL SINC. Any loss of to	19. In add boundary equired to ntion of so developm rees would	lition there and within determine or all chent here.	are n the which of the	х		X
Trees of Valusite or significating bould biodiversity of Geodiversity	ure ue on cantly ndaries or on site	references, AB2/1960 T14 and T significant mature trees lining the site and a tree survey would be r are worthy of retention. The reteit rees would significantly prohibit POTENTIAL SINC. Any loss of trecological survey to determine w	19. In add boundary equired to ntion of so developm rees would	lition there and within determine or all chent here.	are n the which of the	Х		X
Trees of Valusite or significant affecting bour Biodiversity or significant	ure ue on cantly ndaries or on site	references, AB2/1960 T14 and T significant mature trees lining the site and a tree survey would be r are worthy of retention. The reteit trees would significantly prohibit POTENTIAL SINC. Any loss of the ecological survey to determine w required.	19. In add boundary equired to ntion of so developm rees would that mitiga	lition there and within determine me or all content here. It require a tion might	e are n the e which of the n	х		X
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Heritage Assets on site or significantly affecting boundaries	The Northern triangle - HER 4000 - Ordnance Survey 1880s plan shows quarried area, quarry buildings and bank of eight limekilns. 1900s plan shows internal railroad system. Limeworks marked as disused on 1914 map. The Southern quarter of the site - HER 13060 - Settlement at Daw End shown on map of 1775 and on 1st edn OS (1886). By 1886 area dominated by limestone works. An archaeological survey is required.	х		
Impact on visual amenity of adjacent land users, including existing residents	The parcel is enclosed by the canal to the West and Winterley Lane to the East, there is existing housing to the West so housing development here would reflect this existing character. If trees were retained along the canal and parcel boundary there would be very little local impact, the topography prevent any wider unacceptable visual amenity impacts.		х	
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS. Water should not access the adjoining canal.		Х	
Ground Contamination	There are two records of ground contamination which require assessing during an application, both are in the Southern half and take up over half of this area. Former Limekilns. Quarrying of sand and clay		х	
Ground stability	The ground is recorded as untreated limestone with a record of two mineshafts in the South. Significant remediation is required to allow development at this site.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			x
Noise impact of adjoining uses	Residential use would reflect the existing character and there are no significant unacceptable sources of noise. An employment use here could impact on existing residents and mitigation could restrict uses and be unviable.	X - Em plo yme nt		X - Res iden tial
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			x
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
Employment	Employment uses here are likely to result in significant			
Development Opportunities	impact on residential amenity. This site has also been assessed for market attractiveness for Colliers as part of EDNA 2 which concludes "This location is deemed unsuitable for commercial developmen	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance		x	

	T						
	however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future						
	growth.						
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			x			
Highways access and transportation	Access to this site is constrained by the narrow, weight-limited canal bridge to the north and the nature of Winterley Lane itself. Redevelopment of this site will require extensive up grading of Winterley Lane in the form of carriageway widening and footway provision. The canal bridge may also require strengthening or replacement including pedestrian access facilities to improve links to the north. Potentially it could come forward with the wider site GBP054 to the east of Winterley Lane for a more comprehensive proposal. On its own, it would be unsuitable for commercial development.	X					
Impact on the wider	Wider impacts include the upgrading of Winterley Lane.						
road network	The state of the s	X					
Other Economic (specify)							
	Social						
Access time by walk	king or public transport (except Primary schools: walking only) t	o key r	esiden	ıtial			
	services in accordance with BCP Policy HOU2.						
Primary School	The site is predominantly within 15 minutes walking distance of a Primary School		Х				
Secondary School	The site is predominantly within 25 minutes public transport distance of a Secondary School		Х				
GP/Health Centre/Walk in	The whole site is within 15 minutes walking distance of a Health Centre Area		Х				
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area		Х	Х			
Centre/Foodstore	The whole site is within 15 minutes walking distance of a Fresh Food and Centre Area		X				
Any character constraints on density (list)	Housing mix is traditional mid 20c semi-detached and terraced terraced houses.	d and \	Victoria	ın			
Connections to local	No connections to a local cycle route network.	X					
Cycle route networks	Not public open enges			v			
Public Open Space Loss of Playing Field	Not public open space.  Would not result in the loss of a playing field or sports pitch.			Х			
/ Sports Pitches	Trivould hot result in the loss of a playing held of sports pitch.			Х			
Other Social							
	Opportunities						
highway and canal br	djacent green belt parcels ridge improvements may be viable.						
1110							
Sustainability Appraisal							

Sustainability Appraisal Housing Conclusion	SA not required due to gateway constraints.						
Sustainability Appraisal Employment Conclusion	SA not required due to gateway constraints.						
Conclusion							

The combination of untreated limestone and required highway improvements, canal bridge upgrades are collectively very significant constraints which are unlikely to be viable and resolved within the next plan period, and a barrier to allocation.

Site Address		Land East of	Winterley Lane	, Wintery	/ Lane	Disus	ed Lim	estone	Mine.	•
Ward		Rushall-Shelf	ield	Call for	Site F	Ref	Greer	n Belt F	Parcel	054
Site Area (ha	)	21.85								
Site Reference	e	SA-0247-WAI	L							
			Background	d/Contex	ĸt					
Current uses (list)	buri imp	iculture, horsicul al. At the time of lemented.	f this assessmer	nt the natu	iral buri	al pern	nission	had no	t been	itural
Surrounding land uses		the North are res dential and agric								
land doco	1031	dential and agric	Constr		roicuita	ic and	residei	itiai ust	<i>.</i>	
Gateway Cons affecting part			Name / Detail	S						ount rered 's)
SSSI/ SAC/ SIN			N/A						0	
Ancient Woodla			N/A						0	
Local Nature R		9	N/A N/A						0	
Registered Par		arden	N/A						0	
Scheduled Anc			N/A						0	
Operational Bu	rial Gr	ound	N/A						0	
Common Land	1		N/A						0	
Existing Policy Designations (list)	SAL	O Green Belt - E	NV1							
	1	Green Belt ar	nd Landscape	Sensitiv	ity As	sessn	nent			
		sment		Ratii	ng					
Green Belt Harm Control of the second	The succeptive the su	b-parcel makes ution to preventing the separation and Walsall a chment on the corcel is contained and east by the set, which forms per bounding the report of the souther and to the souther are a strong of the subparcel, and the inset settle thern, western, af the subparcel and Lane would form a strong consistent wind ge to the east, are canal form a strong of the fragile remember Aldridge and I	ing the sprawl of urbation, tion of Aldridge, and preventing countryside.* The distriction of the west of the West Daw End Branch and west of the subdistinction ement and land and south easte orm a clear of the existing and this together of this area would an ining distinction distinction distriction the existing and this together of this area would arining distinction distin	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m

	betwee * Part o	ntributes to perceived separation not nowns.  If this parcel, land at Winterley as planning permission for a							
		burial ground, but this has not							
		plemented at the time of writing.							
Landscape		dscape is considered to have	High	Mod High	Mod	Lov Mo		L	-OW
Sensitivity		te-high overall sensitivity to tial development as the majority		riigii		IVIO	u		
		ia are assessed as having either							
		te or greater/high sensitivity, and							
		ria override that judgement.							
		dscape is considered to have							
		te-high sensitivity to employment							
		oment. Large scale development lisrupt the small scale field							
		which contributes to the							
	•	ent setting of Walsall, Aldridge		X					
		shall. The area north of the							
		Bosty Lane, lies adjacent to an							
		g industrial estate which has the all to reduce sensitivity to further							
		ement, however, a strong							
		nd boundary, reduces							
		tivity between the areas and the							
		designated for its natural and							
Dot		e qualities. sessment against environme	ntal coo	ial and a	oonomi	o orite	rio		
Criteria	ancu as	Assessment	iitai, soc	iai aiiu c	COHOIII	Rati			
- CITTOTIC		Environme	ntal			1	9		
Greenfield/		The land was predominantly a fo	rmor mine	and is					
		considered to be previously developed land.							
Previously									X
Developed La	and	considered to be previously deve	eloped lan	d.	ofilling				х
•	and	considered to be previously dever-	eloped lan	d. ning and ir			x		X
Developed La	and	considered to be previously deve	eloped lane evious min t a signific	d. ning and ir ant barrie			х		Х
Developed La		The land is not flat due to the pruses. The topography itself is no	eloped lane evious min t a signific	d. ning and ir ant barrie			х		x
Developed La Topography  Agricultural L Quality Tree Preserv	and	The land is not flat due to the pruses. The topography itself is no development but would need cor Not agricultural land.  There are 26 trees with tree pres	eloped lan evious min t a signific nsideration	d. ning and ir cant barrie n. order refere	r to ences		х		
Developed La Topography  Agricultural L Quality Tree Preserv Orders / Mate	and ation ure	The land is not flat due to the pruses. The topography itself is no development but would need cor Not agricultural land.  There are 26 trees with tree presas follows: AB 2/1960 T6, T7, T8	eloped landerious minute a signification of the sideration of the	d. ning and ir cant barrie n. order refero T11, T15	ences , T16,		х		
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Agricultural L Quality Tree Preserv Orders / Matures of Valuesite or significations	and ation ure ue on cantly	The land is not flat due to the pruses. The topography itself is no development but would need con Not agricultural land.  There are 26 trees with tree presas follows: AB 2/1960 T6, T7, T8 T17, T18, T19, T20, T21, T22, T28, T30, T31, T33, T34, T35, T3 TPO and presence of other estal is required to determine which Tl are any further trees which justify	evious mint a signification of the sideration of	ning and ir cant barrie order refere T11, T15 25, T26, T o the date ees a tree ees a tree emain and	ences , T16, T27, of the survey d if there				
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	Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone			
Heritage Assets on site or significantly affecting boundaries	Northern area - HER 14307 - Linley Limeworks, Walsall - Early 19th century map shows Linley lime works in this area and it is also marked as a Lime Works on Rushall tithe map of 1840. By the 1880s the area is shown as pitted but the limeworks is disused.  Northern area - HER 2604 - Neolithic flint flake from Daw End. In addition the HLC identifies Records of Roman lime working within Linley Wood, Grade II listed Brawn's Work Bridge and the site is an Area of High Historic Landscape Value which if developed would be lost.  The site is indentified in the HLC as a Archaeological Priority Area and has the potential to contain archaeological deposits associated with Lime Kilns. Extant remains of the stables associated with the Limeworks.  An archaeological survey is required.	x		
Impact on visual amenity of adjacent land users, including existing residents	There are no houses directly adjoining the parcel due to the presence of the highway and canal in between which is considered to reduce any local visual harm impacts as less than significant, mitigation can be secured through the retention of trees. The only wider harm would be from people passing the site and would not be significant.		х	
Flood risk, drainage and ground water	Although the parcel is not in a flood zone 2 or 3 the presence of a number of mines, previous infilling and limestone caves would mean that SUDS mitigation measures would need to take account of where the water may travel too and whether there are any con	х		
Ground Contamination	Most of the site has a record of contamination which needs to be assessed during development and there is a historic landfill site with potential ground gas issues.  Environment Agency licenced for landfill part of site.  Quarrying of sand and gravel.	X		
Ground stability	The ground is recorded as untreated limestone with a record of nine mineshafts across the site. Significant remediation is required to allow development at this site.	Х		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
Noise impact of adjoining uses	Residential use would reflect the existing character and there are no significant unacceptable sources of noise. An employment use here could impact on existing residents and mitigation could restrict uses and be unviable.	X - Em plo yme nt	X Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	The site is within 250 metres of G W Skip Hire and a former hazardess waste transfer station which could be put back into use. Such uses could have amenity impacts on residential buildings and mitigation may be required.		X - Res ide ntia I	X - Em ploy men t

Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	This site has been assessed for market attractiveness for Colliers as part of EDNA 2 which concludes "This site is potentially suitable for commercial development. The site is attractive to the commercial market and is likely to be of interest to local oc			x
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No public rights of way present. Council officers received an enquiry about public access when some of the limestone workings area was fenced off but no claim for unrecorded rights was received. The enquiry was more about loss of access to the caverns and			х
Highways access and transportation	This site is constrained by the canal to the north and Winterley Lane to the west. Potentially access to this site could be taken directly from the B4154 Bosty Lane with a new junction (possibly signalised) with localised widened to create a right turn lane and controlled pedestrian crossing facilities. The Winterley Lane canal bridge may also require strengthening or replacement including pedestrian facility to improve links to the north. The unadopted Anglian Road to the east could provide access to this site (or part of it) subject to agreement from the land owner.  The site could be considered for residential or commercial development. It could also be part of a wider site incorporating land to the west of Winterley Lane (GBP053).	X		
Impact on the wider road network	The impact on the A461 Lichfield Road/B4154 Daw End Lane signalised junction and B4154 Bosty Lane/A454 Walsall Road junction will require capacity assessments as part of a comprehensive Transport Assessment. Mitigation works may be required.		X	
Other Economic (specify)				
	Social			
Access time by walk	king or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	Х		
Secondary School	The site is predominantly within 25 minutes public transport distance of a Secondary School		X	

GP/Health	The whole	site is more than 15 mir	nutes walking	distance of	X		
Centre/Walk in		Centre Area			^		
Strategic	The site is	predominantly within 20	minutes pub	olic transport			
Centre/Employment	distance o	f an Employment Area					X
Area							
Centre/Foodstore	The site is	predominantly more that	in 15 minutes	walking	X		
	distance o	f a Fresh Food and Cen	tre Area		^		
Any character	Nearby ho	using is a mix of mid 20	c semi-detacl	hed and terrac	ed, Vic	ctorian	
constraints on	terraced a	nd 1960s semi-detached	d.				
density (list)							
Connections to local	No connec	ctions to a local cycle rou	ıte network.		X		
cycle route networks					^		
Public Open Space	Not public	open space.					Х
Loss of Playing Field	Would not	result in the loss of a pla	aying field or	sports pitch.			Х
/ Sports Pitches							^
Other Social							
		Opportunitie	es				
Remediate a former	limestone w	orks and landfill		х			
and provide	highway up	grades.		^			
		Sustainability Ap	praisal				
Sustainability Appraisa	al Housing	CA not required due to	actourou con	atrainta			
Conclusion		SA not required due to	gateway con	istramis.			
Sustainability Appraisa	al	CA met meanimed due to		atrainta			
<b>Employment Conclusion</b>	on	SA not required due to	gateway cor	istramis.			
		Conclusion	1				
The combination of u	ntreated lim	estone and required hig	hway improv	ements, cana	l bridg	e upgr	ades,
		collectively significant co					
resolved within the pla				•			

Site Addres	SS	Linley Farm S	South of 34 Bost	v Lane						
Ward		Rushall-Shelf		Call for	Site F	Ref	Green	Belt F	Parcel	061
Site Area (h	na)	1.4		Juli 101					G. 001	
Site Refere		SA-0252-WAI								
		ON OZOZ WY	Background	/Contex	·+					
Current uses	Aar	iculture	Dackground	Contex						
(list)								- u		
Surrounding land uses			sidential and acro and agricultural	•		_			ne East	and
			Constra							
Gateway Co.			Name / Details							ount
affecting par	rt of sul	bmitted site)							cov (ha	ered 's)
SSSI/ SAC/ S	SINC		N/A						0	3)
Ancient Wood	dland / \	/eteran Trees	N/A						0	
Local Nature		9	N/A		<del></del>	<del></del>			0	
Flood Risk Zo			N/A						0	
Registered Pa			N/A N/A						0	
Operational E			N/A						0	
Common Lan		Odrid	N/A						0	
(list)  Criteria		ssment	nd Landscape	Ratir			nent			
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Harm		ution to preventi est Midlands con		High Har	Har	High Har	Har	Mod Har	Har	Low Har
			urbalion,							
		ining the separa	tion of Walsall	m	m	m	m	m	m	m
	and Ale	ilning the separa dridge/Rushall a	tion of Walsall nd preventing	m	m		""	m	""	m
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	encroa sub-pa northea settlem	dridge/Rushall and the control of the contained ast and southwen the contained ast and southwent edges of Rushall and the control of the cont	nd preventing ountryside. The I to the north, st by the Ishall, Aldridge		m		""	m	- ""	m
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	ially increase containment of land						
betwe	en Rushall and Aldridge (B97A).						
Landscape Sensitivity The la mode reside of crit asses greate overri The la mode developatter settle and R B4154 exisiti poten developod	en Rushall and Aldridge (B97A).  Indscape is considered to have rate-high overall sensitivity to intial development as the majority eria are sed as having either moderate or inchigh sensitivity, and no criteria de that judgement. Indscape is considered to have rate-high sensitivity to employment opment. Large scale development disrupt the small scale field in which contributes to the ment setting of Walsall, Aldridge ushall. The area north of the Bosty Lane, lies adjacent to an ing industrial estate which has the ial to reduce sensitivity to further opment, however, a strong and boundary, reduces ctivity between the areas and the	High	Mod High	Mod	Low		Low
	clivity between the areas and the second designated for its natural and						
herita	ge qualities.	4.1			•		
Criteria	ssessment against environme Assessment	ntal, soc	ial and e	conomi	Rati		
Cilleria	Environme	ntal			Naui	iig	
Greenfield/ Previously Developed Land	The parcel is greenfield.				х		
Topography	The site is generally flat but on hit Lane by less than a metre.	igher grou	ınd than B	osty			Х
Agricultural Land Quality	No information available				Х		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees with there are significant established to the parcel which may be worth assessment. The retention of sor not significantly reduce the devel secure access some trees would	rees arou by of reten me or all o opable ar	ind the bou ition and re of the trees ea althoug	undary equire would jh to		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require a determine what mitigation might. The ecological valuation of the B based on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix we following attributes to calculate a for each Landscape Unit: Land U Habitat Features, Nature Conser Adjacency to SSSIs or Ancient W Landscape Characterisation (HLC Axiophyte Value (TAV) and Bree The higher the score the higher the Predominant Ecological Valuation Green Belt Score = 3  The site falls within a Nature Rec Expansion Zone 2	be require lack Count at formed allowed Edual land pas used befinal ecologically foodland, C) Type Very ding Farmer ecologically for the Born of the Born and the	ed. htry Green If the basis EcoRecord parcels with eased on the ogical value ated Value signation \ Historic Yalue, Twin hland Birds pical value. lack Count	Belt is for a to thin the ne score e, /alue, aspan-s Value.		x	

Intellige Assets of Impact on visual amenity of adjacent Impact of Impact of Impact of Impact of Impact of Impact of adjoining uses  The parcel contributes to helping to define the distinct character areas of Rushall and Aldridge. The land here between those two areas is rural focal visual amenity impact from the rear windows of 12 houses along Bosty Lane and from some users of the public highway. If developed there would still be some visual separation to Aldridge because of the railway and fields beyond to the East. Due to the topography and surrounding trees there would not be a significant wider impact.  Flood risk, drainage and ground water  Ground  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.  Ground stability  The ground is recorded as a treated limestone with a record of two mineshafts in the North area of the site.  The parcel is within the limestone consideration zone for the Daw End mine. Part of this mine which the parcel is within has been treated but a comprehensive site investigation report produced by a specialist Consultant Mining Engineer to assess the effect of the proposed development on the underground limestone infilling is required before any development can be considered.  Air Quality impact of adjoining uses  Air Quality impact of adjoining uses  The adjacent football pitch would cause significant noise impact on any future residents outled expect a higher level of noise amenity. Railway noise mitigation required and could reduce the developable area. An employment use would not be acceptable next to existing residential with significant mitigation and restriction likely to render such uses as unviable.  Mineral	Heritage Assets on	There are no recorded haritage assets here			
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Employment Land Not employment land and signfiicant other issues.			X		
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Delivery / Phasing No known significant issues regarding delivery or phasing.	Employment Land	Not employment land and signfiicant other issues.	X		
	Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х

Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints here.			x
Highways access and transportation	There is the potential for access from A4154 Bosty Lane subject to visibility requirements being met. Residential development would be the most appropriate. Access of Dales Lane would require third party consent.		x	
Impact on the wider road network	No wider concerns.			х
Other Economic				
(specify)				
Access time by wall	Social  king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	Х		
Secondary School	The site is predominantly within 25 minutes public transport distance of a Secondary School		Х	
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The site is predominantly within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The whole site is within 15 minutes walking distance of a Fresh Food and Centre Area		X	
Any character constraints on density (list)	The character here is predominantly traditional semi-detached	d house	es.	
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space Loss of Playing Field / Sports Pitches	Not public open space.  Would not result in the loss of a playing field or sports pitch.			X
Other Social				
	Opportunities mine suitability of previous ment for development.			
	Sustainability Appraisal			
Sustainability Appraisa Conclusion	The site has some negative impacts for SA Object 9, 12, 14 and positive impact for SA Objectives 5,			3, 7,

Sustainability Appraisal Employment Conclusion	Assessment requested
	Conclusion

Highest green belt and high landscape harm combined with significant noise and ground stability issues mean that this parcel has some significant constraints for residential development and employment uses are not considered compatible with adjacent uses in terms of character or amenity.

Site Addres	SS	Stubbers Gre	en Brook Valle	у								
Ward		Rushall-Shelf	ield	Call for	Site F	Ref	Green	Belt F	Parcel	37		
Site Area (I	na)	10.84										
Site Refere	nce	SA-0259-WA	L									
			Background	d/Contex	<b>t</b>							
Current uses (list)		viously used for ald be implement	mineral working ed.	s and ther	n waste	e, no cı	urrent la	wful us	e whic	:h		
Surrounding	То	the North is a fo	rmer quarry and					t is a w	aste tra	ansfer		
land uses	Sta	tion to the South	a quarry and to		a nous	ing est	ate.					
			Constra									
Gateway Co affecting pa		ts (where bmitted site)	Name / Details	8					CO	nount vered n's)		
SSSI/ SAC/ S			N/A						0	•		
		/eteran Trees	N/A						0			
Local Nature		e	N/A						0	_		
Flood Risk Z		o v ol o io	N/A						0.5	9		
Registered P Scheduled A			N/A N/A						0			
Operational E			N/A N/A						0			
Common Lar		Odria	N/A						0			
Existing Police Designations (list)	y SA	D Green Belt - E										
,		Green Belt a	nd Landscape	Sensitiv	ity As	sess	ment					
Criteria		ssment		Ratir	ng							
Green Belt		ıb-parcel makes		Very	High	Mod	Mod	Low	Low	Very		
Harm		oution to maintain ation of Aldridge		High Har	Har	High Har	Har	Mod Har	Har	Low		
		dridge and Blox		m	m	m	m	m	m	m		
			to preventing the									
	sprawl	of the West Mid	lands conurbation									
		eventing encroa										
			earcel is containe	d								
		north and northw nents of Brownhi	lls and Shelfield,									
		the south and e										
	settlen	nent edge of Ald	ridge. Any		Х							
		ary change woul										
		settlement gaps										
		ge and Brownhill ge, Rushall and \$										
		affect the integri										
	Green	Belt either throu	gh increased									
I am In .		nment or reduce				10.0	N4.			Law		
Landscape Sensitivity		ndscape is cons	idered to have tivity to residenti	High		/lod ligh	Mod	Lo Mo		Low		
Jonathy		nployment devel		ui		J -						
		are some criteria	indicating a low-									
	there a moder	ate sensitivity, th	is is counter									
	there a moder balance	ate sensitivity, the	is is counter sensitivity of				X					
	there a moder baland natura	ate sensitivity, th	nis is counter sensitivity of semi-natural				X					

	sessment against environmental, social and economic	c crite	eria	
Criteria	Assessment	Ratir	ng	
	Environmental			
Greenfield/ Previously Developed Land	Previously developed site with a history of landfill.			X
Topography	The topography is generally flat but increases in height from West to East. The change in land level is not significant and not a barrier to development.			Х
Agricultural Land Quality	Not agricultural land.			х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Along the Northern boundary are two protected trees references 22/1996 T13 and T14. Their location on the Northern boundary means that their retention would have little if any impact on development here. There are other established trees which may be worthy of retention and a tree survey is required. The retentions of some or all trees in the parcel would not have a significant impact on the developable area of the parcel.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5  The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Core Expansion Zone 1		x	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The land was a former quarry and only part of it can be seen from the public realm from the Stubbers Green Road and the Canal. The shape and size of the parcel combined with the relatively flat topography means that local and wider impacts can be mitigated to ensure development here would not have unacceptable impacts in terms of visual amenity.			x
Flood risk, drainage and ground water	0.59ha is a flood zone in the context of the site area this is not significant however development is likely to result in additional surface water mitigation which would need to be taken into account through SUDS measures.		х	
Ground Contamination	The parcel has a record of ground contamination which requires assessment during development. There is also a record that the parcel is a historic land fill site with ground gas issues. Butterly Holes landfill site.	Х		
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.	Х -	v	Х
Noise impact of adjoining uses	Adjoining, landfill, waste treatment and quarry uses would require significant mitigation for residential uses.	X - Res	X - Em	

Employment uses could be achieved if set away from houses with mitigation, could have a significant impact on the developable area or might have use restrictions which could be unviable.  Mineral Extraction and Mineral Resource Areas  Sendown Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. As this is a dormant site, mineral working may not commence until a modern schedule of working conditions has been approved by the Council which allows for control over noise which would affect existing adjacent housing and taking account of the context of this existing site adjacent to houses noise mitigation would also benefit these houses. For these reasons the impact on this site is considered less than significant. Sandown Quarry is also subject to a call for sites submission, however until it is developed the above issues remain significant.  The site is in MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.  Within 250 metres of the site is Empire Treatment Works a large hazardous waste treatment and transfer facility, Highfields South Landfill Site, D. E. O'Reilly non hazardous waste transfer and Vigo Utopia treatment Plant which treats ground gas from the adj  Other Environmental  No other issues identified.  Economic  Employment  Development  Onther Environmental of the error or phasing.  No known significant issues regarding delivery or phasing.  X Economic  Employment Land  No ther issues identified.  X Deliv		Employment uses sould be achieved if set away from	ide	plo	
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Employment Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Employment Land Not employment land other significant issues exist.  Delivery / Phasing No known significant issues regarding delivery or phasing.  Viability There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities Goscote WwTW has capacity for 3220 houses. Site is	Other Environmental				
Employment Development Opportunities Under there are no notable employment opportunities here which warrant further assessment.  Employment Land Under the plan period.  Not employment land other significant issues exist.  X  Delivery / Phasing Under the plan period.  Not employment land other significant issues exist.  X  X  X  Availability Under the plan period.  Availability of utilities Under the plan period.  Availability of utilities Under the plan period.  X  X  X  X  X  X  X  X  X  X  X  X  X	Other Environmental				^
Development there are no notable employment opportunities here which warrant further assessment.  Employment Land Not employment land other significant issues exist.  Delivery / Phasing No known significant issues regarding delivery or phasing.  Viability There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities Goscote WwTW has capacity for 3220 houses. Site is	Employment				
Employment Land  Not employment land other significant issues exist.  Delivery / Phasing  No known significant issues regarding delivery or phasing.  Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  Goscote WwTW has capacity for 3220 houses. Site is			Х		
Delivery / Phasing No known significant issues regarding delivery or phasing.  Viability There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities Goscote WwTW has capacity for 3220 houses. Site is	1 1				
Viability  There are no known significant risks to viability and likely to be developed within the plan period.  Availability of utilities  Goscote WwTW has capacity for 3220 houses. Site is	Employment Land	Not employment land other significant issues exist.	Х		
be developed within the plan period.  Availability of utilities Goscote WwTW has capacity for 3220 houses. Site is	Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Availability of utilities  Goscote WwTW has capacity for 3220 houses. Site is	Viability				Х
	A 11 1 1112 A 11113				
- electricity, gas,   currently receiving upgrades in AMP6 (2015-2020) It has	-				
1,5 ,	3.0				
water, sewage limited headroom based on current quality performance treatment however there are no physical constrains regarding				X	
provision of additional treatment capacity.	Janiiont			,	
Broadband superfast speeds are available in this area.					
There are no significant gas capacity issues here.		Broadband superiast speeds are available in this area.			

Ind beaute means	mitigation re	equirements.			
is considered suitable residential amenity red	for employr ducing the si	ment uses which would have significant amenity is te area, this site is closer to housing than Sandown	sues ir	n regai	rds to
		inerals working site also subject to a call for sites s			
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.  Conclusion			
Sustainability Appraisa Conclusion		SA not required due to gateway constraints.			
		Sustainability Appraisal			
To put back into use	a former qua	arry/landfill site.			
		Opportunities			
Other Social					
Loss of Playing Field / Sports Pitches	vvould not	result in the loss of a playing field or sports pitch.			Х
Public Open Space		open space			Х
cycle route networks			Х		
density (list) Connections to local		styled detached houses. etion to a local cycle route network.	v		
Any character constraints on density (list)	wider area	y housing is not close enough to define any charact is a mix of Victorian terraces, mid 20c semi-detach styled detached houses.			
Centre/Foodstore	distance of	predominantly within 15 minutes walking f a Fresh Food and Centre Area		X	
Strategic Centre/Employment Area	of an Emp	site is within 20 minutes public transport distance loyment Area			х
Centre/Walk in	distance of	f a Health Centre Area	Х		
Secondary School  GP/Health	distance of	f a Secondary School predominantly more than 15 minutes walking		X	
Primary School	distance of	f a Primary School predominantly within 25 minutes public transport		X	
•	servic	c transport (except Primary schools: walking only) to ses in accordance with BCP Policy HOU2.  predominantly within 10 and 15 minutes walking	o key r		tial
		Social			
Other Economic					
road network	to conside			Х	
Impact on the wider	Transport	ng Road junction may be required as part of a  Assessment. Mitigation works may be required.  above indicate that there could be wider impacts			
	the canal value perhaps make residential developments	the east onto Boatmans Lane is constrained by which would require a new bridge. This site is ore suitable for commercial (B uses) rather than development. Dependant upon the quantum of ent, a capacity assessment of the A461 Lichfield	Х		
Highways access and transportation	the Spring to permiss	this site could be possible from the eastern arm of Road/Stubbers Green Road roundabout, subject ion from the owner of the private access road.			
Infrastructure constraints on / under site	No known	infrastructure constraints.			х
	Gas forwa growth.	rd asset management plans in advance of future			
		lised electricity capacity constraints will be hrough Western Power Distribution and Cadent			

	SS	Corner of Stu	bbers Green Ro	bad and	Acces	s to W	aste T	ransfe	r Statio	on.
Ward		Rushall-Shelf	ield	Call for	Site F	Ref	Green	Belt F	Parcel	39
Site Area (l	na)	0.64								
Site Refere	nce	SA-0260-WAI	_							
			Background	/Contex	t					
Current uses (list)	The use	•	ed by dense plan	ting and p	orovide	s visua	al ameni	ity bene	efit but	no
Surrounding land uses	qua		mer land fill, to the open space and							a
			Constra	ints						
Gateway Co affecting pa			Name / Details	<b>)</b>						ount rered
SSSI/ SAC/ S			N/A						Ô	
		/eteran Trees	N/A N/A						0	
Local Nature Flood Risk Zo		2	N/A N/A						0.1	<u> </u>
Registered P		arden	N/A						0.1	<u> </u>
Scheduled A			N/A						0	
Operational E		ound	N/A						0	
Common Lar Existing Polic Designations (list)	y SAI	O Green Belt - E	N/A NV1						0	
		Green Belt ar	nd Landscape	Sensitiv	ity As	sessi	nent			
Criteria		sment		Ratir	ng					
Green Belt		b-parcel makes		Very	High	Mod High	Mod	Low Mod	Low	Very Low
Harm		ution to maintain tion of Aldridge		High Har	Har	Har	Har	Har	Har	Har
		dridge and Bloxy		m	m	m	m	m	m	m
		ate contribution t								
	enrawl									
	•		lands conurbatio							
	and pr	eventing encroad	lands conurbatio chment on the	n						
	and pro	eventing encroad side. The sub-p	lands conurbatio chment on the arcel is containe	n						
	and processing and pr	eventing encroad side. The sub-p north and northw	lands conurbatio chment on the arcel is containe	n						
	and procountry to the is settlem and to	eventing encroadyside. The sub-phorth and northwhents of Brownhithe south and ea	lands conurbation chment on the arcel is contained test by the lls and Shelfield, ast by the	n	V					
	and procountry to the resettlem and to settlem	eventing encroadyside. The sub-phorth and northwhents of Brownhithe south and eatert edge of Aldr	lands conurbation chment on the arcel is contained rest by the lls and Shelfield, ast by the ridge. Any	n	x					
	and procountry to the is settlem and to settlem bounda	eventing encroadyside. The sub-penorth and northwhents of Brownhithe south and eatert edge of Aldrary change would	lands conurbation chment on the arcel is contained rest by the lls and Shelfield, ast by the ridge. Any diveaken the	n	x					
	and procountry to the resettlem and to settlem boundar fragile	eventing encroadyside. The sub-phorth and northwhents of Brownhithe south and eatert edge of Aldr	lands conurbation chment on the arcel is contained rest by the ard Shelfield, ast by the ridge. Any discounty weaken the between	n	х					
	and procountry to the issettlem and to settlem bounda fragile Aldridg Aldridg	eventing encroadyside. The sub-phorth and northwhents of Brownhithe south and eatert edge of Aldrary change would settlement gaps the and Brownhills (Rushall and S	lands conurbation chment on the arcel is contained test by the arcel sand Shelfield, ast by the ridge. Any discounty discounty weaken the between as as well as Shelfield, and	n	X					
	and procountry to the issettlem and to settlem bounda fragile Aldridg Aldridg would is	eventing encroadyside. The sub-phorth and northwhents of Brownhithe south and eathert edge of Aldrary change would settlement gaps are and Brownhills are, Rushall and Saffect the integrit	lands conurbation chment on the arcel is contained est by the lls and Shelfield, ast by the ridge. Any discount weaken the between so, as well as Shelfield, and by of adjacent	n	х					
	and procountry to the insettlem and to settlem bounds fragile Aldridg would Green	eventing encroadyside. The sub-phorth and northwhents of Brownhithe south and eathert edge of Aldrary change would settlement gaps the and Brownhills are, Rushall and Staffect the integrif Belt either throu	lands conurbation chment on the arcel is contained est by the lls and Shelfield, ast by the ridge. Any diveaken the between so, as well as Shelfield, and by of adjacent gh increased	n	X					
Landscape	and procountry to the issettlem and to settlem bounds fragile Aldridg would a Green contain	eventing encroadyside. The sub-phorth and northwhents of Brownhithe south and eathert edge of Aldrary change would settlement gaps are and Brownhills are, Rushall and Saffect the integrit	lands conurbation chment on the arcel is contained est by the lls and Shelfield, ast by the ridge. Any diveaken the between so, as well as Shelfield, and by of adjacenting the connectivity.	n		Лоd	Mod	Lo	w	Low
Landscape Sensitivity	and procountry to the insettlem and to settlem bounds fragile Aldridg would would a Green contair.	eventing encroadyside. The sub-phorth and northwhents of Brownhi the south and early change would settlement gaps the and Brownhills the Rushall and Staffect the integrif Belt either thround moderate sensitives.	lands conurbation chment on the arcel is contained rest by the lls and Shelfield, ast by the ridge. Any diveaken the between so, as well as Shelfield, and try of adjacent gh increased diconnectivity.	n d High		Лоd ligh	Mod	Lo Md		Low
	and procountry to the insettlem and to settlem bounds fragile Aldridg would a Green contair.  The laid overall and en	eventing encroadyside. The sub-phorth and northwhents of Brownhi the south and earlient edge of Aldrary change would settlement gaps the and Brownhills the, Rushall and Staffect the integrif Belt either thround ment or reduced adscape is consimployment development development development of the sub-phore in the	lands conurbation chment on the arcel is contained rest by the arcel is and Shelfield, ast by the ridge. Any diveaken the between as, as well as Shelfield, and architecture of adjacent ghincreased diconnectivity. It is a specific to have tivity to residential opment. Whilst	n d High			Mod			Low
	and procountry to the insettlem and to settlem bounds fragile Aldridg Would Green contain. The land overall and enthere as	eventing encroadyside. The sub-phorth and northwhents of Brownhi the south and eart edge of Aldrary change would settlement gaps the and Brownhills the, Rushall and Staffect the integrif Belt either throundscape is consimpled moderate sensimployment develore some criteria	lands conurbation chment on the arcel is contained arcel is and Shelfield, and weaken the between as as well as Shelfield, and arcel to a connectivity. In dered to have tivity to residential opment. Whilst indicating a low-	n d High						Low
	and procountry to the insettlem and to settlem bounds fragile Aldridg Would Green contair The last overall and enthere a moders	eventing encroadyside. The sub-phorth and northwhents of Brownhi the south and earlient edge of Aldrary change would settlement gaps the and Brownhills the, Rushall and Staffect the integrif Belt either thround ment or reduced adscape is consimployment development development development of the sub-phore in the	lands conurbation chment on the arcel is contained arcel is and Shelfield, and weaken the between as, as well as Shelfield, and arcel to a connectivity. In dered to have the tivity to residential opment. Whilst indicating a lowis is counter	n d High			Mod			Low

across	and statutory sites extending large parts of the area.			
	sessment against environmental, social and economi			
Criteria	Assessment	Ratii	ng	
0 " 1 1 /	Environmental		ı —	
Greenfield/ Previously Developed Land	Predominantly previously developed. The Northern part was the location of a former railway line.			х
Topography	The ground slopes down from North West to South East, however this is not significant and would not be a barrier to developing the site.			х
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are established trees which may merit retention and an assessment is required. The retention of some or all trees would be a barrier to developing this small site.	х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5  The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Core Expansion Zone 1	X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.	х		
Impact on visual amenity of adjacent land users, including existing residents	Swan Pool open space is adjacent the parcel to the East and the character on this part of Stubbers Green Road is soft landscaping and pools and lakes. Any development here would have a significant local and wider impact on the character as the visual amenity of this area is enjoyed by those visiting the area, passing through and from occupiers of neighbouring estates.	х		
Flood risk, drainage and ground water	Nearly a third of the site is in a flood risk zone with a brook running through it. Any loss of trees could increase flood risk issues and the parcel is small which could limit mitigation measures if developed.	х		
Ground Contamination	There used to be a railway line running through here so there is a potential for asbestos from brakes, oils, human waste on the track line.  The parcel has a record of ground contamination which requires assessment during development.		х	
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X

Noise impact of adjoining uses	The parcel is alongside the approach to a waste treatment station and the comings and going of that use are likely to	X -	X -	
	generate noise and disturbance from heavy goods vehicles. The size of the parcel is such that mitigation could be limited or may not be achievable. Employment uses would be compatible in noise terms to the existing nearby waste treatment station and quarry uses subject to mitigation from	Res ide ntia	Em plo yme nt	
Mineral Extraction and Mineral	houses to the West.  The site is within 250m of the access to a permitted minerals working site Sandown Quarry. The main effects of mineral			
Resource Areas	extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development. Sandown Quarry is also subject to a call for sites submission, however until it is developed the above issues remain significant.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sands and gravel and brick clay shall take place.	X- Res ide ntia I	X- Em plo yme nt	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Sandown Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		х	
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Χ
Employment	Economic Significant constraints exist within this assessment and			
Development Opportunities	there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations,	A brook runs through the site into the Swag.		х	

water/sewers nines	1				
water/sewage pipes,					
gas pipes, pylons,					
culverts, rights of					
way)	A cocce to	this site could be possible from the eastern arm of			
Highways access and transportation		Road/Stubbers Green Road roundabout, subject			
and transportation		ion from the owner of the private access road. It	Χ		
		to see how this site could be developed on its own	^		
		bly should be part of the wider site GBP037.			
Impact on the wider	No concer				
road network	140 CONCCI	ns raised.			Х
Other Economic					
(specify)					
(ороспу)		Social			
Access time by wall	kina or publi	c transport (except Primary schools: walking only) t	o kev r	esiden	tial
, , , , , , , , , , , , , , , , , , , ,		es in accordance with BCP Policy HOU2.	,		
Drimary Cabaal		predominantly within 10 minutes walking			v
Primary School		f a Primary School			Х
Secondary School	The site is	predominantly within 25 minutes public transport		Х	
		f a Secondary School		^	
GP/Health		site is more than 15 minutes walking distance of	Х		
Centre/Walk in		Centre Area			
Strategic		site is within 20 minutes public transport distance			v
Centre/Employment	of an Emp	loyment Area			Х
Area Centre/Foodstore	The cite is	predominantly within 10 minutes walking			
Centre/Foodstore		f a Fresh Food and Centre Area			Х
Any character		y housing is not close enough to define any charact	ter here	e. In th	e
constraints on		is a mix of Victorian terraces, mid 20c semi-detach			
density (list)		styled detached houses.			
Connections to local		ction to a local cycle route network.	v		
cycle route networks		•	X		
Public Open Space	Not public	open space.			Х
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			Х
/ Sports Pitches					^
Other Social					
		Opport <u>unities</u>			
No specific op	portunities i	dentified. X			
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	SA not required due to gateway constraints.			
Conclusion		- Critici required due to gateway concitainte.			
Sustainability Appraisa		SA not required due to gateway constraints.			
Employment Conclusion	on				
	<del> </del>	Conclusion			
		of developable space within it is a gateway constrain	nt to de	velopir	ng the
		cant noise and visual amenity issues.	Condi	^	
		of the access to a permitted minerals working site			
		ction are noise, dust, vibration and quarry traffic wh This site is also considered in site assessmen			
		nilar amenity noise constraints.	แอ สอ	Suitab	IG 101
Embloament minen mo	uiu iiave sii	miai amenity noise constants.			

Site Addres	SS	Land between	nd the Swag, Anchor Brook							
Ward		Rushall-Shelf	ield	Call for	Site F	Ref	Green	Belt F	Parcel	41
Site Area (h	na)	0.31								
Site Refere	nce	SA-0262-WA	L							
			Background	/Contex	t					
Current uses (list)			signated as oper is seen and used			r it is a	small p	arcel s	urroun	ded
Surrounding		en space and	13 SCCII dila usci	111111111111111111111111111111111111111	ontoxt.					
land uses			Constra	into						
Gatoway Co	netraint	ts (whore	Name / Details						Δm	ount
Gateway Constraints (where affecting part of submitted site)		Name / Details	•						/ered	
SSSI/ SAC/ S		,	N/A						0	-
Local Nature		/eteran Trees	N/A N/A						0	
Flood Risk Zo		<del>,</del>	N/A						0	
	Registered Park & Garden								0	
Scheduled A			N/A N/A						0	
Operational E	Burial Gr	ound	N/A		0					
Common Land N/A  Existing Policy SAD Green Belt - ENV1									0	
Existing Police Designations (list)	,	J Green Beil - E	NV I							
	_		nd Landscape			sessi	nent			
Criteria		sment		Ratir	ng	Mod		1		1/25
Green Belt Harm		b-parcel makes ution to maintair		Very High	High	High	Mod	Low Mod	Low	Very
Tiaiiii		tion of Aldridge		Har	Har m	Har	Har m	Har	Har m	Har
	and Ald	dridge and		m		m		m	•••	m
		ch, and a moder								
		enting the spraveds conurbation a								
		chment on the	ariu							
			arcel is containe	d						
		northwest by the								
		ld, and to the so	uth by the							
	settlem		oundary change		Х					
	edge of Aldridge. Any boundary change									
	would v	would weaken the fragile settlement gaps between Aldridge and Brownhills,								
	gaps b as well	etween Aldridge as	and Brownhills,							
	gaps b as well Aldridg	etween Aldridge as le, Rushall and S	and Brownhills, Shelfield, and							
	gaps b as well Aldridg would	etween Aldridge as le, Rushall and S affect the integri	and Brownhills, Shelfield, and ty of adjacent							
	gaps b as well Aldridg would a Green	etween Aldridge as le, Rushall and S	and Brownhills, Shelfield, and ty of adjacent							
	gaps b as well Aldridg would a Green contair reduce	etween Aldridge as le, Rushall and S affect the integri Belt either throu nment or d connectivity.	and Brownhills, Shelfield, and ty of adjacent gh increased							
Landscape	gaps b as well Aldridg would a Green contair reduce The lar	etween Aldridge as le, Rushall and Saffect the integri Belt either throunment or d connectivity.	and Brownhills, Shelfield, and ty of adjacent gh increased	High		/lod	Mod	Lo		Low
Landscape Sensitivity	gaps b as well Aldridg would a Green contair reduce The lar overall	etween Aldridge as le, Rushall and S affect the integri Belt either throu ment or d connectivity. Indscape is consi moderate sensi	and Brownhills, Shelfield, and ty of adjacent gh increased  dered to have tivity to residentia	-		/lod ligh	Mod	Lo Mc		Low
	gaps b as well Aldridg would a Green contair reduce The lar overall and en	etween Aldridge as as affect the integri Belt either throument or d connectivity. Indscape is consimoderate sensimployment devel	and Brownhills, Shelfield, and ty of adjacent gh increased  dered to have tivity to residentia	al			Mod			Low

natural	character, with semi-natural			
	s and statutory sites extending			
across	large parts of the area.			
	sessment against environmental, social and economi			
Criteria	Assessment	Ratii	ng	
0 " 1 1 1	Environmental			
Greenfield/	The site is adjacent a former sewage works but was not part			
Previously Developed Land	of this developed area and is considered greenfield.	X		
Topography	The topography is flat.			Х
Agricultural Land	Not agricultural land.			
Quality	The agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are established trees which may merit retention and an assessment is required. The retention of some or all trees would be a barrier to developing this small site.	х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is within Anchor Brook Valley SLINC and a wildlife corridor, these designations and the loss of trees would require an ecological survey to determine what mitigation might be required or if that is achievable.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 4  The site falls within a Nature Recovery Network Core Habitat Zone	х		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	Any development here would have significant local and wider impacts. The parcel is in the middle of open space and development would be out of character and prominent.	х		
Flood risk, drainage and ground water	Not in a flood zone 2 or 3. Scope for SUDS.			х
Ground Contamination	The parcel is a historic landfill site with likely ground gas		Х	
Ground stability	issues but would need testing.  No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
adjoining uses  Noise impact of adjoining uses	Any development here would create noise which would impact on the open space adjoining the parcel, in particular employment uses could require significant limitation on uses and mitigation requirements which are unviable due to the presence of nearby housing.	х		

Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sands and gravel and brick clay shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic		ı	
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	Х		
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		x	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There appears to be an unrecorded path through the site which could be formalised.		х	
Highways access and transportation	This site appears to be completely landlocked as a standalone site. It would need to be developed as part of a wider development of adjacent sites, logically CFS433,GBP044 with potential access onto Barns Lane. Commercial development would be unsuitable.	X		
Impact on the wider road network	No concerns raised.			Х
Other Economic (specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is within 10 minutes walking distance of a Primary School			Х
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		

Strategic Centre/Employment Area		site is within 20 minutes public tran loyment Area	sport distance			х
Centre/Foodstore		site is more than 15 minutes walkin ood and Centre Area	ng distance of	Х		
Any character constraints on density (list)		st housing to the North West and W detached houses	est are modern	traditio	onal	
Connections to local cycle route networks	No connec	ction to a local cycle route network.		X		
Public Open Space		open space but development would npact on the surrounding open space		Х		
Loss of Playing Field / Sports Pitches	Would not	Would not result in the loss of a playing field or sports pitch.				
Other Social						
		Opportunities				
Could be combined w achie	ith CFS433 eve access	and GBP044 to	х			
		Sustainability Appraisal				
Sustainability Appraisa Conclusion	al Housing	SA not required due to gateway co	onstraints.			
Sustainability Appraisa Employment Conclusion		SA not required due to gateway co	onstraints.			
		Conclusion				
	uld be resti	cel without additional land, a gat ricted due to established trees and elopment.				

Site Addres	SS	Land betweer	Burton Avenu	e and De	eepwo	od Clo	se, Fo	rdbroo	k	
Ward		Rushall-Shelf	ield	Call for	Site F	Ref	Greer	Belt F	Parcel	43
Site Area (l	na)	1.31			·					
Site Refere	nce	SA-0263-WAI	L							
			Background	/Contex	<b>t</b>					
Current uses (list)	Hor	rsiculture								
Surrounding land uses		the North is oper I residential to th		ast reside	ential, to	o the S	outh en	nploym	ent use	es
land uses	and	residential to th	Constra	ints						
Gateway Co	nstraint	ts (where	Name / Details	<b>.</b>					Am	ount
affecting pa										ered
SSSI/ SAC/ S	SINIC		N/A						<b>(ha</b>	's)
		/eteran Trees	N/A						0	
	Local Nature Reserve								0	
Flood Risk Zone 3			N/A Fordbrook						0.8	5
Registered Park & Garden			N/A						0	
Scheduled Ancient Monument			N/A						0	
Operational E	N/A									
Common Land N/A  Existing Policy SAD Green Belt - ENV1									0	
Designations (list)		Green Belt ar	nd Landscape	Sensitiv	/ity As	sessr	nent			
Criteria	Asses	ssment	_	Ratii	ng					
Green Belt		ıb-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Harm		ution to maintain		High Har	Har	High Har	Har	Mod Har	Har	Low Har
		ition of Aldridge a dridge and Brow		m	m	m	m	m	m	m
		ate contribution t								
		of the West Mid		n						
		eventing encroad								
		yside. The sub-p		b						
		northwest and ea								
		nents of Pelsall a								
		south and southy nent edge of Aldr								
		part of the West	•							
		ation. Release o								
		effectively merge				v				
		nent areas of Rus				Х				
		eld, and Pelsall, in ctivity of the Wes								
		pation and reduci								
		tion between Ald								
	•	ch and between	-							
		hills. The strip of	Green Belt land							
		east of the wood	ed stream has a							
	strong	east of the wood								
	strong associa		nent at Shelfield,							

separation given the narrowness of the

Landscape Sensitivity	limits the and the could recould recould recould recoverally and emmajority and no Anomal Sensitive prevale this land plays are coalescent settlements.		High	Mod High	Mod	Mod	Rating			
Det Criteria	ailed as	sessment against environme	ntal, soc	cial and e	conomi					
Criteria		Assessment Environme	ntal			Ratii	ng			
Greenfield/ Previously Developed L	and	The parcel is greenfield.	illai			х				
Topography	pography  The parcel is generally flat with a brook running through the middle.							х		
Agricultural L		Not agricultural land.						Х		
Tree Preserv Orders / Mate Trees of Valu site or significaffecting bou	ure ue on cantly ndaries	There are no protected trees here, however there are established trees which may merit retention and an assessment is required. The retention of some or all trees would not significantly reduce the developable area.					x			
Biodiversity or Geodiversity on site or significantly affecting boundaries  Any loss of trees would require mitigation. In addition the would be significant impact on Ford Brook SLINC, the wildlife corridor for which enhance and or mitigation is likely to be achievable. The presence of the brook is considered would significantly reduce the developable. The ecological valuation of the Black Country Green But based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels with Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value, Habitat Features, Nature Conservation Designation Valuation of SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twins Axiophyte Value (TAV) and Breeding Farmland Birds of The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within 2 Nature Recovery Network Zones.					le area. Belt is for d to thin the ne ue score e, Value, nspan-s Value.	X				
Heritage Ass site or signific affecting bou	cantly	Habitat Zone and Core Expansio There are no recorded heritage a		e.				х		
Impact on vis amenity of ad land users, in existing resid	sual djacent ncluding	The existing boundaries to house defined by established planting a mitigation the local visual amenit be protected. Wider impacts are	nd it is co y for up to	nsidered to 12 house	hat with			х		

	topography and processes of trace are and the site and			
	topography and presence of trees around the site and Industrial building to the South.			
Flood risk, drainage and ground water	More than 50% of the site is in a flood zone 3 due to the presence of Ford Brook. Much of the remaining land is in flood risk zone 2. Although a sub parcel could be developed in the North East of the parcel it is unlikely that any SUDS would be suitable t	х		
Ground Contamination	No known ground contamination issues.			X
Ground stability	There are no records of ground stability issues here.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	Houses adjoin the East and West part of the parcel and any employment uses here would be restricted to be unviable. Residential uses would not have any significant impact subject to noise mitigation in relation to nearby employment uses and occupiers would not experience any significant issues.	X - Em plo yme nt		X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sands and gravel shall take place.		x	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			X
_	Economic		1	
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no recorded public rights of way directly across this area, Footpath 56 Aldridge is located across the public open space to the north of this location, from Maple Drive		х	

Highways access and transportation	site is also party land the north. access du be a poter immediate	f access this site is completely landlocked. The split by the watercourse. Access will require third or come forward as part of the adjacent sites to Burton Avenue is not suitable as a potential e to its layout. The eastern part of the site could atial extension to the existing commercial site ly to the south (Timber Yard)	х		
Impact on the wider road network	No concer	ns raised.			X
Other Economic (specify)					
		Social			
Access time by walk		c transport (except Primary schools: walking only) to ses in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School		predominantly within 10 minutes walking f a Primary School			Х
Secondary School		site is within 20 minutes public transport distance adary School			Х
GP/Health Centre/Walk in	The whole Health Ce	site is within 10 minutes walking distance of a ntre Area			Х
Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area			х
Centre/Foodstore		site is within 10 minutes walking distance of a d and Centre Area			Х
Any character constraints on density (list)	modern de	st are pre-war traditional styled semi-detached house tached bungalows and to the South are modern de traditional houses on small plots.			
Connections to local cycle route networks	No connec	ction to a local cycle route network.	X		
Public Open Space		open space.			Х
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х
Other Social					
		Opportunities			
Could be incorporate open space to the Nor					
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	I Housing	SA not required due to gateway constraints.			
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.			
		Conclusion			
		constraint. In addition the presence of established I risk area are all significant barriers which cannot be			

Site Address	S	Land South o	f Manor Farm I	Buildings						
Ward		Rushall-Shelf	ield	Call for	Site F	Ref	Greer	Belt F	Parcel	59
Site Area (ha	a)	1.56								
Site Referen	ice	SA-0265-WA	L							
			Background	d/Contex	<b>t</b>					
Current uses		siculture								
Surrounding			nat appear to be					ses to	the Eas	st is a
land uses	pub	lic house and ho	ouses to the Sou		est is o	pen sp	ace.			
Gateway Con	straint	ts (where	Name / Details						Am	ount
affecting part				_						/ered
		,							(ha	's)
SSSI/ SAC/ SI			N/A						0	
Ancient Wood			N/A						0	
Local Nature F		9	N/A						0	
Flood Risk Zo			N/A						0	
Registered Pa			N/A						0	
Scheduled An			N/A N/A						0	
Operational Burial Ground N/A Common Land N/A									0	
Existing Policy		D Green Belt - E							10	
Designations	0, 11	2 0.00 20 2								
J		Green Belt au	nd Landscape	Sensitiv	ity As	sessr	nent			
Criteria	Asses	sment		Ratir						
Green Belt	The su	b-parcel makes	a strong	Very	High	Mod	Mod	Low	Low	Very
			ng the sprawl of	High Har	Har	High Har	Har	Mod Har	Har	Low Har
		est Midlands con	,	m mai	m	m m	m	паі m	m	m m
		ining the separa dridge/Rushall a								
			countryside. The							
		rcel is contained								
		ast and southwe								
	settlem	nent edges of Ru	ıshall, Aldridge							
			g part of the Wes	st						
		ds conurbation.								
			t of the sub-parc							
		rcel and the inse	ction between the	3						
		theast. There ar								
			sent between the	×						
		der of the sub-p		^						
		nt inset settleme								
		alsall to the north								
		•	line, although a							
		nysical leature, ly located betwe	is in this sub-are	а						
1	Jennai	iy iocaleu belwe								
	such th	nat expansion un	) (()       (()m eliner							
		nat expansion up or south would w								
	north o	r south would w	eaken the fragile ppment to the ea	)						
	north o	r south would w	eaken the fragile opment to the ea	)						
	north o settlem of the I potenti	or south would we nent gap. Develo Rushall Canal we ally increase con	eaken the fragile opment to the ea ould also ntainment of land	e st						
	north of settlem of the lipotenti between	or south would we nent gap. Develo Rushall Canal we ally increase con en Rushall and A	eaken the fragile opment to the ea ould also ntainment of land ldridge (B97A).	es st						
Landscape	north of settlem of the I potenti between The lar	or south would we nent gap. Develo Rushall Canal we ally increase con	eaken the fragile opment to the ea ould also ntainment of land aldridge (B97A). idered to have	e st		/lod ligh	Mod	Lo Mc		Low

residential development as the majority of criteria are assessed as having either moderate or greater/high sensitivity, and no criteria override that judgement.  The landscape is considered to have moderate-high sensitivity to employment development. Large scale development would disrupt the small scale field pattern which contributes to the settlement setting of Walsall, Aldridge and Rushall. The area north of the B4154 Bosty Lane, lies adjacent to an exisiting industrial estate which has the potential to reduce sensitivity to further development, however, a strong woodland boundary, reduces connectivity between the areas and the area is designated for its natural and heritage qualities.	
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	e qualities.					
	sessment against environme	ntal, social an	id economic	c crite	ria	
Criteria	Assessment			Ratir	ng	
	Environme	ntal				
Greenfield/ Previously Developed Land	The parcel is greenfield.			Х		
Topography	The parcel slopes down from Nor change in land level is a constrain not a barrier to developing the sit	nt but not signifi			X	
Agricultural Land Quality	Not agricultural land.					х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees. The trees and hedges along the share assessment if some or all were rea significant impact on the development.	ed boundary wh etained there wo	ich require		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require at determine what mitigation might is survey is required to assess the it corridor and to determine suitable. The ecological valuation of the Bl based on a set of assumptions the developing a set of criteria which attribute a relative value to individe Green Belt. A Valuation Matrix was following attributes to calculate a for each Landscape Unit: Land U Habitat Features, Nature Conservadjacency to SSSIs or Ancient W Landscape Characterisation (HLC Axiophyte Value (TAV) and Breed The higher the score the higher the Predominant Ecological Valuation Green Belt Score = 5  The site falls within a Nature Rec Habitat Zone	be required. In a mpact on the will mpact on the will mpact on the will mpact on the will mpact formed the ballowed EcoRedual land parcels as used based of final ecological se Calculated Votation Designation of the Black Colovery Network (Colovery Network (Colover	een Belt is asis for cord to s within the value score alue, ic rwinspan-Birds Value. Jule. Ountry		X	
Heritage Assets on site or significantly affecting boundaries	The North East corner of the site part of a settlement: HER13060 - shown on map of 1775 and on 1s area dominated by limestone wor	Settlement at E st edn OS (1886	Daw End i). By 1886	х		

	would be required and the parcel size could be reduced 0.25ha			
Impact on visual amenity of adjacent land users, including existing residents	There would be significant local and wider visual amenity impacts if this parcel was developed due to its location next to open space and being visible from a large number of houses and close to the Public House. The open space is large there is a car park and this is the main Northern access. Because of the projection of the parcel development here would be prominent.	Х		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. A watercourse runs through the parcel in the northern part which would require mitigation and could dictate the layout of development here. Scope for SUDS.		Х	
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		Х	
Ground stability	The parcel is over untreated Limestone which may not cover all of the parcel but is estimated to be 50% and could be a significant barrier which prevents development of the parcel.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	The parcel is in close proximity to a public house and car park which serves the public house and the open space.  Mitigation would be required to safeguard occupiers of any proposed houses. An employment use here would impact on nearby houses in terms of noise and use restrictions would make employment uses unviable.	X - Em plo yme nt	X - Res ide ntia	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			Χ
Employment	Economic Significant constraints exist within this assessment and			
Development Opportunities	there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			X
Infrastructure constraints on / under site (electric	There is a watercourse which would dictate the layout of development.		x	

cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	the Manor	29 Aldridge is present across land to the south of Community Centre, the Council has a claim for rded public right of way between Footpath 29 nd L			
Highways access and transportation	Road. The developme standards, possible, ii unsuitable Fire Servic access alc	this site is onto the unadopted section of Park Highway Authority would be looking for any ent of this site to upgrade Park Road to adoptable, including improvements to the adopted section, if in the form of new footway provision. The site is for commercial development for access reasons. See access may present an issue due to the sole long Park Road.	X- Em plo yme nt	X- Res ide ntia I	
Impact on the wider road network	No concer	ns raised.			Х
Other Economic					
		Social			
Access time by wall	servic	c transport (except Primary schools: walking only) to ses in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole a Primary	site is more than 15 minutes walking distance of School	X		
Secondary School		site is within 20 minutes public transport distance adary School			Х
GP/Health Centre/Walk in	The whole	The whole site is more than 15 minutes walking distance of a Health Centre Area			
Strategic Centre/Employment Area		The whole site is within 20 minutes public transport distance of an Employment Area			
Centre/Foodstore		predominantly more than 15 minutes walking f a Fresh Food and Centre Area	Х		
Any character constraints on density (list)		rth are modern semi-detached and detached house re traditional semi-detached houses on small plots.	s on sn	nall plo	ots, to
Connections to local cycle route networks	No connec	ction to a local cycle network.	Х		
Public Open Space		open space but would have a visual impact on ent public open space as considered above.		х	
Loss of Playing Field / Sports Pitches		result in the loss of a playing field or sports pitch.			х
Other Social	<u> </u>				
		Opportunities			
No specific op	portunities id				
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	al Housing	The site has some negative impacts for SA Object 7, 9, 12, 14 and positive impact for SA Objectives		2, 3, 5	5, 6,
Sustainability Appraisa Employment Conclusion		Assessment requested			
		Conclusion			
		dscape sensitivity combined with limestone issues, ant issues with potential for some to be gateway cons			

Very high green belt harm and landscape sensitivity combined with limestone issues, access restrictions and noise mitigation are all signficant issues with potential for some to be gateway constraints. Residential uses would be more in character with existing uses than employment however in either case the impact on the character of the open space would be significant.

Site Address	3	Land South o	f Lady Pool							
Ward		Rushall-Shelf	ield	Call for	Site F	Ref	Greer	Belt F	Parcel	62
Site Area (ha	1)	0.19								
Site Referen	се	SA-0267-WA	L							
			Background	d/Contex	t					
Current uses		parcel is consid								
Surrounding	To the North and East is open space, to the South is the railway and beyond a field used for horsiculture, to the West is Lichfield road and houses beyond.									
land uses	use	a for norsiculture	e, to the vvest is Constra		oad an	ia nous	ses bey	ona.		
Gateway Cons	straint	ts (where	Name / Details						Am	ount
affecting part			l tamo, zotam							/ered
		,							(ha	's)
SSSI/ SAC/ SII			N/A						0	
Ancient Woodla			N/A						0	
Local Nature R		9	N/A						0	
Flood Risk Zon		ardon	N/A N/A						0	
Registered Par Scheduled And			N/A N/A						0	
Operational Bu			N/A						0	
Common Land		Caria	N/A						0	
<b>Existing Policy</b>		O Green Belt - E								
Designations										
		Green Belt au	nd Landscape			sessi	ment			
		sment		Ratir	ng	_				
		b-parcel makes		Very	High	Mod	Mod	Low	Low	Very Low
	contrib	stribution to proventing the appear of High High High Mod L								
+				High Har	Har	Har	Har	Har	Har	Har
	he We	est Midlands con	urbation,	_	_	_	Har m		Har m	
r	he We mainta		urbation, tion of Walsall	Har	Har	Har		Har		Har
r 6	the We mainta and Ald encroa	est Midlands con ining the separa dridge/Rushall a chment on the c	urbation, tion of Walsall nd preventing countryside. The	Har	Har	Har		Har		Har
r a e	the We mainta and Ald encroa sub-pa	est Midlands con ining the separa dridge/Rushall a chment on the c rcel is contained	urbation, tion of Walsall nd preventing ountryside. The I to the north,	Har	Har	Har		Har		Har
r 6 8	the We mainta and Alcentroa sub-partners and	est Midlands con ining the separa dridge/Rushall a chment on the crcel is contained ast and southwe	urbation, tion of Walsall nd preventing countryside. The I to the north, st by the	Har	Har	Har		Har		Har
r 6 9 1	the We mainta and Alcencroa sub-panorthea settlem	est Midlands con ining the separa dridge/Rushall a chment on the creel is contained ast and southwenent edges of Ru	urbation, tion of Walsall nd preventing countryside. The I to the north, st by the ushall, Aldridge	Har m	Har	Har		Har		Har
r 6 5 r 5	the We mainta and Alcencroa sub-pa northea settlem and Wa	est Midlands con ining the separa dridge/Rushall a chment on the creel is contained ast and southwenent edges of Rualsall, all forming	urbation, tion of Walsall nd preventing countryside. The I to the north, st by the ushall, Aldridge g part of the Wes	Har m	Har	Har		Har		Har
r 6 5 7 8	the We mainta and Alcencroa sub-pa northea settlem and Waldane	est Midlands con ining the separa dridge/Rushall a chment on the creel is contained ast and southwenent edges of Ru	urbation, tion of Walsall nd preventing countryside. The I to the north, st by the I shall, Aldridge I part of the Wes Bosty Lane	Har m	Har	Har		Har		Har
r a a s r s a t	the We mainta and Aldencroa sub-panorthea settlem and Wa Midlandoundi creates	est Midlands con ining the separa dridge/Rushall a chment on the creel is contained ast and southwenent edges of Rualsall, all forming ds conurbation. Ing the northeast a strong distinction	urbation, tion of Walsall nd preventing countryside. The to the north, st by the ushall, Aldridge g part of the Wes Bosty Lane t of the sub-parc ction between the	Har m	Har	Har		Har		Har
r e e e e e e e e e e e e e e e e e	the We mainta and Aldencroa sub-panorthea settlem and Waldland woundi creates sub-pa	est Midlands con ining the separa dridge/Rushall a chment on the creel is contained ast and southwenent edges of Rualsall, all forming ds conurbation. In the northeast a strong distinctive and the inserted and the inserted.	urbation, tion of Walsall nd preventing countryside. The to the north, st by the ushall, Aldridge g part of the Wes Bosty Lane t of the sub-parc ction between the	Har m	Har	Har		Har		Har
	the We mainta and Aldencroa sub-panorthea settlem and Wa Midlandoundi creates sub-pa the nor	est Midlands con ining the separa dridge/Rushall a chment on the creel is contained ast and southwenent edges of Rualsall, all forming ds conurbation. In the northeast a strong distinctive and the inset theast. There ar	urbation, tion of Walsall nd preventing countryside. The d to the north, st by the ushall, Aldridge g part of the Wes Bosty Lane t of the sub-parc ction between the et settlement to	Har m	Har	Har		Har		Har
	the We mainta and Alcencroa sub-panorthea settlem and Waldlandoundi creates sub-pa the norbounda	est Midlands con ining the separa dridge/Rushall a chment on the creel is contained ast and southwenent edges of Rualsall, all forming ds conurbation. In the northeast as a strong distinct reel and the inset ary features preserved.	urbation, tion of Walsall nd preventing countryside. The d to the north, st by the ushall, Aldridge g part of the Wes Bosty Lane t of the sub-parc ction between the et settlement to re no strong sent between the	Har m	Har	Har		Har		Har
	the We mainta and Ale encroa sub-pa northea settlem and Wa Midlandoundi creates sub-pa the northoundaremain	est Midlands con ining the separa dridge/Rushall a chment on the creel is contained ast and southwenent edges of Rualsall, all forming ds conurbation. Ing the northeast a strong distinct reel and the inset theast. There are ary features presider of the sub-p	urbation, tion of Walsall nd preventing countryside. The d to the north, st by the ushall, Aldridge g part of the Wes Bosty Lane t of the sub-parc ction between the et settlement to e no strong sent between the arcel and	Har m	Har	Har		Har		Har
	the We mainta and Alcencroa sub-pa northea settlem and Wa Midland creates sub-pa the northeand adjace	est Midlands con ining the separa dridge/Rushall a chment on the creel is contained ast and southwenent edges of Rualsall, all forming ds conurbation. In the northeast as a strong distinct reel and the inset ary features preserved.	urbation, tion of Walsall nd preventing countryside. The d to the north, st by the ushall, Aldridge g part of the Wes Bosty Lane t of the sub-parc ction between the et settlement to e no strong sent between the arcel and ents of Aldridge	Har m	Har	Har		Har		Har
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r s s s s s s s s s s s s s s s s s s s	the We mainta and Alcencroa sub-pa norther settlem and Widland counding the north of the Footenti petwee The lar	est Midlands con ining the separa dridge/Rushall a chment on the creel is contained ast and southwenent edges of Rualsall, all forming ds conurbation. In the northeast as a strong distinct reel and the inset theast. There are ary features presider of the sub-put inset settlement inset settlemen	urbation, tion of Walsall nd preventing countryside. The dot the north, st by the ushall, Aldridge g part of the Wes Bosty Lane to f the sub-parc ction between the et settlement to re no strong sent between the arcel and ents of Aldridge hwest and line, although a is in this sub-are en settlements, to to it from either eaken the fragile pment to the ea ould also ntainment of land uldridge (B97A). Idered to have	Har m	Harm	Har		Har	m	Har

of criter modera no criter The land modera develop would departern settlement and Rus B4154 Exisiting potential develop woodlar connect area is a heritage.	ial development as the majority a are assessed as having either te or greater/high sensitivity, and ria override that judgement. dscape is considered to have te-high sensitivity to employment ment. Large scale development isrupt the small scale field which contributes to the ent setting of Walsall, Aldridge shall. The area north of the Bosty Lane, lies adjacent to an industrial estate which has the Il to reduce sensitivity to further ment, however, a strong and boundary, reduces ivity between the areas and the designated for its natural and equalities.  sessment against environmental, social and economic	C Crite	aria	
Criteria Detalled as	Sessment agamst environmental, social and economic Assessment	Rati		
Officia	Environmental	Itatii	iig	
Greenfield/ Previously Developed Land	The parcel is greenfield.			х
Topography	The parcel is flat but on higher ground than Lichfield Road between 0.5 and 1 m. This is considered a minor constraint.			
Agricultural Land Quality	Not agricultural land.			х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Tree Preservation Orders / Mature Trees of Value on site or significantly  Many of the trees are covered by a group tree preservation order 13/1992. Those which are not covered run along the highway and railway and are established trees which also may be worthy of protected and should be surveyed. It is			
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required. In addition a survey is required to assess the impact on the wildlife corridor and to determine suitable mitigation or even if that can be achieved.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value.	х		

Predominant Ecological Valuation of the Black Country

The site falls within a Nature Recovery Network Core

X

Green Belt Score = 5

No recorded heritage assets here.

Habitat Zone

Heritage Assets on

site or significantly

affecting boundaries

	T			
Impact on visual amenity of adjacent land users, including existing residents	The main local impact would be from houses opposite on Lichfield Road, the distance between the parcel and these houses is sufficient to ensure there would not be a significant impact on visual amenity. Wider impacts are mitigated by the railway line which is on higher ground, the topography to the North which increases in height and by existing development. Employment development could be out of character but the limited size of the parcel means that this would not be significant.		x	
Flood risk, drainage and ground water	The Northern tip of the parcel is in a flood risk zone 3 area and the whole parcel is very close to a flood risk zone 3 to the North and the highway is a flood risk zone 2. Any development of this site could increase or contribute to existing wider flood	х		
Ground Contamination	No known issues.			х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	The parcel is adjacent a Nitrogen Dioxide - Area of Exceedance 2015 zone. Any houses facing the highway are likely to require mechanical ventilation mitigation.		х	
Noise impact of adjoining uses	In respect of housing the railway and highway could be significant uncontrolled sources of noise and mitigation could be difficult to achieve, it is likely that houses would need some distance from these sources which could reduce the developable area and result in a contrived layout. An Employment use is unlikely to have significant noise impacts on existing adjoining uses do to distance and existing prescience of noise sources.		x	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	Х		
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	Footpaths 53 and 54 Willenhall adjoin the southern and eastern site boundaries.		x	

gas pipes, pylons,					
culverts, rights of					
way)	There are	and to be an existing a second of the month and and			
Highways access		ears to be an existing access at the northern end			
and transportation		onto A461 Lichfield Road (possibly served as	X-	X-	
		historic dwellings). It is difficult to see how the	Co	Res	
		authority could support bringing this access back	mm	ide	
		tensified use due to its location on the main road	erci	ntia	
		for a very small number of dwellings and subject	al	I	
		visibility being achieved. Not suitable for			
lana ant an the cuider		al development.			
Impact on the wider	No concer	ns raised.			Х
road network					
Other Economic		Contai			
A	de en en en en ele li	Social		!-!	4:-1
Access time by wall	servic	c transport (except Primary schools: walking only) to ses in accordance with BCP Policy HOU2.	о кеу r 	esiden	tiai
Primary School		site is more than 15 minutes walking distance of	Χ		
T filliary oction	a Primary		^		
Secondary School		site is within 20 minutes public transport distance			Х
•		ndary School			
GP/Health		site is more than 15 minutes walking distance of	Х		
Centre/Walk in		Centre Area			
Strategic		site is within 20 minutes public transport distance			
Centre/Employment	of an Emp	loyment Area			Х
Area		9 1 911 45 1 4 111 114 4			
Centre/Foodstore		site is within 15 minutes walking distance of a		Х	
A mar almost a m		d and Centre Area			
Any character constraints on		cter of housing here is a mix of traditional ribbon de and detached houses and modern maisonettes.	veiopri	ient se	1111-
density (list)	detached a	and detached houses and modern maisonettes.			
Connections to local	There is a	local cycle route less than 500m away which			
cycle route networks		e development of this parcel and would provide			Х
oyolo routo networks		e travel into Walsall Town Centre.			^
Public Open Space		open space.			Х
Loss of Playing Field		result in the loss of a playing field or sports pitch.			
/ Sports Pitches		The second of the second of the second process			Х
Other Social					
		Opportunities			
No specific op	portunities id	dentified. X			
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	The site has some negative impacts for SA Object	ives 1,	2, 3, 5	5, 6,
Conclusion		7, 9, 12, 14 and positive impact for SA Objectives	10, 13		
Sustainability Appraisa		The significant reasons for rejecting this site, as lis			
Employment Conclusion	on	assessment, demonstrate that this site would not be	oe a re	asonal	ole
		alternative.			
		Conclusion			
		nd landscape sensitivity but in particular the land le			
	significant	especially for employment uses being insurmounta	ble du	e to vis	sibility
constraints.					

Site Addres	SS	Land corner of	of Daw End and	Winterle	ey Lan	е					
Ward		Rushall-Shelf	1	Call for			Greer	n Belt F	Parcel	57	
Site Area (h	na)	0.09	I								
Site Refere	Site Reference SA-0271-WAI										
			Background	/Contex	κt						
Current uses (list)	Hig	hway verge	ay verge								
Surrounding land uses	To We		uses to the East	a restaur	ant, ho	uses to	the Sc	outh and	d to the	!	
	1112		Constra	ints							
Gateway Co			Name / Details	<b>3</b>						ount rered 's)	
SSSI/ SAC/ S			N/A						0	-,	
		/eteran Trees	N/A						0		
Local Nature		<u>e</u>	N/A						0		
Flood Risk Zo			N/A						0		
Registered P Scheduled A			N/A N/A						0		
Operational E			N/A						0	0	
Common Lar		Odrid	N/A						0		
Existing Police Designations (list)	y SAI	D Green Belt - E									
		Green Belt au	nd Landscape	Sensitiv	ity As	sessr	nent				
Criteria		ssment		Ratii	ng		_				
Green Belt		b-parcel makes		Very High	High	Mod High	Mod	Low Mod	Low	Very Low	
Harm		oution to preventi est Midlands con		Har	Har	Har	Har	Har	Har	Har	
		ining the separa	,	m	m	m	m	m	m	m	
		dridge/Rushall a									
		chment on the c									
		arcel is contained									
		ast and southwe nent edges of Ru									
			part of the Wes	t							
		ds conurbation.									
		•	of the sub-parce								
			tion between the	<del>)</del>							
		arcel and the inse rtheast. There ar									
			ent between the	x							
		nder of the sub-p		^							
		nt inset settleme									
		alsall to the north									
		vest. The railway	ine, although a is in this sub-area	a							
		lly located betwe									
			to it from either								
	north c	or south would w	eaken the fragile								
			pment to the eas	st							
		Rushall Canal w	ould also ntainment of land								
		en Rushall and A									

Landscape Sensitivity	modera	dscape is considered to have te-high overall sensitivity to	High	Mod High	Mod	Lov Mod		Low
	of criter modera no criter The lan modera develop would d pattern settleme and Rus B4154 I exisiting potentia develop woodlar connect	tial development as the majority in are assessed as having either te or greater/high sensitivity, and tria override that judgement. It descape is considered to have te-high sensitivity to employment of the sensitivity to employment of the small scale field which contributes to the ent setting of Walsall, Aldridge shall. The area north of the Bosty Lane, lies adjacent to an of industrial estate which has the all to reduce sensitivity to further of the ment, however, a strong and boundary, reduces tivity between the areas and the designated for its natural and		X				
	heritage	e qualities.						
	ailed as	sessment against environme	ntal, soc	ial and e	conomi			
Criteria		Assessment Environme	ntal			Ratii	ng	
Greenfield/		The parcel is greenfield	IIIai					
Previously		The parent greetiment				X		
Developed La	and							
Topography	1		The parcel is flat.					Х
Agricultural L Quality	and	Not agricultural land				X		
Tree Preserv	ation	There are no protected trees. The	ere are 6	establishe	d trees			
Orders / Matu		and hedges within the site which	require as	ssessment	t if			
Trees of Valu		some or all were retained there w	ould be a	significan	nt	X		
site or signific		impact on the developable area.						
Biodiversity of		Normally any loss of trees would	require ar	n ecologic	al			
Geodiversity		survey to determine what mitigati			d,			
or significantlaffecting bou		however in this instance the parc connected to a larger area of tree			ould not			
anecting bou	nuanes	be required in accordance with the SPD.						
		The ecological valuation of the Bl		•				
		based on a set of assumptions the developing a set of criteria which						
		attribute a relative value to individ						
		Green Belt. A Valuation Matrix wa					Х	
		following attributes to calculate a for each Landscape Unit: Land U						
		Habitat Features, Nature Conser						
		Adjacency to SSSIs or Ancient W						
		Landscape Characterisation (HLC Axiophyte Value (TAV) and Bree						
		The higher the score the higher the						
		Predominant Ecological Valuation						
		Green Belt Score = 1 The site falls within the Nature Re	acovery N	etwork I Ir	han			
		Matrix Recovery Zone 1	JOOVOIY IN	Stwork Of	, ui i			

Heritage Assets on site or significantly	There are no recorded heritage assets here.			х
affecting boundaries				^
Impact on visual amenity of adjacent land users, including existing residents	Development cannot be accommodated here and to secure an acceptable outlook for existing residents. If houses were built they could not meet the Council's minimum requirements for garden space and meet the minimum distance between windows. Employment use buildings	х		
	would not be in character and would have a significant impact. Although the topography would ensure there would not be a significant wider impact, the local impact is considered to be a barrier to development of the parcel.			
Flood risk, drainage and ground water	The parcel is not in a flood risk zone 2 or 3.			Х
Ground Contamination	Edge of cement, lime and plaster manufacture site.		X	
Ground stability	The parcel is over untreated Limestone and could be a significant barrier which prevents development of the parcel. The parcel is also in a high risk coal area and a coal mining risk report would be required prior to planning permission.	х		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	An employment use would likely have a significant detrimental impact on adjacent houses and open space. Housing uses likely to be acceptable without the need for mitigation and compatible with existing neighbouring uses.	X - Em plo yme nt		X - Em ploy men t
Mineral Extraction and Mineral	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a			х
Resource Areas	barrier to non-mineral development.			
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental				Х
E	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding		,,	
	provision of additional treatment capacity. Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent		Х	

Gas forward asset management plans in advance of future growth.  Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access and transportation  Up Orders will be required regardless. Access onto B4154  Daw End Lane is constrained by the existing bus lay-by and any development will have to be mindful of any visibility splay requirements at existing junctions as well as its own access. Access onto Daw End is the most likely scenario. Improvements to footway provision will be required.  No concerns raised.  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  The whole site is within 15 minutes walking distance of a Primary School  Secondary School  The whole site is within 120 minutes public transport distance of a Secondary School  Gentre/Fwalk in Health Centre Area  The whole site is within 120 minutes public transport distance of a Secondary School  The whole site is within 120 minutes public transport distance of a Secondary School  The whole site is within 120 minutes walking distance of a X  The whole site is within 120 minutes public transport distance of a Fresh Food and Centre Area  The whole site is within 15 minutes walking distance of a Fresh Food and Centre Area  Any character constraints on density (list)  Connections to local cycle route networks  Other Social  Opportunities  No specific opportunities identified.  X  Sustainability Appraisal  The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separati		Gos forwa	rd asset management plans in advance of future			
Infrastructure constraints on / under site (electric cables/sub-stations, way) stater/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access and transportation  It is difficult to see how this site can be developed. It is, in its entirety, recorded as public highway so highway Stopping Up Orders will be required regardless. Access onto B4154 Daw End Lane is constrained by the existing bus lay-by and any development will have to be mindful of any visibility splay requirements at existing junctions as well as its own access. Access onto Daw End is the most likely scenario. Improvements to footway provision will be required.  Impact on the wider road network Other Economic  Social  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCD Policy HOU2.  Primary School  The whole site is within 120 minutes walking distance of a Primary School GP/Health The whole site is within 20 minutes public transport distance of a Secondary School GP/Health The whole site is within 20 minutes public transport distance of a Secondary School GP/Health The whole site is within 120 minutes walking distance of a Primary School The whole site is within 120 minutes walking distance of a Primary School GP/Health The whole site is within 120 minutes walking distance of a Primary School GP/Health The whole site is within 120 minutes walking distance of a Primary School GP/Health The whole site is within 120 minutes walking distance of a Primary School GP/Health The whole site is within 120 minutes walking distance of a Primary School GP/Health The whole site is within 120 minutes walking distance of a Primary School GP/Health The whole site is within 120 minutes walking distance of a Primary School GP/Health The whole site is within 120 minutes walking distance of a Primary School GP/Health Centre/Footstore The whole site is within 150 minutes walking distance of a Primary School The whole site is within 150 minutes walking distance of a Primary			ru asset management plans in advance of future			
constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)  Highways access and transportation  Highways access and transportation  Lit is difficult to see how this site can be developed. It is, in its entirety, recorded as public highway so highway Stopping Up Orders will be required regardless. Access onto B4154 Daw End Lane is constrained by the existing bus lay-by and any development will have to be mindful of any visibility splay requirements at existing junctions as well as its own access. Access onto Daw End is the most likely scenario. Improvements to footway provision will be required.  No concerns raised.  Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.  Primary School  Recondary School  GP/Health  Centre/Foodstore  of a Secondary School  GP/Health  Centre/Employment  Area  Any character  Centre/Employment  Area  Any character  Consections to local cycle route networks  No connection to a local cycle route networks.  No connection to a local cycle route network.  Sustainability Appraisal  Evaluation and for this reason an SA is not required.  Cenclusion  High harm greenbelt and landscape sensitivity and insurrountable issues due to the small size of the site and proximity to houses which proving and insurant between buildings to provide	Infrastructure		infrastructure constraints here			
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Connections to local cycle route networks	Any character	The chara	cter of housing here is Victorian terraced.			
Connections to local cycle route networks  Public Open Space Loss of Playing Field / Sports Pitches Other Social  No specific opportunities  No specific opportunities  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal Employment Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide	constraints on					
Public Open Space   Not public open space.   X  Loss of Playing Field / Sports Pitches   Other Social   Opportunities  No specific opportunities identified.   X  Sustainability Appraisal Housing Conclusion   The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Sustainability Appraisal   The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion   Conclusio	density (list)					
Public Open Space   Not public open space.   X Loss of Playing Field / Sports Pitches   Would not result in the loss of a playing field or sports pitch.   X Other Social   V  Opportunities  No specific opportunities identified.   X  Sustainability Appraisal   The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Sustainability Appraisal   The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Sustainability Appraisal   The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide	Connections to local	No connec	ction to a local cycle route network.	v		
Loss of Playing Field / Sports Pitches Other Social  Opportunities  No specific opportunities identified.  Sustainability Appraisal Sustainability Appraisal Housing Conclusion  Sustainability Appraisal Sustainability Appraisal Fine site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide	cycle route networks					
Loss of Playing Field / Sports Pitches Other Social  Opportunities  No specific opportunities identified.  Sustainability Appraisal Sustainability Appraisal Housing Conclusion  Sustainability Appraisal Sustainability Appraisal  Find site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide	Public Open Space	Not public	open space.			Х
Other Social  Opportunities  No specific opportunities identified.  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  Find site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide						v
No specific opportunities identified.  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  Fine site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide	/ Sports Pitches		, , , , ,			<b>X</b>
No specific opportunities identified.  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal Housing allocation and for this reason an SA is not required.  Sustainability Appraisal  Fine site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide	Other Social					
No specific opportunities identified.  Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal  Fine site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide			Opportunities			
Sustainability Appraisal  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal Housing Conclusion  Sustainability Appraisal Employment Conclusion  The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide	No specific op	portunities id				
Sustainability Appraisal Housing Conclusion  Sustainability Appraisal Sustainability Appraisal Employment Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide						
Conclusion allocation and for this reason an SA is not required.  Sustainability Appraisal Employment Conclusion The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide	Sustainability Appraisa	al Housing		thresh	old for	
Sustainability Appraisal Employment Conclusion  The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.  Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide		9	allocation and for this reason an SA is not required	d.		
Employment Conclusion allocation and for this reason an SA is not required.  Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide		al			old for	
Conclusion  High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide						
High harm greenbelt and landscape sensitivity and insurmountable issues due to the small size of the site and proximity to houses which prevents satisfactory separation between buildings to provide	• •					
site and proximity to houses which prevents satisfactory separation between buildings to provide	High harm greenbelt a	and landsca		e smal	l size (	of the
			· .		•	

	SS	Land rear of I	nouses on Barr	is Lane a	and Lic	hfield	Road					
Ward		Rushall-Shelf	ield	Call for	Site F	Ref	Green	Green Belt Parcel 45				
Site Area (h	na)	0.19										
Site Refere	nce	SA-0280-WA	L									
			Background	d/Contex	(t							
Current uses (list)			- land appears t		an occ	casiona	al extens	sion of	private	•		
Surrounding land uses	To	the North horsic	ulture, housing a	djoins all	other b	ounda	ries.					
			Constra	aints								
Gateway Co affecting par			Name / Details	3						ount /ered 's)		
SSSI/ SAC/ S			N/A						Ò			
		/eteran Trees	N/A						0			
Local Nature Flood Risk Zo		<del>;</del>	N/A N/A						0			
Registered P		arden	N/A N/A						0			
Scheduled A			N/A						0			
Operational E			N/A						0			
Common Lar			N/A						0			
Existing Police Designations (list)	,	D Green Belt - E	NV1									
		Croon Bolt o										
		Green beit a	nd Landscape	Sensitiv	ity As	sessi	nent					
Criteria		sment		Ratir		sessi	ment					
Green Belt	The su	ssment b-parcel makes	a strong	Ratir Very		Mod	Mod	Low	Low	Very		
	The su	ssment b-parcel makes ution to maintair	a strong ning the fragile	Ratir Very High	ng	Mod High	Mod Har	Mod	Low Har	Low		
Green Belt	The su contrib separa	b-parcel makes ution to maintair tion of Aldridge	a strong ning the fragile and Brownhills,	Ratir Very	ng High	Mod	Mod		-	1		
Green Belt	The su contrib separa and Ale	ssment b-parcel makes ution to maintair tion of Aldridge dridge and Bloxy	a strong ning the fragile and Brownhills, wich, and a	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The su contrib separa and Ale modera	ssment b-parcel makes ution to maintair tion of Aldridge dridge and Bloxuate contribution	a strong ning the fragile and Brownhills,	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The su contrib separa and Ald modera sprawl and en	b-parcel makes ution to maintain tion of Aldridge dridge and Bloxuate contribution of the West Midcroachment on	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbatio the countryside.	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The su contrib separa and Ald modera sprawl and en The su	b-parcel makes ution to maintain tion of Aldridge dridge and Bloxuate contribution of the West Midcroachment on b-parcel is contains	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbatio the countryside. ained to the	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The su contrib separa and Ale modera sprawl and en The su northw	b-parcel makes ution to maintain tion of Aldridge dridge and Bloxuate contribution of the West Mid croachment on b-parcel is contaest by the settle	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbatio the countryside. ained to the ment of Shelfield	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The su contrib separa and Ale modera sprawl and en The su northw and to	b-parcel makes ution to maintain tion of Aldridge dridge and Bloxuate contribution of the West Mid croachment on b-parcel is contaest by the settle the south by the	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbatio the countryside. ained to the ment of Shelfield	Ratir Very High Har m	ng High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The succontribution separate and Alemodera sprawl and en The successful and to of Aldri	b-parcel makes ution to maintain tion of Aldridge dridge and Bloxuate contribution of the West Mid croachment on b-parcel is contaest by the settle the south by the idge. Any bound	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbatio the countryside. ained to the ment of Shelfield as settlement edge lary change wou	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The succontribution separate and Alemodera sprawl and en The succontribution of Aldriweake	b-parcel makes ution to maintain tion of Aldridge dridge and Bloxuate contribution of the West Mid croachment on b-parcel is contaest by the settle the south by the idge. Any bound in the fragile sett	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbatio the countryside. ained to the ment of Shelfield as settlement edge lary change wou lement gaps	Ratir Very High Har m	ng High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The succontribution separate and Alemoderate sprawl and entre successful and to of Aldriweake between well as	b-parcel makes ution to maintain tion of Aldridge dridge and Bloxuate contribution of the West Midcroachment on b-parcel is contrest by the settle the south by the idge. Any bounder the fragile settler Aldridge, Rushaller Aldridge, Rushaller and Aldridge, Rushaller and maintain the Aldridge, Rushaller Aldridge, Rushaller Aldridge, Rushaller and maintain the fragile and Aldridge, Rushaller Aldridge, Rushaller and maintain the maintain the fragile and Aldridge, Rushaller and maintain the maintain the fragile settler and fragile an	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbatio the countryside. ained to the ment of Shelfield e settlement edge lary change wou lement gaps Brownhills, as all and Shelfield,	Ratir Very High Har m	ng High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The succontribution separate and Alemoderate sprawl and entribution of Aldribution weaker well as and weaker and weaker and weaker well as and weaker sprawl as and weaker sprawl as a spr	b-parcel makes ution to maintair tion of Aldridge dridge and Blox ate contribution of the West Mid croachment on b-parcel is contaest by the settle the south by the didge. Any bound in the fragile settle Aldridge, Rushauld affect the in	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbatio the countryside. ained to the ment of Shelfield e settlement edge lary change wou lement gaps Brownhills, as all and Shelfield, tegrity of adjacel	Ratir Very High Har m	ng High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt	The succontribuse separal and Alemodera sprawl and en The success northwand to of Aldriweake between well as and woo Green	b-parcel makes ution to maintain tion of Aldridge dridge and Bloxuate contribution of the West Mid croachment on b-parcel is contaest by the settle the south by the idge. Any bound a the fragile settle Aldridge and Aldridge, Rushauld affect the in Belt either through	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbation the countryside. ained to the ment of Shelfield e settlement edge lary change wou lement gaps Brownhills, as all and Shelfield, tegrity of adjacein gh increased	Ratir Very High Har m	ng High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har		
Green Belt Harm	The succontribution separate and Alemostra sprawl and en The succession of Aldriveake between well as and wood Green contain	b-parcel makes ution to maintair tion of Aldridge dridge and Bloxuate contribution of the West Mid croachment on b-parcel is contaest by the settle the south by the idge. Any bound a the fragile settle Aldridge and Aldridge, Rushauld affect the in Belt either throunder to reduce	a strong ning the fragile and Brownhills, wich, and a to preventing the flands conurbation the countryside. ained to the ment of Shelfield e settlement edge lary change wou lement gaps Brownhills, as all and Shelfield, tegrity of adjacen gh increased d connectivity.	Ratir Very High Har m	ng High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m		
Green Belt Harm	The succontribuse separal and Alemostra sprawl and en The succontribused to of Aldriweake well as and wo Green contair.	b-parcel makes ution to maintain tion of Aldridge dridge and Bloxuate contribution of the West Mid croachment on b-parcel is contained by the settle the south by the idge. Any bound in the fragile settle and Aldridge, Rushall affect the in Belt either throundscape is considered.	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbatio the countryside. ained to the ment of Shelfield a settlement edge lary change wou lement gaps Brownhills, as all and Shelfield, tegrity of adjacel ogh increased d connectivity. idered to have	Ratir Very High Har m	ng High Har m	Mod High Har	Mod Har	Mod Har	Har m	Low Har		
Green Belt Harm	The succontribuse separal and Alamodera sprawl and en The succontain the succontain the large overall and en contain the large overall	b-parcel makes ution to maintain tion of Aldridge dridge and Bloxuate contribution of the West Mid croachment on b-parcel is contaest by the settle the south by the didge. Any bound in the fragile settle Aldridge, Rushall affect the in Belt either through ment or reduce indscape is consimployment devel	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbatio the countryside. ained to the ment of Shelfield ary change wou lement gaps Brownhills, as all and Shelfield, tegrity of adjacel gh increased d connectivity. idered to have tivity to residenti	Ratir Very High Har m	ng High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m		
Green Belt Harm	The succontribusepara and Alamodera sprawl and en The succontribused and to of Aldriweake between well as and wo Green contair The lar overall and en there a	b-parcel makes ution to maintain tion of Aldridge dridge and Bloxuate contribution of the West Mid croachment on b-parcel is contributed by the settle the south by the didge. Any bound in the fragile settle Aldridge, Rushall affect the in Belt either through ment or reduce indscape is consimployment develue.	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbatio the countryside. ained to the ment of Shelfield e settlement edge lary change wou lement gaps Brownhills, as all and Shelfield, tegrity of adjacet gh increased d connectivity. idered to have tivity to residenti opment. Whilst	Ratin Very High Har m  I, e Id  High High Har m	ng High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m		
Green Belt Harm	The succontribuse separal and Alamoders sprawl and en The success northwand to of Aldriweake between well as and woo Green contair. The lar overall and en there as some of the success of	b-parcel makes ution to maintain tion of Aldridge dridge and Bloxuate contribution of the West Mid croachment on b-parcel is contributed by the settle the south by the didge. Any bound in the fragile settle Aldridge, Rushall affect the in Belt either through ment or reduce indscape is consimployment develue.	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbation the countryside. ained to the ment of Shelfield e settlement edge lary change wou lement gaps Brownhills, as all and Shelfield, tegrity of adjacen gh increased d connectivity. idered to have tivity to residenti opment. Whilst	Ratin Very High Har m  I, e Id  High High Har m	ng High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m		
Green Belt Harm	The succontribuse separal and Alemodera sprawl and en The succession of Aldriweake between well as and wo Green contair. The lar overall and en there a some of sensitive the higher separal contains.	b-parcel makes ution to maintain tion of Aldridge dridge and Bloxuate contribution of the West Mid croachment on b-parcel is contributed by the settle the south by the didge. Any bound in the fragile settler Aldridge and Aldridge, Rushauld affect the in Belt either throughent or reduced ascape is consimpleyment development development in the control of the control	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbation the countryside. ained to the ment of Shelfield e settlement edge lary change wou lement gaps Brownhills, as all and Shelfield, tegrity of adjacen gh increased d connectivity. idered to have tivity to residenti opment. Whilst g a low-moderate ter balanced by	Ratin Very High Har m  I, e Id  High High Har m	ng High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m		
Green Belt Harm	The succontribuse separal and Alemodera sprawl and en The succession of Aldriweake between well as and wo Green contair. The lare overall and en there a some of sensitive the high characters.	b-parcel makes ution to maintain tion of Aldridge dridge and Bloxuate contribution of the West Mid croachment on b-parcel is contributed by the settle the south by the dridge. Any bound on the fragile settler Aldridge and Aldridge, Rushabuld affect the in Belt either throughent or reduced accept is consimployment develore criteria indicating wity, this is counter, with	a strong ning the fragile and Brownhills, wich, and a to preventing the llands conurbation the countryside. ained to the ment of Shelfield e settlement edge lary change wou lement gaps Brownhills, as all and Shelfield, tegrity of adjacen gh increased d connectivity. idered to have tivity to residenti opment. Whilst g a low-moderate ter balanced by	Ratir Very High Har m  I, e d  High Al   ng High Har m	Mod High Har m	Mod Har m	Mod Har m	Har m	Low Har m			

Detailed as	sessment against environmental, social and economi	c crite	ria	
Criteria	Assessment	Ratin	าg	
	Environmental			
Greenfield/ Previously Developed Land	The parcel is greenfield.	X		
Topography	The parcel slopes down from South to North the level change is not significant but continues beyond the North boundary and is a consideration for the visual amenity assessment.		х	
Agricultural Land Quality	Not agricultural land			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	A tree survey is required and the retention of some or all trees would have a moderate impact on the developable area.		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The parcel is part of Anchor Brook Valley SLINC which continues to the North and a ecological survey is required to determine any potential impact on protected species if the parcel was developed and to understand the impact any loss of trees might have.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value.  Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Urban Matrix Recovery Zone 1	X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The parcel can only be seen in the context of residential development so a residential development is considered would not result in any significant harm. An employment use would be out of character and would be seen from open space and from the rear windows of many houses and for these reasons the harm is considered would be significant.	X- Em plo yme nt		X- Res iden tial
Flood risk, drainage and ground water	The Northern boundary adjoins a flood risk zone three and the parcel would contribute to flooding due to the topography. Flood mitigation measures using suitable SUDS would be required and could impact on the developable area.		x	
Ground Contamination	No records of ground contamination here.			Х
Ground stability	There are no records of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х

Noise impact of adjoining uses	Residential use would raise no issues but employment uses would not be supportable due to the close proximity of houses.	X- Em plo yme nt		X- Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	Х		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no known infrastructure constraints.			х
Highways access and transportation	This site is landlocked. In order to attain a satisfactory access it is likely to require property acquisition along Barns Lane or from The Parkway to the north. Access onto the A461 Lichfield Road would be undesirable. Residential use rather than commercial uses.	X		
Impact on the wider road network	No significant concerns.			х
Other Economic (specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is within 10 minutes walking distance of a Primary School			х

Secondary School		site is within 20 minutes public transport distance			Х	
-		ndary School				
GP/Health	The whole	site is within 10 minutes walking distance of a			Х	
Centre/Walk in	Health Ce	ntre Area			^	
Strategic		site is within 20 minutes public transport distance				
Centre/Employment	of an Emp	loyment Area			X	
Area						
Centre/Foodstore	The whole	site is within 10 minutes walking distance of a			Х	
		d and Centre Area			^	
Any character	Housing h	ere is predominantly traditional semi-detached hous	ses.			
constraints on						
density (list)						
Connections to local	No connec	ction to a local cycle route network.	x			
cycle route networks						
Public Open Space	Not public	open space.			Х	
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			Х	
/ Sports Pitches						
Other Social						
		Opportunities				
No specific opp	ortunities i	dentified.				
		Sustainability Appraisal				
Sustainability Appraisa	l Housing	The site has some negative impacts for SA Object	tives 2,	3, 5, 6	5, 7,	
Conclusion		9, 12 and positive impact for SA Objectives 10, 13				
Sustainability Appraisa	nl	The significant reasons for rejecting this site, as list				
Employment Conclusion	on	assessment, demonstrate that this site would not be a reasonable				
		alternative.				
		Conclusion				

There is no access and potential ifor residential development is limited due to existing development and gateway constraints around the parcel, if houses on Barns Lane were removed to facilitate development it is likely that only the same number of houses as those lost can be achieved.

843

Site Addres	ss	Land South o	f Atlas Quarry	and Brick	works						
Ward		Rushall-Shelf	ield	Call for	Site F	Ref	Green	Green Belt Parcel 49			
Site Area (h	ıa)	0.08									
Site Referei	nce	SA-0282-WA	L								
			Background	d/Contex	<b>t</b>						
Current uses			ng history indicates it may be part of the quarry but was not being used at the							the	
(list) Surrounding		e of the visit. the North is the o	guarry with empl	ovment us	ses els	ewhere	e around	d the pa	arcel.		
land uses			quarry mar omp	oymon a	0.0		around	zo pc	21.0011		
			Constra	aints							
Gateway Con affecting par			Name / Details	S					СО	nount vered a's)	
SSSI/ SAC/ S	SINC		N/A						0	,	
Ancient Wood			N/A						0		
Local Nature		e	N/A						0		
Flood Risk Zo			N/A N/A						0		
Registered Pa			N/A N/A						0		
Operational B			N/A					0			
Common Lan		- Curia	N/A						0		
Existing Polic Designations (list)	y SAI	D Green Belt - E	NV1								
		Green Belt ar	nd Landscape	Sensitiv	ity As	sessi	ment				
Criteria		ssment		Ratir	ng						
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low Mod	Low	Very	
Harm		oution to preventi est Midlands con		High Har	Har	High Har	Har	Har	Har	Low Har	
		ining the separa		m	m	m	m	m	m	m	
	and Br	ownhills. The su	b-parcel is								
		ned to the west,									
		settlement edge forms part of the									
		pation. The exten						v			
		an edges, location						Х			
		gap between Sh									
		ge, and presence									
		the north limit p acent Green Bel									
Landscape		ndscape is consi		High	1 N	/lod	Mod	Lo	w	Low	
Sensitivity		moderate sensi		-		ligh		Мо	od		
		nployment devel									
		are some criteria		-							
		ate sensitivity, the ed by the higher					Х				
		I character, with									
		s and statutory s									
	across	large parts of th	e area.								
	ailed as	ssessment aga		nental, s	ocial a	and e	conom				
Criteria		Assessmen						Rati	ng		
			Environr	nental							

Greenfield/ Previously	Evidence of some previous development, ancillary fences and structures in connection with the Quarry.			х
Developed Land	·			
Topography	The parcel is flat.			Х
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The parcel is at the end of an access road which serves industrial buildings and the boundary of the parcel is has established trees which are covered by a group tree preservation order 11/1979 G3. There are established trees which cover most of the parcel and could be worthy of retention. A Tree survey is required. The retention of some or all of the trees would have a significant impact on the developable area of the site.	х		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required. Mitigation could reduce the developable area.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3 Can't tell from map probably Core Expansion Zone 1	X		
Heritage Assets on site or significantly affecting boundaries	The western part of the parcel has a HER listing 13525 - Dumblederry Lane is marked, though not named, on Yates's map of 1775, 1816 OS plan, and 1st edn plan of 1886. Archaeological survey is required prior to development.		х	
Impact on visual amenity of adjacent land users, including existing residents	The loss of trees could have a local impact, there is a footpath which passes alongside the parcel is due to be closed and it is considered that any visual impact would not be significant.			х
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			х
Ground Contamination	No contaminated land records would require investigation due to adjacent industrial uses.		х	
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	Residential uses unlikely to be suitable here due to the surrounding uses which could cause unacceptable noise disturbance to potential occupiers, an assessment would be required. A light industrial employment use raises no noise concerns.		X- Res ide ntia	X- Em ploy men t
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Atlas Quarry and Sandown Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling	X- Res ide ntia	X- Em plo yme nt	

Mineral	with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development. In respect of Sandown Quarry this site is subject to a call for sites submission and is at the end of its life having less than a significant impact on residential uses. The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel and brick clay shall take place.			
Infrastructure and Brickworks	site Atlas Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		х	
Waste Infrastructure	The site is within 250 metres of Hills Contractors who operate inert waste recycling which may give rise to noise requiring new home development to require mitigation.		X- Res ide ntia I	X- Em ploy men t
Other Environmental	No other issues identified.			Х
Employment	This site does not meet the threshold for employment			
Development Opportunities	allocation in the Black Country Plan.	X		
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access	Definitive Public Footpath 17 Aldridge runs across this application site, between the end of Dumblederry Lane, Wharf Approach and Stubbers Green Road. There has been a recent S247 Stopping Up Order which would see this footpath extinguished by the Departm  Access to this site is via an adopted stub of Dumblederry	X-	х	X-
and transportation	Lane. Commercial uses only.	Res ide ntia I		Em ploy men t
Impact on the wider road network	No significant issues.			Х

Other Economic						
(specify)						
		Social				
Access time by wall	servic	c transport (except Primary schools: walking only) tees in accordance with BCP Policy HOU2.	o key r	esiden	tial	
Primary School	a Primary		X			
Secondary School	of a Secon	site is within 20 minutes public transport distance idary School			X	
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of centre Area	X			
Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area			х	
Centre/Foodstore	a Fresh Fo	site is more than 15 minutes walking distance of ood and Centre Area	X			
Any character constraints on density (list)  There are no nearby housing the character is defined by employment uses.						
Connections to local cycle route networks	No connec	No connection to a local cycle route network.				
Public Open Space		open space.			X	
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х	
Other Social						
		Opportunities				
Although a small par existing adjacent us socia		d prevent anti-		X		
		Sustainability Appraisal				
Sustainability Appraisa Conclusion	al Housing	The significant reasons for rejecting this site, as list assessment, demonstrate that this site would not lalternative.	be a re	asonal	ole	
Sustainability Appraisa Employment Conclusion		The significant reasons for rejecting this site, as listed in the assessment, demonstrate that this site would not be a reasonable alternative.				
		Conclusion				
highway safety and to	protect nois	ue to the adjoining employment and quarry uses, n se amenity cannot be achieved for such uses. Emp t the threshold for allocation in the Black Country Pl	ployme			

Site Addres	s	Land lying to 139 to 183 Pe	the west of Pelelsall Lane	Isall Lane	, Rusha	all, W	/alsall -	Land	Rear	of		
Ward		Rushall-Shelf	ield	Call for	Site R	ef	Green Belt Parcel 116					
Site Area (h	a)	5.483										
Site Referei	псе	SA-0306-WA	L									
			Background	d/Contex	t							
Current uses (list)	Оре	en Space (forme	er allotment)									
Surrounding			ast is housing to			lture	and to tl	he Wes	t is a			
land uses	rail	way walk with op	oen space and he Constra		ond.							
			Consu	airits								
Gateway Constraints (where affecting part of submitted site)  Name / Details				CO	nount vered a's)							
SSSI/ SAC/ S	INC		N/A						0	-		
Ancient Wood	lland / \	/eteran Trees	N/A						0			
Local Nature	Reserve	Э	N/A						0			
Flood Risk Zo	ne 3		N/A						0			
Registered Pa			N/A						0			
Scheduled Ar			N/A							0		
Operational B		ound	N/A							0		
Common Lan		D END/4	N/A					0				
Existing Policing Designations (list)	y SAI	D ENV1										
	<b>.</b>	Green Belt a	nd Landscape	Sensitiv	ity Ass	sessi	ment					
Criteria	Asses	ssment		Ratin	ıg							
Green Belt	The su	b-parcel makes	a strong	Very	High	Mod	Mod	Low	Low	Very		
Harm		ution to maintair		High	Har	High	Har	Mod	Har	Low		
		tion of Walsall,		Har m	m	Har m	m	Har m	m	Har m		
			ate contribution t	0						- '''		
		ting the sprawl of ds conurbation,										
			countryside. The									
			to the northeas									
			elsall, and to the	`								
		nd southeast by										
	edges	of Bloxwich, Wa	ılsall, and									
	Aldridg	je, which form pa	art of the West		х							
		ds conurbation.										
			educe the fragile	9								
	•	tion between the										
		II, Aldridge, and	Bloxwich, and g settlements of									
			Rushall. It would									
		arm connectivity										
		nding Green Bel										
Landscape		ndscape within t		High			Mod	Lo		Low		
Sensitivity	Valley	is considered to have a						Mo	d			
	•		e-high overall sensitivity to									
	moder	ate-high overall	sensitivity to									
	moder: resider	ate-high overall: ntial developmer	sensitivity to nt. Although the									
	modera resider rural cl	ate-high overall ntial developmer haracter of the a	sensitivity to nt. Although the rea is impacted		<b>X</b>	(						
	modera resider rural cl by its o	ate-high overall ntial developmer haracter of the a	sensitivity to nt. Although the rea is impacted o the surrounding	9	)	•						

Criteria	its ecolo by its ro settleme	, sensitivity is increased due to orgical and recreational value and ole in providing a gap between ents which override other criteria.	c crite	eria	
Creenfield/   Previously   Developed Land   Although the site is predominantly greenfield there is some evidence on historic mapping of a "works" which was located in the centre of the parcel.   X   Developed Land   Topography   Raised ridgeline running along North Eastern boundary from North to East, dropping away to South gently.   Generally highest in the North, lower to Western boundary and lowest at the Southern. Overall slope of the site from North East to South gently and t and lowest at the Southern. Overall slope of the site from North East to South gently and t agricultural land, no post 1988 classification assessment.   Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries   Any loss of trees would require an ecology assessment.   The site falls within Nature Recovery Network Zone Core Expansion Zone 1   HBL6177 - This field system may have been enclosed in the late Medieval/early Post Medieval period, having possibly formed one of Rushalf's open fields.   Impact on visual amenity of adjacent land users, including existing residents   There would be some local impact from windows of houses but no significant amenity issues, the parcel is already seen from the public realm against the backdrop of residential evelopment so there would not be significant wider harm. It is considered that the visual amenity benefits could be largely accommodated if the land is considered surplus.   X   X   X   X   X   X   X   X   X					
Previously Developed Land  Topography  Raised ridgeline running along North Eastern boundary from North to East, dropping away to South gently. Generally highest in the North, lower to Western boundary and lowest at the Southern. Overall slope of the site from North East to South gently, and towest at the Southern. Overall slope of the site from North East to South gently and towest at the Southern. Overall slope of the site from North East to South gently and towest at the Southern. Overall slope of the site from North East to South gently and towest at the Southern. Overall slope of the site from North East to South gently and tower and lowest at the Southern. Overall slope of the site from North East to South gently and tower and lowest at the Southern. Overall slope of the site from North East to South gently and tower and lowest at the Southern. Overall slope of the site from North East to South gently and tower and lowest at the Southern. Overall slope of the site from North East to South gently and to Western boundary and lowest at the Southern. Overall slope of the site from North East to South gently and to Western boundary and lowest at the Southern. Overall slope of the site from North East to South gently and to Western boundary and lowest at the Southern. Overall slope of the site from North East to South gently and to Western boundary and lowest at the Southern. Overall slope of the site from North East to South gently and to Western boundary and lowest at the Southern. Overall slope of the site from North East to South gently and to Western boundary and lowest at the Southern. Overall slope of the site from North East South gently and the South Sout	01110110		1 101011	-9	
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North East to South gently and t   North Cagricultural Land   Quality   Agricultural Land   Quality   Agricultural land, no post 1988 classification   assessment.				Х	
Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries Biodiversity or Geodiversity or site or significantly affecting boundaries Heritage Assets on site or significantly affecting boundaries Impact on visual amenity of adjacent land users, including existing residents  Flood risk, drainage and ground water  Foround Contamination  Former allotment gardens and nursery, pesticides, herbicides, possible soil improvement using sewage sludge from nearby sewage works so heavy metals etc. Land drain across site  Ground stability Ar and in a Nitrogen Dioxide Area of Exceedance Zone 2015.  Al and prain across site  Mineral Extraction and Mineral Resource Areas  No mineral infrastructure constraints.  No mineral infrastructure constraints.		and lowest at the Southern. Overall slope of the site from			
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Biodiversity or Geodiversity on site or Significantly affecting boundaries  Heritage Assets on site or significantly affecting boundaries  HBL6177 - This field system may have been enclosed in the late Medieval/early Post Medieval period, having possibly formed one of Rushall's open fields.  Impact on visual amenity of adjacent land users, including existing residents  Flood risk, drainage and ground water  Former allotment gardens and nursery, pesticides, herbicides, possible soil improvement using sewage sludge from nearby sewage works so heavy metals etc.  Land drain across site  Ground stability  No record of ground stability impact of adjoining uses  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  An employment use would require mitigation in relation to the houses along Pelsall Lane which could reduce the development.  Mineral Extraction and Mineral  Resource Areas  An omineral infrastructure constraints.  Any loss of trees would require an ecology assessment. The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.					
Geodiversity on site or significantly affecting boundaries  Heritage Assets on site or significantly affecting boundaries  Heritage Assets on site or significantly affecting boundaries  Heritage Assets on site or significantly affecting boundaries  Impact on visual amenity of adjacent land users, including existing residents  Flood risk, drainage and ground water  Flood risk, drainage and ground water  Ground  Ground  Ground  Ground Stability  Air Quality impact of adjoining uses  Air Quality impact of adjoining uses  An employment use would require mitigation in relation to the houses along Pelsall Lane which could reduce the developable area. The are no significant surrounding noise impacts for potential residential development.  Mineral Extraction and Mineral Resource Areas  The site falls within Nature Recovery Network Zone Core Expansion Zone 1  X    X   X   X   X   X   X   X   X					
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affecting boundaries   formed one of Rushall's open fields.					v
Impact on visual amenity of adjacent land users, including existing residents  Flood risk, drainage and ground water  Former allotment gardens and nursery, pesticides, herbicides, possible soil improvement using sewage sludge from nearby sewage works so heavy metals etc. Land drain across site  Ground stability  Air Quality impact of adjoining uses  Noise impact of adjoining uses  Mineral Extraction and Mineral Resource Areas  There would be some local impact from windows of houses but no significant amenity issues, the parcel is already seen from the public realm against the backdrop of residential development will be acklored from the public realm against the backdrop of residential development will be already seen from the public realm against the backdrop of residential development used in the public realm against the backdrop of residential already seen from the public realm against the backdrop of residential already seen from the public realm against the backdrop of residential already seen from the public realm against the backdrop of residential already seen from the public realm against the backdrop of residential already sen already seen from the public realm against the backdrop of residential already sevaled in the public realm against the backdrop of residential already sen already sen already sen already sen already sevale surplus.  X  X  An employment use would require mitigation in relation to the houses along Pelsall Lane which could reduce the developable area. The are no significant surrounding noise impacts for potential residential development.  X  X  Res identificate already seen from the public realm and surplus sen already sen all take place.  X  X  Res identificate already seen from the public residential development already sen					^
amenity of adjacent land users, including existing residents  but no significant amenity issues, the parcel is already seen from the public realm against the backdrop of residential development so there would not be significant wider harm. It is considered that the visual amenity benefits could be largely accommodated if the land is considered surplus.  Flood risk, drainage and ground water  Not in a flood risk zone 2 or 3.  Sound  Contamination  Former allotment gardens and nursery, pesticides, herbicides, possible soil improvement using sewage sludge from nearby sewage works so heavy metals etc.  Land drain across site  No record of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  X  Air Quality impact of adjoining uses  Noise impact of adjoining uses  Noise impact of adjoining uses  An employment use would require mitigation in relation to the houses along Pelsall Lane which could reduce the developable area. The are no significant surrounding noise impacts for potential residential development.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.  No mineral infrastructure constraints.					
land users, including existing residents  from the public realm against the backdrop of residential development so there would not be significant wider harm. It is considered that the visual amenity benefits could be largely accommodated if the land is considered surplus.  Flood risk, drainage and ground water  Roround Contamination  Former allotment gardens and nursery, pesticides, herbicides, possible soil improvement using sewage sludge from nearby sewage works so heavy metals etc. Land drain across site  Roround stability  No record of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  X  An employment use would require mitigation in relation to the houses along Pelsall Lane which could reduce the developable area. The are no significant surrounding noise impacts for potential residential development.  Mineral Extraction and Mineral Resource Areas  No mineral infrastructure constraints.  No mineral infrastructure constraints.					
existing residents  development so there would not be significant wider harm. It is considered that the visual amenity benefits could be largely accommodated if the land is considered surplus.  Not in a flood risk zone 2 or 3.  Not in a flood risk zone 2 or 3.  Former allotment gardens and nursery, pesticides, herbicides, possible soil improvement using sewage sludge from nearby sewage works so heavy metals etc.  Land drain across site  Ground stability  No record of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  An employment use would require mitigation in relation to the houses along Pelsall Lane which could reduce the developable area. The are no significant surrounding noise impacts for potential residential development.  Mineral Extraction and Mineral Resource Areas  No mineral infrastructure constraints.  No mineral infrastructure constraints.					
It is considered that the visual amenity benefits could be largely accommodated if the land is considered surplus.  Flood risk, drainage and ground water  Not in a flood risk zone 2 or 3.  Roround Contamination  Former allotment gardens and nursery, pesticides, herbicides, possible soil improvement using sewage sludge from nearby sewage works so heavy metals etc. Land drain across site  No record of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  Air Quality impact of adjoining uses  Noise impact of adjoining uses  Noise impact of adjoining uses  Noise impact of adjoining uses  The are no significant surrounding noise impacts for potential residential development.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.  No mineral Infrastructure and Brickworks  No mineral infrastructure constraints.	1				Х
largely accommodated if the land is considered surplus.					
Ground Contamination  Former allotment gardens and nursery, pesticides, herbicides, possible soil improvement using sewage sludge from nearby sewage works so heavy metals etc.  Land drain across site  Ground stability  No record of ground stability issues here.  Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  Noise impact of adjoining uses  Noise impact of adjoining uses  An employment use would require mitigation in relation to the houses along Pelsall Lane which could reduce the developable area. The are no significant surrounding noise impacts for potential residential development.  Mineral Extraction and Mineral Resource Areas  No mineral infrastructure constraints.  No mineral infrastructure constraints.					
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Contamination herbicides, possible soil improvement using sewage sludge from nearby sewage works so heavy metals etc.  Land drain across site  Ground stability No record of ground stability issues here.  Air Quality impact of adjoining uses  Noise impact of adjoining uses  Noise impact of adjoining uses  An employment use would require mitigation in relation to the houses along Pelsall Lane which could reduce the developable area. The are no significant surrounding noise impacts for potential residential development.  Mineral Extraction and Mineral Resource Areas  No mineral infrastructure constraints.  No mineral infrastructure constraints.	and ground water				Х
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Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and Brickworks  Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and Brickworks  Mineral Infrastructure and Infrastructure and Infrastructure and Brickworks  Mineral Infrastructure and Inf	adjoining does				
Mineral Extraction and Mineral Resource Areas  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.  Mineral Infrastructure and Brickworks  No mineral infrastructure constraints.				yme	
and Mineral Resource Areas and environmentally feasible prior extraction for superficial sand and gravel shall take place.  Mineral Infrastructure and Brickworks  No mineral infrastructure constraints.	NA'	· · · · · · · · · · · · · · · · · · ·		nt	iui
Resource Areas sand and gravel shall take place.  Mineral Infrastructure and Brickworks  No mineral infrastructure constraints.					
Mineral No mineral infrastructure constraints.  Infrastructure and Brickworks				X	
Infrastructure and Brickworks	Resource Areas	sanu anu gravei shali take piace.			
Infrastructure and Brickworks	Mineral	No mineral infrastructure constraints			
Brickworks		THE HIMOTAL HIMAGINACIAL CONSTITUTIOS.			
					X
Waste Infrastructure  No waste infrastructure constraints					
	Waste Infrastructure	No waste infrastructure constraints			Х

Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints here.			x
Highways access and transportation	As a standalone site, dependent upon the number of dwellings, the existing access way off Pelsall Lane may require widening to accommodate a suitable adoptable bellmouth access, footways and a carriageway width and hence land acquisition would be required. A carriageway width of 7.3m may be required to provide emergency vehicle access, if emergency access cannot be provided elsewhere.  The site could be combined with the site to the south to provide a more comprehensive scheme Links to the adjacent National Cycle Route 5 should be provided. Residential development would be the most appropriate.	х		
Impact on the wider road network	No wider concerns raised.			Х
Other Economic (specify)				
	Social			
Access time by wall	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The site is predominantly within 15 minutes walking distance of a Primary School		Х	
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			х
GP/Health Centre/Walk in	The whole site is within 15 minutes walking distance of a Health Centre Area		х	
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area		X	х

Centre/Foodstore	site is within 15 minutes walking distance of a		Х			
		d and Centre Area				
Any character		cter of nearby housing is predominantly traditional s	emi-de	etached	l k	
constraints on density (list)	housing					
Connections to local		e network CR001 runs alongside the parcel			Х	
cycle route networks		ccess to Pelsall and Walsall.			^	
Public Open Space		open space OS6055 described as informal open				
		was not accessible at the time of the site visit.		x		
		Ills within area one of the open space study which		^		
		which does not lack open space provision.				
Loss of Playing Field	Would not	Would not result in the loss of a playing field or sports pitch.				
/ Sports Pitches					Х	
Other Social						
		Opportunities				
No specific op	portunities id	dentified. X				
		Sustainability Appraisal				
Sustainability Appraisa	al Housing	The significant reasons for rejecting this site, as lis	sted in	the		
Conclusion		assessment, demonstrate that this site would not be	oe a re	asonab	ole	
		alternative.				
Sustainability Appraisa	al	The significant reasons for rejecting this site, as lis	sted in	the		
Employment Conclusion	on	assessment, demonstrate that this site would not be a reasonable				
		alternative.				
		Conclusion				
		Belt and landscape harm. The existing access is not				
		ere are no willing landowners submitting their sites				
		nich provides some visual amenity value but which i				
	space provi	sion, however justification and or mitigation wou	ıld als	o repr	esent	
significant issues.						

Site Addres	ss	Highfields So	uth Landfill Site	)						
Ward		Rushall-Shelf	ield	Call for	Site I	Ref	10551			
Site Area (I	ha)	14.51								
Site Refere	nce	SA-0307-WAI	L							
			Background	d/Contex	t					
Current uses (list)	Lar	ndfill Waste								
Surrounding		the North is Wals								а
land uses	Torr	mer quarry, to the	e South an Infille Constra		quarry	and to	tne vve	st resia	entiai.	
Gateway Co	nstrain	ts (where	Name / Details						An	nount
affecting pa	rt of sul	bmitted site)	rumo / Botan	3						vered
SSSI/ SAC/ S		/ <b>T</b>	N/A						0	
Local Nature		/eteran Trees	N/A N/A						0	
Flood Risk Z		<del>U</del>	Centre of site.						0.7	,
Registered P		arden	N/A						0.7	
Scheduled A			N/A						0	
Operational I	Burial G	round	N/A						0	
Common Lar Existing Police		D Green Belt EN	N/A						0	
Criteria	Asses		nd Landscape	Sensitiv	/itv Δ	22022	ment			
Green Belt	7 1000	ssment		Ratir		33033	HOH			
	The su	ıb-parcel makes		Ratir Very	ng	Mod	Mod	Low	Low	Very
Harm	The su	b-parcel makes oution to maintain	ning the	Ratir Very High		Mod High		Mod	Low Har	Low
	The su contrib separa	ub-parcel makes oution to maintain ation of Aldridge	ning the and Brownhills,	Ratir Very	ng High	Mod	Mod		-	1
	The su contrib separa and Al	ub-parcel makes oution to maintair ation of Aldridge a dridge and Bloxy	ning the and Brownhills, vich, and a	Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
	The su contrib separa and Al moder	ub-parcel makes oution to maintain ation of Aldridge	ning the and Brownhills, vich, and a so preventing the	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
	The su contrib separa and Al moder sprawl and pr	ub-parcel makes oution to maintain tion of Aldridge addinge and Bloxvate contribution to the West Mideventing encroad	ning the and Brownhills, wich, and a copreventing the lands conurbation the conurbation the conurbation the	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
	The su contrib separa and Al moder sprawl and pr country	ub-parcel makes oution to maintain ation of Aldridge addingerate contribution to the West Mideventing encroadyside. The sub-p	ning the and Brownhills, wich, and a co preventing the lands conurbation the arcel is contained.	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
	The su contrib separa and Al moder sprawl and pr country to the	ub-parcel makes bution to maintain ation of Aldridge addinge and Bloxy ate contribution to the West Mid eventing encroacyside. The sub-pnorth and northw	ning the and Brownhills, wich, and a co preventing the lands conurbation on the arcel is contained est by the	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
	The succontribution separate and Almoder sprawl and procountry to the settlen	ub-parcel makes bution to maintain ation of Aldridge and Bloxy ate contribution to f the West Mid eventing encroacyside. The sub-phorth and northwhents of Brownhi	ning the and Brownhills, wich, and a concept of preventing the lands conurbation on the arcel is contained est by the lis and Shelfield	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
	The succontribution separate and Almoder sprawl and procountry to the settlen and to	ub-parcel makes bution to maintain ation of Aldridge addinge and Bloxy ate contribution to the West Mid eventing encroacyside. The sub-pnorth and northw	ning the and Brownhills, wich, and a so preventing the lands conurbation the arcel is contained est by the lls and Shelfield ast by the	Ratir Very High Har m	High Har	Mod High Har	Mod Har	Mod Har	Har	Low Har
	The succontribution separate and Almoder sprawl and procountry to the settlen and to settlen bound:	b-parcel makes bution to maintain ation of Aldridge and Bloxy ate contribution to fithe West Mideventing encroacy side. The sub-parents of Brownhithe south and eart edge of Aldrary change would be to mand the south and eart edge would ary change would be to mand the south and eart edge of Aldrary change would be to mand the south and eart edge of Aldrary change would be to mand the south and eart edge of Aldrary change would be to mand the south and the south	ning the and Brownhills, wich, and a so preventing the lands conurbation chment on the arcel is contained the lls and Shelfield ast by the ridge. Any diveaken the	Ratir Very High Har m	High Har m	Mod High Har	Mod Har	Mod Har	Har	Low Har
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across	ts and statutory sites extending large parts of the area.			
Criteria	ssessment against environmental, social and economi Assessment	Ratii		
Criteria	Environmental	Naui	iig	
Greenfield/	Previously Developed			
Previously	Tronously Beveloped			х
Developed Land				
Topography	Generally higher in East and far West, lower in most of Western half and along Southern edge.			
	Site is encircled by thin ridge line to all sides bounded by a track. Ridgeline is thinnest in North and South, with plateaus to Western and Eastern boundary.	X		
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation	There are TPO trees around the perimeter of the site: Group			
Orders / Mature	order: 15/1994 and 22/1995. These trees could be retained			
Trees of Value on	and the site developed without a significant impact on the		Х	
site or significantly affecting boundaries	developable area.			
Biodiversity or	Any loss of trees would require an ecological assessment.			
Geodiversity on site	This site falls within two Nature Recovery Network Zones		Х	
or significantly	Core Expansion Zones 1 and Core Habitat Zone			
affecting boundaries Heritage Assets on	No recorded heritage assets here.			
site or significantly	The recorded from age according to			Х
affecting boundaries				
Impact on visual	The site sits within a dip and so there would be no wider			
amenity of adjacent	impacts of development. The current situation is that there is			
land users, including	a large mound of waste material and any development or			Х
existing residents	restoration of the site would be a visual benefit to the			
Flood risk, drainage	amenities of the area.  Approximately 0.7 of the centre of the site is a flood zone 3			
and ground water	and there are nearby flood zone 3 areas to the North and			
and ground nate.	South which development will need to ensure does not			
	increase flood risk. Most of the site is not in a flood risk		Х	
	zone.			
	There is a wate			
Ground	Operational landfill gas and leachate systems currently			
Contamination	under licence by the Environment Agency:			
	Permit NP3135SL covers the sections where they tip the wastes but also the land used for the infrastructure that			
	supports the landfill (landfill gas extraction to engines used			
	to produce electricity, leachate collection & storage for off-			
	site disposal, surface water collection – drainage & storage			
	lagoon, access roads, site offices, weighbridge, wheel-wash,			
	etc). This site is a non-hazardous waste landfill and the			
	waste types accepted will decompose over time to produce			
	landfill gas and leachate (a liquid that is formed as part of	X		
	the decay process).			
	Once tipping is completed the site will be capped with clay and a layer of soil applied over this to allow the site			
	restoration shown in plan HS/SO/4, dated August 2015, to			
	take place. Control of the landfill gas and leachate (liquid)			
	produced from the decomposing wastes within the landfill			
	will still need to be dealt with for some years after the site is			
	restored and the infrastructure for this will still be on site			
	(gas engine/engines and leachate storage tanks or a			
	treatment plant plus associated pipework across the site).			

	Contains public sector information licensed under the Open			
	Government Licence v3.0.			
	The combination of likely settlement duration which could be			
	25 years and the depth of the material which would need			
	stabilising and piling would prevent the site coming forward for development in the plan period.			
Ground stability	Operational landfill gas and leachate systems currently			
Ordana diability	under licence by the Environment Agency who's comments			
	are as follows:			
	Once tipping is completed the site will be capped with clay			
	and a layer of soil applied over this to allow the site			
	restoration shown in plan HS/SO/4, dated August 2015, to take place. Control of the landfill gas and leachate (liquid)			
	produced from the decomposing wastes within the landfill			
	will still need to be dealt with for some years after the site is			
	restored and the infrastructure for this will still be on site			
	(gas engine/engines and leachate storage tanks or a			
	treatment plant plus associated pipework across the site).  Over time the site will settle as the waste decomposes and	X		
	so as a result the level of the site at the point when tipping			
	ceases and the site is capped/restored may drop.			
	Given the nature of the land use most restored non-haz			
	landfills are left as public open space and few are			
	developed/built on. Any excavations, drilling, etc on a completed/restored landfill will need to be fully risk assessed			
	before being carried out, as there may only be a few metres			
	between ground level and the tipped wastes.			
	Pollution Control - Subsidence and depth of piling required			
	are likely to be barriers to developing the site in the plan period.			
Air Quality impact of	Lichfield Road, adjacent the site to the North is in 2015			
adjoining uses	nitrogen dioxide areas of exceedance. Eastern edge up to			
	motorway in part but predominately 20m+ away from. The	X		
	data is due to be updated to 2018 levels. Mitigation possible			
Noise impact of	through air filtration.  There is some distance to nearby employment uses which			
adjoining uses	combined with noise mitigation ensures this is not a barrier		Х	
, ,	to development.			
Mineral Extraction	Currently operational landfill site with planning permission to			
and Mineral Resource Areas	tip until 2035. The site is within 250m of the access to a permitted minerals			
Resource Areas	working site Highfields North which is a dormant site and			
	Sandown Quarry. The main effects of mineral extraction are			
	noise, dust, vibration and quarry traffic, which could continue			
	over many years, depending on the phasing and end dates			
	for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and			
	inactive permitted sites, the working conditions only deal	X-	X-	
	with the environmental effects identified at the time of the	Res ide	Em plo	
	permission. Housing built close to such sites could be	ntia	yme	
	offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction	- 1	nt	
	operations. As this is a dormant site, mineral working may			
	not commence until a modern schedule of working			
	conditions has been approved by the Council which allows			
	for control over noise which would affect existing adjacent housing and taking account of the context of this existing			
	site adjacent to houses noise mitigation would also benefit			
	these houses. For these reasons the impact on this site is			
	considered less than significant. Sandown Quarry is also			

	subject to a call for sites submission, however until it is developed the above issues remain significant.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel and brick clay shall take place.			
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Highfield North and Sandown Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		Х	
Waste Infrastructure	Within 250 metres of the site is Empire Treatment Works a large hazardous waste treatment and transfer facility, Highfields South Landfill Site, D E O'Reilly non hazardous waste transfer and Vigo Utopia treatment Plant which treats ground gas from the adj		X- Res ide ntia	X- Em ploy men t
Other Environmental	No other issues identified.			Х
Employeeset	Economic			
Employment Development Opportunities	Although there may be less remediation requirements for employment uses than housing, the constraints are significant and likely to preclude development here within the plan period. In addition the EDNA 2 assessment by Colliers advises that for market att	X		
Employment Land	Not employment land other significant issues exist.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has limited headroom based on current quality performance however there are no physical constrains regarding provision of additional treatment capacity.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints here			x
Highways access and transportation	There is already a commercial sized access to this site on Walsall Road with GR turn lane and refuge. With modifications this could be utilised as the main site access. Dependent upon the findings of a Transport Assessment, signalisation of the access on Walsall Road may be required. Footway widening along Walsall Road to the south to Shelfield will be required. Also a controlled pedestrian crossing may be required to direct pedestrians to the footway on the opposite side of Walsall Road to travel in a northbound direction otherwise a new footway northbound will be required.		x	

		ng access onto Boatmans Lane could potentially			
		s a pedestrian/cycle route and emergency access			ı
	if required				
		the canal towpath may be desirable.			
		or commercial uses would be appropriate.			
Impact on the wider	No wider is	ssues raised.			Х
road network					^
Other Economic					
(specify)					
		Social			
Access time by wall		c transport (except Primary schools: walking only) t	o key r	esiden	tial
		es in accordance with BCP Policy HOU2.			
Primary School	The whole Primary So	site is within 15 minutes walking distance of a		X	
Secondary School	The whole	site is within 25 minutes public transport distance		Х	
		ndary School			
GP/Health		predominantly within 15 minutes walking		Х	
Centre/Walk in		f a Health Centre Area		- 11	
Strategic		site is within 20 minutes public transport distance			
Centre/Employment	of an Emp	loyment Area		X	Х
Area					
Centre/Foodstore	The whole	site is within 15 minutes walking distance of a		Х	
		d and Centre Area			
Any character	Adjacent h	ousing detached bungalow and houses to the Wes	t are m	odern	
constraints on	terraced.				
density (list)					
Connections to local	No connec	ction to a local cycle route network.	Х		
cycle route networks			^		
Public Open Space	Not public	open space. The submission comes with details			
	of restorat	ion which could create an area of public open			Х
	space.				
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			Х
/ Sports Pitches					^
Other Social					
		Opportunities			
Opportunity to reclain	n land used				
to restore the site a				Х	
		Sustainability Appraisal			
Sustainability Appraisa	al Housing				
Conclusion	ai i lodoli ig	SA not required due to gateway constraints.			
Sustainability Appraisa	al				
Employment Conclusion		SA not required due to gateway constraints.			
Employment Conclusion	<u> </u>	Conclusion			
		Conclusion			

The ground conditions based on the information we have to assess this case suggest that the site cannot be developed for housing or employment uses within the plan period. The submission indicates the site could be restored to be used for a solar farm. The Black Country Plan is not looking to allocate land for use as a Solar Farm.

In addition the site is within 250m of the access to a permitted minerals working site Highfields North. The main effects of mineral extraction are noise, dust, vibration and quarry traffic which is a significant barrier to housing development. Sandown Quarry is a permitted minerals working site also subject to a call for sites submission, however until it is developed the amenity issues remain significant in regards to residential amenity.

# St. Matthews

Site Addres	S	Land at Stend	cils Farm, Aldrid	lge Roa	d (A45	4), Wa	Isall, V	VS4 2	JW	
Ward		St. Matthews		Call for	Site F	Ref	10125	<u>;</u>		
Site Area (h	a)	37.21				<b>"</b>				
Site Referer	nce	SA-0019-WAI	L							
			Background	/Contex	κt					
Current uses (list)	Agr	iculture								
Surrounding land uses		using to the Wes North.	t, leisure to the S	South, Em	nployme	ent to th	ne East	and ag	gricultur	e to
10.10 0000	1 410	1101011	Constra	ints						
Gateway Con	strain	ts (where	Name / Details	•					Am	ount
affecting part			rumo, Botano	•						ered
SSSI/ SAC/ S	INC		N/A						Ò	
Ancient Wood	land / \	/eteran Trees	N/A						0	
Local Nature I		е	N/A						0	
Flood Risk Zo			N/A						0	
Registered Pa			N/A						0	
Scheduled An			N/A						0	
Operational B		round	N/A						0	
Common Land		D END/4 O	N/A						0	
Existing Policy		D ENV1 Green b IC Park Lime Pits								
Designations (list)		NC Stencil's Far								
	1	Green Belt ar	nd Landscape	Sensitiv	vity As	sessr	nent			
Criteria	Asses	ssment		Rati	ng					
Green Belt		b-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Harm		ution to preventi		High	Har	High	Har	Mod	Har	Low
		est Midlands con	•	Har m	m	Har m	m	Har m	m	Har m
		iining the separa dridge/Rushall a								
		ichment on the c								
		rcel is contained								
		ast and southwe								
		nent edges of Ru	•							
		alsall, all forming		t						
		ds conurbation.	•							
		ing the northeast	•							
		s a strong distinc								
		rcel and the inse rtheast. There ar		X						
		ary features pres								
		ider of the sub-pa								
	adjace	nt inset settleme	nts of Aldridge							
		alsall to the north								
		vest. The railway								
		hysical feature, i		а						
		lly located betwe								
		nat expansion up or south would w								

	settlement gap. Development to the east of the Rushall Canal would also potentially increase containment of land between Rushall and Aldridge (B97A).					
Landscape Sensitivity	1 '	High	Mod High	Mod	Low Mod	Low
	ailed assessment against environme	ntal, so	cial and e	conomi		
Criteria	Assessment				Rating	

	Environmental			
Greenfield/	Predominantly greenfield land, some buildings exist ancillary			
Previously	to the agricultural use but not significant.	X		
Developed Land Topography	The site is highest at the centre across West to East and slopes significant down from the centre to the Southern boundary, the North slope is less than significant. The topography would be constraint be unlikely to be a barrier to developing the site.		x	
Agricultural Land Quality	Pre1988 assessment grade 3, new assessment required.			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees or hedges as part of a preservation order, however the retention of significant trees and hedges could be justified and an assessment is required. The submission states that hedges would be retained where required.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The submission reports that an ecology assessment indicates that suitable mitigation is possible.  Hedges to the South East of the site are protected by a SLINC and the submission proposes retention and enhancement.  The boundary to Park Lime Pits SLINC has been reduced along the North West boundary of the site, only a very small portion of the site would be affected by this designation and not a barrier to development.  This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Core Habitat Zone		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	Large open site prominent from Aldridge Road and Open Space to the North West. The limited leisure uses to the South contribute to a rural character which would be lost if the site was developed. Limited impact on nearby residential outlook due to the orientation of houses. For these reasons there would be a significant local impact, due to the topography and surrounding development there would be a limited wider impact.	x		
Flood risk, drainage and ground water	Not in a flood risk zone, the topography could result in surface water running onto the highway to the South. The submission makes reference to adopting a SUDS network as part of any development.			х
Ground Contamination	The SAD appendices plan indicates that there could be contamination to the South part of the site which would require survey work prior to development.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		X	
Ground stability	Not in Limestone or High Risk coal area.			Х
Air Quality impact of adjoining uses	Not in 2015 Air Quality zone. Pollution Control. No adjacent uses which would raise concern.			Х
Noise impact of adjoining uses	Aldridge Road is a district distributer which would have potential for unacceptable noise impacts for future residents. An employment use here may require mitigation due to the proximity to residential properties.	X- Em plo yme nt	X- Res ide ntia	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х

Mineral Infrastructure and	No mineral infrastructure constraints.			
Brickworks				Х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Χ
	Economic			
Employment	The site is adjacent to residential and agricultural uses, the			
Development Opportunities	submission does not propose employment uses and there are no notable employment opportunities here which	X		
Employment Land	warrant further assessment.  Not employment land, unwilling land owner, character constraints.	Х		
Delivery / Phasing	The site is in single ownership and is deliverable.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The submission states that the site has access to mains water, mains sewage, electricity, gas and broadband. Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			X
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Right of way WAL59 runs across the centre of the site.			
Highways access and transportation	Safe access can be achieved, works might be required to the Aldridge Road to accommodate this. Ideally there would be a second access but the canal is a restriction to the site. A submitted transport feasibility assessment has the following conclusion:  "It is considered that the site is highly sustainable accessible by travel modes other than the private car, and that the development's transport impacts, within the limit currently show and subject to revision, cannot be regarded as severe."  This is considered to be in accordance with comments received from Transportation Officers.		х	
Impact on the wider road network	Impact assessment of highway capacity required.		х	
Other Economic (specify)				
	Social			
Access time by wal	king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		

Secondary School		site is within 20 r	ninutes public tran	sport distance			х
GP/Health			15 minutes walkin	a distance of			
			15 minutes walkin	ig distance of	X		
Centre/Walk in		Centre Area	201 1 2 00 2 2 2 2 2 2 2 2	I.P. Garage			
Strategic			ithin 20 minutes pu	iblic transport			v
Centre/Employment	distance o	f an Employment	Area				Х
Area							
Centre/Foodstore			15 minutes walkin	g distance of	X		
		ood and Centre A					
Any character			detached 1960s sty		d traditi	onal pi	e-
constraints on	war style s	semi-detached an	d detached houses	S.			
density (list)							
Connections to local	No connec	ction to Local Cyc	le Route Network.		X		
cycle route networks					^		
Public Open Space	Not public	open space.					X
Loss of Playing Field	Would not	result in the loss	of a playing field o	r sports pitch.			Х
/ Sports Pitches							^
Other Social							
		Oppor	tunities				
Potential to join subm	nission 118	(SA-0018-WAL)		х			
for a large	er developm	ent.		^			
		Sustainabil	ity Appraisal				
Sustainability Appraisa	al Housing	The site has sor	ne negative impac	ts for SA Object	tives 1,	2, 3, 4	l, 5,
Conclusion	· ·		4 and positive impa				
Sustainability Appraisa	al			•			
Employment Conclusion		Assessment req	uestea				
		Conc	lusion				
The site has a second		into Thomas model	l lea a alamitianat.	محمدا المنتجات والمادية		ul:4.	

The site has a number of constraints. There would be a significant wider visual impact if the site was developed due to it's topography and relationship with the adjacent land and for these reasons allocation is not supported.

Site Addre	ss	Land at Sten	cil's Farm, Aldr	dge Roa	ad, Wa	Isall, V	VS4 2	JW		
Ward		St. Matthews		Call for	Site F	Ref	10290	)		
Site Area (	ha)	37.21								
Site Refere	nce	SA-0066-WAI								
			Background	/Contex	ĸt					
Current uses (list)	, (9)	riculture.		=						
Surrounding land uses		using to the Wes North.	t, leisure to the S	outn, Em	npioyme	ent to tr	ne East	and ac	gricuitui	re to
			Constra	ints						
Gateway Co affecting pa		ts (where bmitted site)	Name / Details	•						ount rered 's)
SSSI/ SAC/			N/A						0	
		/eteran Trees	N/A						0	
Local Nature Flood Risk Z		e	N/A N/A						0	
Registered F		arden	N/A N/A						0	
Scheduled A			N/A						0	
Operational I			N/A						0	
Common Lai	nd		N/A						0	
Designations (list)		IC Park Lime Pits NC Stencil's Far		Sensitiv	/itv As	ssessr	nent			
Criteria	Asses	ssment	<u> </u>	Ratii						
Green Belt		ıb-parcel makes	a strong	Very	High	Mod	Mod	Low	Low	Very
Harm		oution to preventi		High Har	Har	High Har	Har	Mod Har	Har	Low Har
		est Midlands con ining the	urbation,	m	m	m	m	m	m	m
		ation of Walsall a	nd							
		ge/Rushall and p								
		chment on the c								
		arcel is contained								
		northeast and so nent edges of Ru								
		alsall, all forming		t						
		ation. Bosty Lan								
		ast of the sub-pa								
		distinction between and the	en the sub-	X						
		ettlement to the	northeast. There							
		strong boundary								
	betwee	en the remainder	of the sub-parce	el						
		nt inset settleme								
		alsall to the north								
		vest. The railway hysical	iine, aitnough a							
		e, is in this sub-a	rea centrally							

	l .									
		on up to it from either north or								
	south w									
		the fragile settlement gap.								
		oment to the east of the Rushall vould also potentially increase								
	contain									
		tween Rushall and Aldridge								
	(B97A).	_								
Landscape		dscape is considered to have	High	M	lod	Mod	Lo	w	Lov	N
Sensitivity		te-high overall sensitivity to	3	Н	igh		Mo			
		tial development as the majority								
		ia are assessed as having either								
	modera	te or greater/high sensitivity, and								
		ria override that judgement.								
		dscape is considered to have								
		te-high sensitivity to employment								
		ment. Large scale development								
		lisrupt the small scale field								
		which contributes to the			Х					
		ent setting of Walsall, Aldridge shall. The area north of the			^					
		Bosty Lane, lies adjacent to an								
		g industrial estate which has the								
		al to reduce sensitivity to further								
		ment, however, a strong								
	woodlar	nd boundary, reduces								
	connect	tivity between the areas and the								
		designated for its natural and								
		e qualities.								
	ailed as	sessment against environme	ental, so	ocial a	and e	conomi				
Criteria Deta	ailed as	Assessment		ocial a	and e	conomi	Rati			
Criteria	ailed as	Assessment Environme	ental							
Criteria Greenfield/	ailed as	Assessment  Environment  Predominantly greenfield land, s	ental some buil	ldings			Rati			
Criteria  Greenfield/ Previously		Assessment Environme	ental some buil	ldings						
Greenfield/ Previously Developed La		Predominantly greenfield land, s to the agricultural use but not significant.	ental some buil gnificant.	ldings	exist a	ancillary	Rati			
Criteria  Greenfield/ Previously		Predominantly greenfield land, so to the agricultural use but not significant.  The site is highest at the centre	ental some buil gnificant. across W	Idings Vest to	exist a	ancillary	Rati			
Greenfield/ Previously Developed La		Predominantly greenfield land, s to the agricultural use but not significant down from the	ental some buil gnificant. across W	Idings Vest to	exist a	ancillary and ern	Rati	ing		
Greenfield/ Previously Developed La		Predominantly greenfield land, s to the agricultural use but not sign to the site is highest at the centre slopes significant down from the boundary, the North slope is less	ental some buil gnificant. across W centre to s than sig	Idings Vest to the Second the Sec	exist a East Souther	ancillary and ern	Rati			
Greenfield/ Previously Developed La		Predominantly greenfield land, s to the agricultural use but not sign to the site is highest at the centre slopes significant down from the boundary, the North slope is less topography would be constraint	ental some buil gnificant. across W centre to s than sig	Idings Vest to the Second the Sec	exist a East Souther	ancillary and ern	Rati	ing		
Greenfield/ Previously Developed La	and	Predominantly greenfield land, s to the agricultural use but not sign to the site is highest at the centre slopes significant down from the boundary, the North slope is less	ental some buil gnificant. across W centre to s than sig be unlike	Vest to bely to be	East Southent. The	and ern e arrier to	Rati	ing		
Greenfield/ Previously Developed La Topography  Agricultural L Quality	and	Predominantly greenfield land, sto the agricultural use but not significant down from the boundary, the North slope is less topography would be constraint developing the site.	ental some buil gnificant. across W centre to s than sig be unlike	Vest to bely to be	East Southent. The	and ern e arrier to	Rati	ing		
Greenfield/ Previously Developed La Topography  Agricultural L Quality Tree Preserv	and and	Predominantly greenfield land, s to the agricultural use but not significant down from the boundary, the North slope is less topography would be constraint developing the site.  Pre1988 assessment grade 3, r  There are no protected trees or	ental some buil gnificant. across W e centre to s than sig be unlike ew asses hedges a	Idings Vest to o the Segnificately to be segnerated as part	East Southernt. There a batternt trequer	ancillary and ern e arrier to ired.	Rati	ing		
Greenfield/ Previously Developed La Topography  Agricultural L Quality Tree Preserv Orders / Matu	and and ation ure	Predominantly greenfield land, s to the agricultural use but not sign to the site is highest at the centre slopes significant down from the boundary, the North slope is less topography would be constraint developing the site.  Pre1988 assessment grade 3, rule There are no protected trees or preservation order, however the	ental some buil gnificant. across W e centre to s than sig be unlike ew asses hedges a retention	Idings Vest to o the Sensificately to be semented as partern of significations.	East Southernt. There a batter required of a gnifical	ancillary and ern e arrier to ired.	Rati	x		
Greenfield/ Previously Developed La Topography  Agricultural L Quality Tree Preserv Orders / Matu Trees of Value	and and ation ure ue on	Predominantly greenfield land, so to the agricultural use but not significant down from the boundary, the North slope is less topography would be constraint developing the site.  Pre1988 assessment grade 3, round in the preservation order, however the and hedges could be justified as	ental some buil gnificant. across W centre to s than sig be unlike ew asses hedges a retentior and an ass	Vest to o the Significately to be ssmen	East Southernt. The a battrequof a gnification is	and ern e arrier to ired.	Rati	ing		
Greenfield/ Previously Developed La Topography  Agricultural L Quality Tree Preserv Orders / Matu Trees of Valu site or signific	and and ation ure ue on cantly	Predominantly greenfield land, so to the agricultural use but not significant down from the boundary, the North slope is less topography would be constraint developing the site.  Pre1988 assessment grade 3, round the site is nighter than the site is nighter than the site is nighter to the are no protected trees or preservation order, however the and hedges could be justified as required. The submission states	ental some buil gnificant. across W centre to s than sig be unlike ew asses hedges a retentior and an ass	Vest to o the Significately to be ssmen	East Southernt. The a battrequof a gnification is	and ern e arrier to ired.	Rati	x		
Greenfield/ Previously Developed La Topography  Agricultural L Quality Tree Preserv Orders / Matures of Valuesite or significant affecting bout	and ation ure ue on cantly ndaries	Predominantly greenfield land, so to the agricultural use but not sign to the along the sign to the agricultural use but not sign to the agricultural use but n	ental some buil gnificant. across W centre to s than sig be unlike ew asses hedges a retentior and an ass that hed	Vest to the S gnifica ely to b ssmen as part of sig sessmen	East Southernt. There a bar trequer of a gnifical cent is ould be	and ern e arrier to ired.	Rati	x		
Greenfield/ Previously Developed La Topography  Agricultural L Quality Tree Preserv Orders / Matures of Valuesite or significant affecting bour Biodiversity of	and and ation ure ue on cantly ndaries	Predominantly greenfield land, so to the agricultural use but not sign to the along the side. There are no protected trees or preservation order, however the and hedges could be justified an required. The submission states retained where required.	ental some buil gnificant. across W centre to s than sig be unlike ew asses hedges a retentior of an ass that hed	Vest to be the Significated to be some the signification of signification	East Southernt. There a bar trequer of a gnifical ent is ould b	and ern e arrier to ired.	Rati	x		
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Heritage Assets on	attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3 This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Core Habitat Zone There are no recorded heritage assets here.			
site or significantly affecting boundaries	_			Х
Impact on visual amenity of adjacent land users, including existing residents	Large open site prominent from Aldridge Road and Open Space to the North West. The limited leisure uses to the South contribute to a rural character which would be lost if the site was developed. Limited impact on nearby residential outlook due to the orientation of houses. For these reasons there would be a significant local impact, due to the topography and surrounding development there would be a limited wider impact.	X		
Flood risk, drainage and ground water	Not in a flood risk zone, the topography could result in surface water running onto the highway to the South.			х
Ground Contamination	The SAD appendices plan indicates that there could be contamination to the South part of the site which would require survey work prior to development.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability	Not in Limestone or High Risk coal area.			Х
Air Quality impact of adjoining uses	Not in 2015 Air Quality zone. Pollution Control. No adjacent uses which would raise concern.			Х
Noise impact of adjoining uses	Aldridge Road is a district distributer which would have potential for unacceptable noise impacts for future residents. An employment use here may require mitigation due to the proximity to residential properties.		X	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			x
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.  Economic			Х
Employment Development Opportunities	The site is surrounded by residential and agricultural uses, but within sight of Aldridge Airport Business Park, the submission does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.	x		
Employment Land	Not employment land near to residential uses and out of character.			

	Ta			
Delivery / Phasing	Site is in single ownership and the promoter considered the site deliverable.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Right of way WAL59 runs across the centre of the site.		х	
Highways access and transportation	Safe access can be achieved, works might be required to the Aldridge Road to accommodate this. Ideally there would be a second access but the canal is a restriction to the site.		х	
Impact on the wider road network	Impact assessment of highway capacity required.	Х		
Other Economic (specify)				
	Social			
Access time by walk	king or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.	o key r	residen	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	Х		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The site is predominantly within 20 minutes public transport distance of an Employment Area			Х
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Adjoining housing a mix of detached 1960s styled houses and war style semi-detached and detached houses.	traditi	ional pi	ė-
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	Not public open space.			Х
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			х
Other Social				
	Opport <u>unities</u>			
	nission 118 (SA-0018-WAL)			
for a large	er development.			
	Sustainability Appraisal			
Sustainability Appraisa Conclusion	The site has some negative impacts for SA Object 6, 7, 8, 9, 12, 14 and positive impact for SA Object			·, 5,
-				

Sustainability Appraisal Employment Conclusion	Assessment requested
	Conclusion

The site has a number of constraints. There would be a significant wider visual impact if the site was developed due to it's topography and relationship with the adjacent land and for these reasons allocation is not supported.

Site Addres	SS	Aldridge Road	d, Walsall - Lar	nd at Aldr	idae R	load				
Ward		St. Matthews	a, 17aioaii - <u>Lai</u>	Call for			10326	- Eas	t	
Site Area (I	 na)	6.33								
Site Refere		SA-0189-WA	 L							
		C/10100 W/1	Background	1/Contex	+					
Current uses	Agr	iculture residen	tial and golf drivi							
(list)										
Surrounding			orth, residential t		st, Golf	Cours	e and p	ark to t	he Sou	ıth,
land uses	pub	nic nouse and G	olf Course to the							
			Constra							
Gateway Co affecting pa		ts (where omitted site)	Name / Details	8						ount rered 's)
	SSSI/ SAC/ SINC								0	-/
Ancient Woodland / Veteran Trees			N/A						0	
Local Nature Reserve			N/A						0	
Flood Risk Z		ordon	N/A N/A						0	
Registered Park & Garden Scheduled Ancient Monument			N/A N/A						0	
Operational Burial Ground N/A									0	
Common Lar			N/A		0					
Existing Police Designations (list)	,	O Green Belt - E	NV1							
		Green Belt au	nd Landscape	Sensitiv	ity As	sessi	nent			
Criteria	Asses	sment	•	Ratir						
Green Belt		b-parcel makes	a strong	Very		Mod	Mod	Low		Very
Harm	contrib		-	High	1.10		B 4 1	Low		
			ng the sprawl of	High	High Har	High Har	Har	Mod Har	Low Har	Low
	the We	est Midlands con	urbation,	-		High Har m		Mod Har m		
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	cale commercial buildings and ural storage sheds are scattered			
through	out the area, reducing sensitivity.			
	sessment against environmental, social and economi			
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/	The site is predominantly greenfield with some development			
Previously	in association with existing residential properties and the	X		
Developed Land Topography	golf club.  The site is higher at Mellish Road and drops towards the arboretum. Although the topography is not a significant		.,	
	barrier to development, hard surfacing could contribute to existing flooding issues at the arboretum discussed elsewhere in this assessment.		Х	
Agricultural Land Quality	Pre1988 Grade 3 - Good to moderate. There is not an up to date assessment available.		X	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There is an existing tree preservation order which covers the existing residential development and access road within the submission site 5/2005 A1. There may be more trees and hedges worthy of protection which needs to be assessed, however regardless of whether some or all would need to be retained much of the site could be developed.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Groups of trees and hedges may be used by protected bat, bird and badger species and a survey would be required along with mitigation proposals.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone		х	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The further that development extends East from the existing settlement in the West the higher the harm is to the character of the area which is considered semi-rural. This site is set back from Aldridge Road and separated by a site with a number of none residential uses. There are also leisure uses to the East and West and it is considered that residential development would be out of character and would justify further encroachment. This harm is considered significant and cannot be fully mitigated.	х		
Flood risk, drainage and ground water	The submission site is not in a flood zone 2 or 3, however land to the South is and any development with associated hardsurfacing would need a SUDS which accounts for the existing neighbouring flood issues.		х	
Ground Contamination	There is evidence of a former landfill area to the East of the site which may require assessment and mitigation.		Х	

	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			
Ground stability	The site is not in a High Risk coal mining area and there are no other records of potential ground stability issues here.			х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	Aldridge Road is a district distributer which is likely to be a source of noise requiring a survey to determine the level of mitigation needed which is considered would not be a barrier to developing the site for housing. In addition the site is surrounded by a leisure uses and holds events which are likely to have significant amenity impacts. Residential development is likely to have significant impacts on this existing business which is located in an area currently sympathetic to such uses. Employment uses would have a less than significant impact in noise terms.	X - Res ide ntia		X - Em ploy men t
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			x
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			X
Energles and	Economic		1	
Employment Development Opportunities	The site is surrounded by agricultural uses, the submission does not propose employment uses but subject to the other considerations within the assessment there could be employment opportunity.		X	
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The application states that mains water, mains sewage, electricity, gas and broadband internet are available at this site.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons,	No evidence of infrastructure constraints.			x

auduanta makta af	I					
culverts, rights of way)						
Highways access and transportation	Aldridge R illustrates i adjacent la	Although in highway terms access could be provided onto Aldridge Road subject to upgrades the submitted site illustrates no access and land registry indicate a number of adjacent land parcels. Access here is not demonstrated and is a significant barrier.				
Impact on the wider road network	No housing are likely to determine	No housing numbers are provided, however the numbers are likely to require a Highway Impact Assessment to determine what highway upgrades may be required to handle additional traffic.				
Other Economic (specify)						
		Social				
Access time by wall	servic	c transport (except Primary schools: walking only) tes in accordance with BCP Policy HOU2.	o key r	esiden	tial	
Primary School	a Primary		X			
Secondary School	of a Secon	site is within 20 minutes public transport distance dary School			Х	
GP/Health Centre/Walk in	a Health C		Х			
Strategic Centre/Employment Area		The whole site is within 20 minutes public transport distance of an Employment Area				
Centre/Foodstore	a Fresh Fo	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area				
Any character constraints on density (list)		using estate of 1960s styled detached houses and ional detached and semi-detached inter-war house		North	West	
Connections to local cycle route networks	No connec	tion to Local Cycle Route Network.	Х			
Public Open Space	be a visual	ssion site is not public open space, there would impact on the public open space to the south pove in this assessment.			х	
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			Х	
Other Social						
		Opport <u>unities</u>				
Aldridge Road improve conjunction with Stend a more comp	ils Farm site	e to the North for X				
		Sustainability Appraisal				
Sustainability Appraisa Conclusion	al Housing	The significant reasons for rejecting this site, as list assessment, demonstrate that this site would not laternative.			ole	
Sustainability Appraisa Employment Conclusion		The significant reasons for rejecting this site, as list assessment, demonstrate that this site would not laternative.			ole	
		Conclusion				
uses and could provide urban to semi-rural. In	e justification addition res ted and unv	ut of character with its current setting amongst prent for further development in an area which provides idential uses are incompatible with the surrounding iable if this site was developed. The submission in eway constraint.	transit leisure	tion fro	m the which	

Site Addres	Land North West of Park Pits				II Hall	Farm				
Ward		St. Matthews		Call for	Site F	Ref	Greer	Belt F	Parcel	64
Site Area (h	na)	1.92								
Site Refere	Site Reference SA-0268-WAL									
			Background	/Contex	t .					
Current uses (list)		riculture								
Surrounding land uses		the North is a rai I to the South an			the Ea	ast is ar	n agricu	ılture us	se	
idita dece		to the Countries	Constra		000.					
Gateway Co	nstraint	ts (where	Name / Details	<u> </u>					Am	ount
		bmitted site)	Traine, Details							ered
SSSI/ SAC/ S			N/A						0	
		/eteran Trees	N/A						0	
Local Nature		e	N/A						0	
Flood Risk Zo			N/A						0	
Registered P Scheduled A			N/A N/A						0	
Operational E			N/A						0	
Common Lar		Odria	N/A						0	
Designations (list)  Criteria		Green Belt ar	nd Landscape	Sensitiv Ratio		sessr	nent			
Green Belt		ıb-parcel makes	a strong	Very		Mod	NA o el	Low	1	Very
Harm	contrib	ution to preventi	ng the sprawl of	High	High Har	High	Mod Har	Mod	Low Har	Low
		est Midlands con	,	Har m	m	Har m	m	Har m	m	Har m
		iining the separa dridge/Rushall a								
		ichment on the c								
		rcel is contained								
		ast and southwe								
		nent edges of Ru								
		alsall, all forming		t						
		ds conurbation. I		اد						
		s a strong distinc								
		rcel and the inse								
		rtheast. There ar		X						
		ary features pres								
		ider of the sub-pa								
	adjacent inset settlements of Aldridge and Walsall to the northwest and									
		est. The railway								
	clear p	hysical feature, i	s in this sub-area	a						
		lly located betwe								
		nat expansion up								
	settlen	or south would wo nent gap. Develo Rushall Canal wo	pment to the eas							

		ally increase containment of land						
	betwee	n Rushall and Aldridge (B97A).						
Landscape Sensitivity		dscape is considered to have te-high overall sensitivity to	High	Mod High	Mod	Low		Low
Serisitivity		tial development as the majority		15				
		ia are assessed as having either						
		te or greater/high sensitivity, and ria override that judgement.						
	The lan	dscape is considered to have						
		te-high sensitivity to employment						
		oment. Large scale development lisrupt the small scale field						
	pattern	which contributes to the						
		ent setting of Walsall, Aldridge shall. The area north of the						
		Bosty Lane, lies adjacent to an						
	exisiting	g industrial estate which has the						
		al to reduce sensitivity to further oment, however, a strong		Х				
		nd boundary, reduces						
		tivity between the areas and the						
		designated for its natural and equalities.						
	Anomal	ies to the Overall Landscape						
		rity Rating: I Rushall Conservation Area,						
		ontains a concentration of						
		ated heritage assets and valued						
		pe features, is of high sensitivity ential or employment						
	develop	ment.						
Criteria	ailed as	sessment against environme Assessment	ntal, soc	cial and e	conomi	c crite Ratii		
		Environme	ntal			rtatii	<u>'9</u>	
Greenfield/		The parcel is greenfield.				х		
Previously Developed La	and					X		
Topography	-	The land rise up from West to Ea		ade is not			Х	
Agricultural I	and	significant and can be mitigated to No records available.	or.					
Agricultural L Quality						Х		
Tree Preserv		There are no protected trees. The			ished			
Orders / Matu		trees and hedges along the bour assessment if some or all were re			not be		х	
site or signific	cantly	a significant impact on the develo						
affecting bou Biodiversity of		Any lose of trace would require a	n ecologi	cal curvoy	to			
Geodiversity		Any loss of trees would require an ecological survey to determine what mitigation might be required. In addition a						
or significantl	ly	survey is required to assess the i	mpact on	the wildlife				
affecting bou	ndaries	corridor and to determine suitable The ecological valuation of the B			Belt is			
		based on a set of assumptions th	at formed	d the basis	for		Х	
		developing a set of criteria which					^	
		attribute a relative value to individual Green Belt. A Valuation Matrix w						
		following attributes to calculate a	final ecol	logical valu	e score			
		for each Landscape Unit: Land U						
		Habitat Features, Nature Conser						

	Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan- Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within a Nature Recovery Network Core			
	Habitat Zone			
Heritage Assets on site or significantly affecting boundaries	The parcel is adjoining Rushall Conservation Area which is considered would be a barrier as development here would be out of character with the areas semi-rural underdeveloped character and so would have a detrimental impact on the setting of the Conservation Area. For these reasons development may not be supported or densities severely restricted.	X		
Impact on visual amenity of adjacent land users, including existing residents	Development here would have a significant detrimental local impact to users of public rights of way, Park Lime Pits and would be viewable from the urban area to the South have significant wider impacts. The land to the South rises up which allows wider views of the parcel.	х		
Flood risk, drainage and ground water	The Southern part of the site meets a flood risk zone 3 area and although the parcel does not fall within it, it does contribute to it and mitigation is likely to reduce the developable area. SUDS required to ensure flood mitigation outside the parcel.	Х		
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		X	
Ground stability	1.9ha of the Northern part of the site is in an area of previous limestone workings which are recorded as untreated. The exact extent of these works would need to be investigated and this is likely to prevent development of the site.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	The Railway could be a significant uncontrolled source of noise to any potential residents if the parcel was developed for houses. Distance and mitigation measures would be required. An Employment use would raise no noise concerns provided access was achieved from a main road and not from a road serving a housing estate.	х		
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			X
Final	Economic			
Employment Development	Significant constraints exist within this assessment and there are no notable employment opportunities here which	Х		
Opportunities	warrant further assessment.			
Employment Land	Not employment land other significant issues exist.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х

Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are no recorded public rights of way present at this location, although there is public access across Park Lime Pitts local nature reserve and several definitive public rights of way and a greenway that connect to Park Lime Pitts within the vicinity			x
Highways access and transportation	There is no obvious access to this site and it is not easy to see how this site can be developed without being in conjunction with adjacent sites. Even then it is not easy to see where a suitable access road could be built. Leigh Road may provide a possible point to link to subject to improvements in the form of localised widening between Harpur Close and Harpur Road.	х		
Impact on the wider road network	No concerns raised			х
Other Economic (specify)				
, , , ,	Social  king or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	X		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	Х		
Any character constraints on density (list)	There are no adjacent houses, the nearest are traditionally st semi-detached, modern bungalows and Victorian terraced ho	•	tached	,
Connections to local cycle route networks	No connection to a local cycle route.	Х		
Public Open Space	Not public open space.			Х
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			х
Other Social				
A1 101	Opportunities			
No specific op	portunities identified.			
	Sustainability Appraisal			

Sustainability Appraisal Housing Conclusion	SA not required due to gateway constraints.						
Sustainability Appraisal Employment Conclusion	SA not required due to gateway constraints.						
	Conclusion						
The parcel is mainly on untreated limestone, it is high harm green belt and landscape sensitivity an is no access without acquiring additional land which itself may have gateway constraints.							

Site Addres	Land North of Harpur Close,				Hall F	arm				
Ward		St. Matthews		Call for			Greer	Belt F	Parcel	67
Site Area (h	a)	4.42								
Site Referen	псе	SA-0269-WAI	<u>L</u>							
			Background	d/Contex	<b>t</b>					
Current uses (list)	Hor	isculture	culture							
Surrounding land uses	Chu	the North is the rurch grounds, to siculture beyond	the South reside							nd the
			Constra	aints						
	Gateway Constraints (where affecting part of submitted site)			S						ount rered 's)
SSSI/ SAC/ S			N/A						0	,
Ancient Wood Local Nature			N/A N/A						0	
Flood Risk Zo		<del>,</del>	Watercourse w	hich runs	adiace	nt Nort	hern h	nundar		3
Registered Pa		arden	N/A	7111011110115	aujace	JIIC INOIT	.110111 00	Juliuai	0.10	<u> </u>
Scheduled An			N/A						0	
Operational B	urial Gr	ound	N/A						0	
Common Lan	-		N/A 0							
Existing Policy Designations (list)	y SAI	O Green Belt - El	NV I							
		Green Belt ar	nd Landscape			sessr	nent			
Criteria		sment		Ratir	าg			_		
Green Belt		b-parcel makes		Very High	High	Mod High	Mod	Low Mod	Low	Very Low
Harm		ution to preventions  est Midlands con		Har	Har	Har	Har	Har	Har	Har
		ining the separat		m	m	m	m	m	m	m
		dridge/Rushall a								
	encroa	chment on the c	ountryside. The							
		rcel is contained								
		ast and southwe: nent edges of Ru								
		alsall, all forming		st						
		ds conurbation. I		,,						
		ng the northeast	•	el						
		s a strong distinc		Э						
		rcel and the inse								
		theast. There are ary features pres		X						
		der of the sub-pa								
	adjace	nt inset settleme	nts of Aldridge							
		alsall to the north								
		est. The railway								
				a						
	clear physical feature, is in this sub-are centrally located between settlements, such that expansion up to it from either									
	such th	•	to it from either							

		ally increase containment of land						
	betwee	n Rushall and Aldridge (B97A).						
Landscape		dscape is considered to have	High	Mod High	Mod	Low		Low
Sensitivity		te-high overall sensitivity to tial development as the majority		Tilgii		IVIOC	_	
		ia are assessed as having either						
		te or greater/high sensitivity, and						
		ria override that judgement. dscape is considered to have						
		te-high sensitivity to employment						
	develop	ment. Large scale development						
		ould disrupt the small scale field attern which contributes to the						
		ent setting of Walsall, Aldridge						
		shall. The area north of the						
		Bosty Lane, lies adjacent to an						
		g industrial estate which has the all to reduce sensitivity to further		X				
		oment, however, a strong						
		nd boundary, reduces						
		tivity between the areas and the designated for its natural and						
		e qualities.						
		lies to the Overall Landscape						
		rity Rating: I Rushall Conservation Area,						
		ontains a concentration of						
		ated heritage assets and valued						
		pe features, is of high sensitivity ential or employment						
	develop	ment.						
Criteria Deta	ailed as	sessment against environme Assessment	ntal, soc	cial and e	conomi	c crite Ratii		
Officia		Environme	ntal			Italii	19	
Greenfield/		The parcel is greenfield.						
Previously Developed La	and					X		
Topography	anu	The land slopes down from East	to West,	the rate of	decline			
		is not significant and would not b					Х	
Agricultural L Quality	and.	Not agricultural land.						X
Tree Preserv		There are no protected trees. The			ished			
Orders / Matu		trees and hedges along the boun assessment if some or all were re			not he		Х	
site or signific		a significant impact on the develo			not be		^	
affecting bou	ndaries							
Biodiversity of Geodiversity		Any loss of trees would require a determine what mitigation might			to			
or significant		The ecological valuation of the B			Belt is			
affecting bou		based on a set of assumptions th	at formed	d the basis	for			
		developing a set of criteria which attribute a relative value to individual						
		Green Belt. A Valuation Matrix w					X	
		following attributes to calculate a	final ecol	logical valu	ie score			
		for each Landscape Unit: Land U Habitat Features, Nature Conser						
		Adjacency to SSSIs or Ancient W			vaiu <del>c</del> ,			
		Landscape Characterisation (HL			span-			

Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5 The site falls within Nature Recovery Network Zone Core Expansion Zone 1 The North East corner is listed on the HER record 8819 - Cropmarks of rectangular enclosure and possible circular infecting boundaries in the North East corner is listed on the HER record 8819 - Cropmarks of rectangular enclosure and possible circular infecting boundaries in the North East corner is listed on the HER record 8819 - Cropmarks of rectangular enclosure and possible circular infecting boundaries in the North East corner is listed on the HER record 8819 - Cropmarks of rectangular enclosure and possible circular infecting boundaries in the North East Corner is listed on the HER record 8819 - Cropmarks of rectangular enclosure and significant within the Inchingular enclosure and significant within the Inchingular enclosure and significant enclosures assessment during development. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.  Ground stability impact of adjoining uses in provious agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.  Ground stability insulates and significant enclosion and stability insulates and significant enclosion and stability insulates and significant enclosion and significant enclosion and significant enclosion and significant enclosion and significant					
Heritage Assets on site or significantly affecting boundaries   The North East corner is listed on the HER record 8819 - Cropmarks of rectangular enclosure and possible circular ring ditches etc on NE side of field. An archaeological investigation would be required prior to development.   X   Impact on visual amenity of adjacent including existing residents   The North East con NE side of field. An archaeological investigation would be required prior to development.   X   Impact of users of public rights of way, Park Lime Pits and users, including existing residents   The North East continued in the Northern would have a significant resident from the highway.   The India of the Northern boundary is covered by a flood risk, drainage and ground water and ground water and the Highway.   The India of the Western half of the Northern boundary is covered suitable mitigation through SUDS would be required.   A third of the Western part of the parcel has a record of ground contamination which requires assessment during development. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.   Air Quality impact of adjoining uses   The parcel is adjacent a Nitrogen Dioxide - Area of East and the Air Quality impact of adjoining uses   The parcel is adjacent a Nitrogen Dioxide - Area of East and the Air Quality impact of adjoining uses   The parcel is adjacent a Nitrogen Dioxide - Area of East and the Air Quality impact of adjoining uses   The parcel is adjacent a Nitrogen Dioxide - Area of East and the Air Quality impact of adjoining uses   The parcel is adjacent a Nitrogen Dioxide - Area of East and East		The higher the score the higher the ecological value.  Predominant Ecological Valuation of the Black Country  Green Belt Score = 5  The site falls within Nature Recovery Network Zone Core			
amenity of adjacent land users, including existing residents would be viewable from the urban area to the South have significant wider impacts. The land is also on higher ground than Lichfield Road so development could be prominent from the highway.  Flood risk, drainage and ground water by a flood risk zone 3. Although most of the parcel does not flood it could contribute to existing flooding issues and suitable mitigation through SUDS would be required.  Ground A third of the Western part of the parcel has a record of ground contamination which requires assessment during development. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.  Ground stability No record of ground stability issues here.  The parcel is adjacent a Nitrogen Dioxide - Area of Exceedance 2015 zone. Any houses facing the highway are likely to require mechanical ventilation mitigation.  Noise impact of adjoining uses likely to require mechanical ventilation mitigation could be difficult to achieve, it is likely that houses would need some distance from these sources which could reduce the developable area. An Employment use is likely to have significant noise impacts on existing houses so would need to be kept a distance away which could impact safe access to Lichfield Road and would reduce the developable area.  Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and Britastructure and environmentally feasible prior extraction for superficial sand and gravel shall take place.  Mineral Infrastructure  No waste infrastructure constraints.  Mineral Infrastructure  No waste infrastructure constraints.  Mineral Infrastructure and Extraction and Mineral Resource Areas  Mineral Infrastructure Area of Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Significant constraints exist within this assessment and Not employment land near to residential uses and out of	site or significantly affecting boundaries	The North East corner is listed on the HER record 8819 - Cropmarks of rectangular enclosure and possible circular ring ditches etc on NE side of field. An archaeological investigation would be required prior to development.		х	
and ground water by a flood risk zone 3. Although most of the parcel does not flood it could contribute to existing flooding issues and suitable mitigation through SUDS would be required.  Ground A third of the Western part of the parcel has a record of ground contamination which requires assessment during development. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.  Ground stability No record of ground stability issues here.  Air Quality impact of adjoining uses likely to require mechanical ventilation mitigation.  Noise impact of adjoining uses significant uncontrolled sources of noise and mitigation.  In respect of housing the railway and highway could be significant uncontrolled sources of noise and mitigation could be difficult to achieve, it is likely that houses would need some distance from these sources which could reduce the developable area. An Employment use is likely to have significant noise impacts on existing houses so would need to be kept a distance away which could impact safe access to Lichfield Road and would reduce the developable area.  Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and Brickworks  Waste Infrastructure No waste infrastructure constraints.  Waste Infrastructure  No mineral infrastructure constraints.  No mineral infrastructure constraints.  Employment  Development  Opportunities  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Employment Land  No known significant issues regarding delivery or phasing.  Viability  There are no known significant risks to viability and likely to	amenity of adjacent land users, including	impact to users of public rights of way, Park Lime Pits and would be viewable from the urban area to the South have significant wider impacts. The land is also on higher ground than Lichfield Road so development could be prominent	Х		
Contamination ground contamination which requires assessment during development. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.  Ground stability No record of ground stability issues here.  Air Quality impact of adjoining uses The parcel is adjacent a Nitrogen Dioxide - Area of Exceedance 2015 zone. Any houses facing the highway are likely to require mechanical ventilation mitigation.  Noise impact of adjoining uses significant uncontrolled sources of noise and mitigation could be difficult to achieve, it is likely that houses would need some distance from these sources which could reduce the developable area. An Employment use is likely to have significant noise impacts on existing houses so would need to be kept a distance away which could impact safe access to Lichfield Road and would reduce the developable area.  Mineral Extraction and Mineral Resource Areas The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.  Mineral Infrastructure and Brickworks  No mineral infrastructure constraints.  No mineral infrastructure constraints.  No other Environmental No other issues identified.  Economic  Employment Significant constraints exist within this assessment and there are no notable employment opportunities here which opportunities warrant further assessment.  Employment Land No known significant issues regarding delivery or phasing.  Viability There are no known significant risks to viability and likely to	and ground water	by a flood risk zone 3. Although most of the parcel does not flood it could contribute to existing flooding issues and suitable mitigation through SUDS would be required.		х	
Air Quality impact of adjoining uses  The parcel is adjacent a Nitrogen Dioxide - Area of Exceedance 2015 zone. Any houses facing the highway are likely to require mechanical ventilation mitigation.  Noise impact of adjoining uses  In respect of housing the railway and highway could be significant uncontrolled sources of noise and mitigation could be difficult to achieve, it is likely that houses would need some distance from these sources which could reduce the developable area. An Employment use is likely to have significant noise impacts on existing houses so would need to be kept a distance away which could impact safe access to Lichfield Road and would reduce the developable area.  Mineral Extraction and Mineral Resource Areas  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.  Mineral Infrastructure and Brickworks  Waste Infrastructure  No mineral infrastructure constraints.  The interpolation of the highway are likely to be significant noise impacts on existing houses so would need to be kept a distance away which could impact safe access to Lichfield Road and would reduce the developable area.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.  X  X  X  X  X  X  X  X  X  X  X  X  X		ground contamination which requires assessment during development. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge		х	
Air Quality impact of adjoining uses  The parcel is adjacent a Nitrogen Dioxide - Area of Exceedance 2015 zone. Any houses facing the highway are likely to require mechanical ventilation mitigation.  Noise impact of adjoining uses  In respect of housing the railway and highway could be significant uncontrolled sources of noise and mitigation could be difficult to achieve, it is likely that houses would need some distance from these sources which could reduce the developable area. An Employment use is likely to have significant noise impacts on existing houses so would need to be kept a distance away which could impact safe access to Lichfield Road and would reduce the developable area.  Mineral Extraction and Mineral Resource Areas  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.  Mineral Infrastructure and Brickworks  Waste Infrastructure  No mineral infrastructure constraints.  The interpolation of the highway are likely to be significant noise impacts on existing houses so would need to be kept a distance away which could impact safe access to Lichfield Road and would reduce the developable area.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel shall take place.  X  X  X  X  X  X  X  X  X  X  X  X  X	Ground stability	No record of ground stability issues here.			Х
adjoining uses  significant uncontrolled sources of noise and mitigation could be difficult to achieve, it is likely that houses would need some distance from these sources which could reduce the developable area. An Employment use is likely to have significant noise impacts on existing houses so would need to be kept a distance away which could impact safe access to Lichfield Road and would reduce the developable area.  Mineral Extraction and Mineral Resource Areas  Mineral Infrastructure and Brickworks  No mineral infrastructure constraints.  No mineral infrastructure constraints.  No waste infrastructure constraints  Value Infrastructure  No waste infrastructure constraints  Significant onostraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Employment Land  No temployment land near to residential uses and out of character.  Delivery / Phasing  No known significant risks to viability and likely to	Air Quality impact of adjoining uses	The parcel is adjacent a Nitrogen Dioxide - Area of Exceedance 2015 zone. Any houses facing the highway are		х	
and Mineral Resource Areas and environmentally feasible prior extraction for superficial sand and gravel shall take place.  Mineral Infrastructure and Brickworks No mineral infrastructure constraints.  Waste Infrastructure No waste infrastructure constraints  Other Environmental No other issues identified.  Employment Development Opportunities warrant further assessment.  Employment Land Not employment land near to residential uses and out of character.  Delivery / Phasing No known significant risks to viability and likely to		significant uncontrolled sources of noise and mitigation could be difficult to achieve, it is likely that houses would need some distance from these sources which could reduce the developable area. An Employment use is likely to have significant noise impacts on existing houses so would need to be kept a distance away which could impact safe access	Em plo yme	Res ide ntia	
Infrastructure and Brickworks  Waste Infrastructure  No waste infrastructure constraints  Other Environmental  No other issues identified.  Economic  Employment  Development  Opportunities  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Employment Land  Not employment land near to residential uses and out of character.  Delivery / Phasing  No known significant issues regarding delivery or phasing.  X  Viability  There are no known significant risks to viability and likely to	and Mineral	and environmentally feasible prior extraction for superficial sand and gravel shall take place.		X	
Other Environmental No other issues identified.  Economic  Employment Development Opportunities warrant further assessment.  Employment Land Not employment land near to residential uses and out of character.  Delivery / Phasing No known significant risks to viability and likely to	Infrastructure and	No mineral infrastructure constraints.			x
Employment Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  Employment Land Not employment land near to residential uses and out of character.  Delivery / Phasing No known significant issues regarding delivery or phasing.	Waste Infrastructure	No waste infrastructure constraints			Х
Employment Development Opportunities  Employment Land  Not employment land near to residential uses and out of character.  Delivery / Phasing  No known significant issues regarding delivery or phasing.  X  Viability  Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.  X  Delivery / Phasing  No known significant issues regarding delivery or phasing.  X  Viability	Other Environmental				Х
Development Opportunities  Employment Land  Not employment land near to residential uses and out of character.  Delivery / Phasing  No known significant issues regarding delivery or phasing.  Viability  There are no known significant risks to viability and likely to	Canala,				
character.  Delivery / Phasing No known significant issues regarding delivery or phasing.  Viability There are no known significant risks to viability and likely to	Development Opportunities	there are no notable employment opportunities here which warrant further assessment.	Х		
Viability There are no known significant risks to viability and likely to	Employment Land	1	X		
		No known significant issues regarding delivery or phasing.			х
	Viability				Х

Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Footpath 54 Walsall and the Beacon Way run alongside the eastern and southern boundaries of plot 67 and there may be public rights of way requirements in view of this.		x	
Highways access and transportation	It is difficult to see how direct access to this site can be achieved onto the A461 Lichfield Road due to the proximity to Navvies Bridge and significant level differences. Access could be possible onto Harpur Close/Leigh Road but may require acquisition of land adjacent 21 Harpur Road to allow for widening of the short section of Leigh Road between Harpur Close and Harpur Road.	X		
Impact on the wider	No concerns raised			Х
road network Other Economic				
(specify)				
Access time by well	Social king or public transport (except Primary schools: walking only) t	o kov r	ooidon	tial
Access time by wall	services in accordance with BCP Policy HOU2.	o key i	esideri	ııaı
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	X		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			Х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	Х		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The site is predominantly within 15 minutes walking distance of a Fresh Food and Centre Area		Х	
Any character constraints on density (list)	The nearest houses to the South are 1960's style modern bur	ngalows	S.	
Connections to local	There is a local cycle route less than 600m away which			
cycle route networks	could serve development of this parcel and would provide safer cycle travel into Walsall Town Centre.			Х
Public Open Space	Not public open space.			Х
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			х
Other Social				
	Opportunities			
No specific op	portunities identified.			
	Sustainability Appraisal			
Sustainability Appraisa Conclusion	The site has some negative impacts for SA Objective impact for SA Objective im			5, 6,

Sustainability Appraisal Employment Conclusion	Assessment requested
	Conclusion

Highest green belt harm and high landscape sensitivity harm, flood risk mitigation would reduce the developable area, air quality and ground contamination mitigation likely required, significant visual amenity impact and no obvious access. A combination of high harm and significant constraints, employment use would have further amenity and character impacts which are insurmountable.

Site Addres	SS	Land Rear of	Rushall Hall, S	tencils	Farm					
Ward		St. Matthews		Call fo	r Site F	Ref	Greer	Belt F	Parcel	71
Site Area (h	na)	2.02								
Site Refere	nce	SA-0270-WAI	L							
			Background							
Current uses (list)		ere are two uses er 50% agricultu	• •	0% of th	e parcel	is use	d for ho	rsicultu	ire and	the
Surrounding	To	the North are ho	rsiculture uses, t		st agric	ulture, i	esiden	tial to th	ne Sout	h and
land uses										
	Constraints									
Gateway Coa			Name / Details	S						ount rered 's)
SSSI/ SAC/ S			N/A						0	
		/eteran Trees	N/A						0	
Local Nature Flood Risk Zo		<u>e</u>	N/A N/A						0	
Registered P		arden	N/A						0	
Scheduled Ar			N/A						0	
Operational E	Burial Gr	ound	N/A						0	
Common Lan			N/A						0	
Existing Police Designations (list)		D Development i D Green Belt - E	NV1							
Onitonio	A		nd Landscape			ssessr	nent			
Criteria Green Belt		ssment ib-parcel makes	a strong	Rat Very		Mod		Low		Very
Harm		oution to preventi				High	Mod Har	Mod	Low Har	Low
		est Midlands con		Har	m	Har	m	Har	m	Har
		ining the separa		m		m		m		m
		dridge/Rushall a chment on the c								
		arcel is contained	•							
		ast and southwe	·							
		nent edges of Ru								
		alsall, all forming		st						
		ds conurbation. I		ام						
		s a strong distinc								
		rcel and the inse								
		rtheast. There ar	•	X						
		ary features pres		;						
		ider of the sub-paint inset settleme								
	•	alsall to the north	•							
	southw	vest. The railway	line, although a							
		hysical feature, i		a						
		lly located betwe nat expansion up								
		or south would w								
	settlen	nent gap. Develo	pment to the ea							
	of the	Rushall Canal wo	ould also							

		ally increase containment of land n Rushall and Aldridge (B97A).						
Landscape Sensitivity	modera residen of criter modera no crite The lan modera develop would d pattern settlem and Rus B4154 I exisiting potentia develop woodlar connect area is heritage Anomal Sensitiv The Old which c designa landsca	dscape is considered to have te-high overall sensitivity to tial development as the majority in are assessed as having either te or greater/high sensitivity, and tria override that judgement. dscape is considered to have te-high sensitivity to employment the sensitivity to employment the sensitivity to employment disrupt the small scale field which contributes to the sent setting of Walsall, Aldridge shall. The area north of the Bosty Lane, lies adjacent to an gindustrial estate which has the all to reduce sensitivity to further the sent setting of the areas and the designated for its natural and equalities. The area north of the designated for its natural and equalities. The areas and the designated for its natural and equalities. The area sent to the Overall Landscape with Rating:  If Rushall Conservation Area, ontains a concentration of the deritage assets and valued pe features, is of high sensitivity to the temployment thement.	High	Mod High	Mod	Low		Low
	ailed as	sessment against environme	ntal, soc	cial and e	conomi			
Criteria		Assessment Environme	ntal			Ratii	ng	
Greenfield/ Previously Developed La	and	The parcel is greenfield.	inui			х		
Topography		The land slopes down from West is not significant and would not b					х	
Agricultural L Quality		No information.				Х		
	ure ue on cantly indaries	There are no protected trees. There are some established trees and hedges along the boundary which require assessment if some or all were retained there would not be a significant impact on the developable area.					x	
affecting boundaries Biodiversity or Geodiversity on site or significantly affecting boundaries		Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-					х	

Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Breen Belt Score = 5 The site falls within a Nature Recovery Network Core Habitat Zone Although there are no recorded heritage assets here the Parcel is adjoining Rushall Conservation Area, is next to a site of archaeological importance, a grade 2 listed building and a scheduled ancient monument. This relationship is considered would be a barrier to development which is out of character with the areas semi-rural under-developed character because it would have a detrimental impact on the setting of the Conservation Area. For these reasons development may not be supported or densities severely estricted.  Development here would have a significant detrimental local mpact to users of public rights of way, Park Lime Pits and would be viewable from the urban area to the South having significant wider impacts. There would also be an impact on the setting of the adjacent grade 2 listed building. The parcel is not in a flood risk zone 2 or 3.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of neavy metals.  No record of ground stability issues here.  Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.	X	x	X
parcel is adjoining Rushall Conservation Area, is next to a site of archaeological importance, a grade 2 listed building and a scheduled ancient monument. This relationship is considered would be a barrier to development which is out of character with the areas semi-rural under-developed character because it would have a detrimental impact on the setting of the Conservation Area. For these reasons development may not be supported or densities severely estricted.  Development here would have a significant detrimental local mpact to users of public rights of way, Park Lime Pits and would be viewable from the urban area to the South having significant wider impacts. There would also be an impact on the setting of the adjacent grade 2 listed building. The parcel is not in a flood risk zone 2 or 3.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of neavy metals.  No record of ground stability issues here.		x	X
Impact to users of public rights of way, Park Lime Pits and would be viewable from the urban area to the South having significant wider impacts. There would also be an impact on the setting of the adjacent grade 2 listed building. The parcel is not in a flood risk zone 2 or 3.  Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of the eavy metals.  No record of ground stability issues here.	x	x	х
Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of neavy metals.  No record of ground stability issues here.		Х	х
surveys due to fertilizer use, sewage sludge presence of neavy metals.  No record of ground stability issues here.		х	
No record of ground stability issues here.			
Not in a Millogen Bloxide Alea of Exceedance 2010 2011c.			X X
An employment use would likely have a significant detrimental impact on adjacent houses and open space. Housing uses likely to be acceptable without the need for nitigation and compatible with existing neighbouring uses.			х
Mineral resource areas excluded from the Proposed MSAs to not have the same degree of protection and are not a parrier to non-mineral development.			х
			x
			X
			^
here are no notable employment opportunities here which warrant further assessment.	X		
character.	X		
			Х
pe developed within the plan period.			Х
Winworth We IW has canacity for US /17 houses. There is			x
	o mineral infrastructure constraints.  Do waste infrastructure constraints Do other issues identified.  Economic  Ignificant constraints exist within this assessment and ere are no notable employment opportunities here which arrant further assessment.  Ot employment land near to residential uses and out of naracter.  Do known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Inworth WsTW has capacity for 96,717 houses. There is gnificant headroom based on current quality performance	o mineral infrastructure constraints.  Do waste infrastructure constraints Do other issues identified.  Economic  Ignificant constraints exist within this assessment and ere are no notable employment opportunities here which arrant further assessment.  Out employment land near to residential uses and out of naracter.  Do known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to be developed within the plan period.  Inworth WsTW has capacity for 96,717 houses. There is	o mineral infrastructure constraints.  Do waste infrastructure constraints Do other issues identified.  Economic  Ignificant constraints exist within this assessment and ere are no notable employment opportunities here which arrant further assessment.  Ot employment land near to residential uses and out of naracter.  Do known significant issues regarding delivery or phasing.  There are no known significant risks to viability and likely to endeveloped within the plan period.  Inworth WsTW has capacity for 96,717 houses. There is gnificant headroom based on current quality performance

	N4:	Paradiala stalaite, ann aite, ann atualata suill ba			
		lised electricity capacity constraints will be through Western Power Distribution and Cadent			
		rd asset management plans in advance of future			
	growth.	a dood management plane in datalies of later			
Infrastructure		55 Walsall runs alongside the sites northern			
constraints on /		providing access to Park Lime Pitts Local Nature			
under site (electric		om Leigh Road and King George Crescent. There			
cables/sub-stations,		fore be public rights of way requirements for		Х	
water/sewage pipes,	proposed	development at this loc			
gas pipes, pylons,					
culverts, rights of way)					
Highways access	Access to	this site appears to be along an unadopted farm			
and transportation		Rushall Hall Farm. The site is therefore unsuitable			
·	for develo	oment unless an access resolution can be sought.			
		y access could be achieved onto the A461	X		
		oad due to the proximity to Navies Bridge. There	^		
		ntial to connect onto Rushall Manor Close for a			
		mber of residential units. The site is unsuitable for all development.			
Impact on the wider		les may include where a potential access could be			
road network	achieved.	as may more as potential access could be	X		
Other Economic					
		Social			
Access time by wall		c transport (except Primary schools: walking only) to see in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School		site is more than 15 minutes walking distance of	Х		
Primary School	a Primary School				
Secondary School		The whole site is within 20 minutes public transport distance of a Secondary School			
GP/Health Centre/Walk in		site is more than 15 minutes walking distance of Centre Area	X		
Strategic		site is within 20 minutes public transport distance			
Centre/Employment Area		loyment Area			Х
Centre/Foodstore	distance o	predominantly within 15 minutes walking f a Fresh Food and Centre Area		X	
Any character		the South are characterised by traditional detached		emi-	
constraints on density (list)	detached	designs, some modern detached houses and bunga	alows.		
Connections to local	No connec	ction to a local cycle route.	X		
cycle route networks	<b>N</b> 1 ( 11'				
Public Open Space	the adjace	open space but would have a visual impact on nt public open space as considered above.		X	
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			х
/ Sports Pitches					
Other Social		On a with !#!			
No aposific on	nortunition i	Opportunities			
No specific op	porturities i	dentified. X Sustainability Appraisal			
Sustainability Appraisa	al Housing	<u> </u>			
Conclusion		SA not required due to gateway constraints.			
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.			
		Conclusion			
		ensitivity harm combined with significant constrain			
design due to the con achieved which is a ga		ea and nearby listed buildings, no access to the si traint.	te can	curren	tiy be
	<del></del>				

Site Address Land Adj to, 22 Burton Farm Road, Walsall										
Ward	.5	St. Matthews	Z Builon Faili	Call for			Cross	Belt F	Porcel	76
				Call for	Site r	Kei	Green	ı bell F	arcer	76
Site Area (h		0.16								
Site Refere	nce	SA-0285-WAI	L							
			Background	d/Contex	<b>t</b>					
Current uses (list)		enforcement not d is likely to be fo								. The
Surrounding		the North East a								es.
land uses										
			Constra	aints						
Gateway Co affecting par			Name / Details	3						ount rered 's)
SSSI/ SAC/ S			N/A						0	-,
		eteran Trees/	N/A						0	
Local Nature		9	N/A						0	
Flood Risk Zo		ordon	N/A N/A						0	
Registered P Scheduled A			N/A N/A						0	
Operational E			N/A						0	
Common Lar			N/A						0	
Existing Police Designations (list)	,	O Green Belt - E	NV1							
	•	Green Belt ar	nd Landscape	Sensitiv	ity As	sessr	nent			
Criteria	Asses	cmont								
				Ratir			T			
Green Belt	The su	b-parcel makes		Very	ng High	Mod	Mod	Low	Low	Very
Green Belt Harm	The su	b-parcel makes ution to preventi	ng the sprawl of		High Har	Mod High Har	Har	Low Mod Har	Har	Very Low Har
	The su contrib the We	b-parcel makes ution to preventi est Midlands con	ng the sprawl of urbation,	Very High	ng High	High		Mod	_	Low
	The su contrib the We mainta	b-parcel makes ution to preventi	ng the sprawl of urbation, tion of Walsall	Very High Har	High Har	High Har	Har	Mod Har	Har	Low Har
	The su contrib the We mainta and Ale encroa	b-parcel makes ution to preventi est Midlands con ining the separa dridge/Rushall a chment on the c	ng the sprawl of urbation, tion of Walsall nd preventing ountryside. The	Very High Har	High Har	High Har	Har	Mod Har	Har	Low Har
	The su contrib the We mainta and Ale encroa sub-pa	b-parcel makes ution to preventiest Midlands con ining the separadridge/Rushall anchment on the circel is contained	ng the sprawl of urbation, tion of Walsall nd preventing ountryside. The I to the north,	Very High Har	High Har	High Har	Har	Mod Har	Har	Low Har
	The su contrib the We mainta and Ald encroa sub-pa northes	b-parcel makes ution to preventiest Midlands con ining the separadridge/Rushall archment on the curcel is contained ast and southwe	ng the sprawl of urbation, tion of Walsall nd preventing ountryside. The I to the north, st by the	Very High Har	High Har	High Har	Har	Mod Har	Har	Low Har
	The su contrib the We mainta and Ald encroa sub-pa northea settlem	b-parcel makes ution to preventiest Midlands con ining the separadridge/Rushall anchment on the circel is contained	ng the sprawl of urbation, tion of Walsall nd preventing ountryside. The I to the north, st by the ishall, Aldridge	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribe the We maintal and Ale encroal sub-partition norther and William Midlan	b-parcel makes ution to preventi est Midlands con ining the separa dridge/Rushall and the contained ast and southwenent edges of Rualsall, all forming ds conurbation.	ng the sprawl of urbation, tion of Walsall nd preventing ountryside. The I to the north, st by the ishall, Aldridge part of the Wes Bosty Lane	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribe the We maintal and Ale encroal sub-partition norther settlem and We Midlan boundi	b-parcel makes ution to preventiest Midlands con ining the separadridge/Rushall alchment on the carcel is contained ast and southwenent edges of Rualsall, all forming the northeast ng the northeast	ng the sprawl of urbation, tion of Walsall nd preventing ountryside. The I to the north, st by the ishall, Aldridge part of the Wes Bosty Lane of the sub-parc	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribe the We maintal and Ale encroal sub-partition northed settlem and We Midlan boundicreates	b-parcel makes ution to preventi est Midlands con ining the separa dridge/Rushall auchment on the carcel is contained ast and southwe nent edges of Rualsall, all forming ds conurbation. Ing the northeast a strong distinction	ng the sprawl of urbation, tion of Walsall nd preventing ountryside. The I to the north, st by the ishall, Aldridge part of the Wes Bosty Lane of the sub-parcetion between the	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribition the We maintal and Ale encroal sub-partition and We Midlan boundicreates sub-partition to the sub-partition and We sub-partition to the sub-partition to the sub-partition to the weather than the sub-partition to the sub-	b-parcel makes ution to preventiest Midlands con ining the separadridge/Rushall alchment on the carcel is contained ast and southwenent edges of Rualsall, all forming the northeast ng the northeast	ng the sprawl of urbation, tion of Walsall and preventing ountryside. The I to the north, st by the I shall, Aldridge I part of the West Bosty Lane of the sub-parcetion between the I settlement to	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribe the We mainta and Alcencroa sub-pa norther and We Midlan boundi creates sub-pa the nor boundary.	b-parcel makes ution to preventi est Midlands con ining the separa dridge/Rushall alchment on the carcel is contained ast and southwenent edges of Rualsall, all forming the northeast as a strong distinctive and the inset theast. There are ary features preset in the preset in the set ary features preset in the preset in the set i	ng the sprawl of urbation, tion of Walsall and preventing ountryside. The late to the north, st by the ushall, Aldridge part of the West Bosty Lane of the sub-parcetion between the et settlement to e no strong sent between the	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribite We maintal and Ale encroal sub-partiem and William bounding creates sub-partiem and william boundare maintenance and william boundare and william bo	b-parcel makes ution to preventing the separated in the s	ng the sprawl of urbation, tion of Walsall and preventing ountryside. The late to the north, st by the ushall, Aldridge part of the West Bosty Lane of the sub-parcetion between the et settlement to be no strong sent between the arcel and	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribe the We maintal and Ale encroal sub-particular and William bounding creates sub-particular boundaremain adjace	b-parcel makes ution to preventi est Midlands con ining the separa dridge/Rushall and the contained ast and southwent edges of Rualsall, all forming ds conurbation. In githe northeast as a strong distinct and the insertheast. There are ary features presider of the sub-part inset settleme	ng the sprawl of urbation, tion of Walsall and preventing ountryside. The late to the north, st by the ushall, Aldridge part of the West Bosty Lane of the sub-parcetion between the et settlement to be no strong sent between the arcel and ents of Aldridge	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribition the We maintal and Ale encroal sub-parties settlem and William bounds creates sub-parthe nor bounds remain adjace and William Control of the normal of the main adjace and William Control of the normal of th	b-parcel makes ution to preventing the separated didge/Rushall and chment on the carcel is contained ast and southwe nent edges of Rushall, all forming disconurbation. In the northeast ary features present inset settleme alsall to the northeast artheast.	ng the sprawl of urbation, tion of Walsall and preventing ountryside. The late to the north, st by the ushall, Aldridge part of the West Bosty Lane of the sub-parcetion between the eno strong sent between the arcel and ents of Aldridge nwest and	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribe the We maintal and Ale encroal sub-particular and We Midlan bounds created sub-parthe nor bounds remain adjace and We southward the more and We southward the weather the more and we southward the weather the more and we southward the weather	b-parcel makes ution to preventi est Midlands con ining the separa dridge/Rushall and the contained ast and southwent edges of Rualsall, all forming ds conurbation. In githe northeast as a strong distinct and the insertheast. There are ary features presider of the sub-part inset settleme	ng the sprawl of urbation, tion of Walsall and preventing ountryside. The late to the north, st by the ushall, Aldridge part of the West Bosty Lane of the sub-parcetion between the eno strong sent between the arcel and ents of Aldridge nwest and	Very High Har m	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribition the We maintal and Ale encroal sub-partition and We Midlan bounding creates sub-partition adjace and We southwork clear present the contribution of the contribution and the contribution and we southwork clear present and we can always and we	b-parcel makes ution to preventing the separa dridge/Rushall and chment on the carcel is contained ast and southwent edges of Rushall, all forming ds conurbation. In the ast art features present edges of the sub-part inset settleme alsall to the northy est. The railway hysical est Middlands on this sub-alle, is in this sub-alle.	ng the sprawl of urbation, tion of Walsall and preventing ountryside. The to the north, st by the ushall, Aldridge part of the West Bosty Lane of the sub-parcetion between the encetted settlement to e no strong tent between the arcel and ents of Aldridge nwest and line, although a rea centrally	t t ele	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribe the We maintal and Ale encroal sub-partitlem and We Midlan bounding creates sub-partitle and We sub-partitle and We southwall clear present the normal adjace and We southwall clear present the coated both the clear present the coated between the coated the co	b-parcel makes ution to preventi est Midlands con ining the separa dridge/Rushall all chment on the carcel is contained ast and southwenent edges of Rualsall, all forming ds conurbation. In give the northeast is a strong distinct and the inset theast. There are ary features presider of the sub-pent inset settlement alsall to the north vest. The railway hysical estimates in this sub-all between settlered.	ng the sprawl of urbation, tion of Walsall and preventing ountryside. The late to the north, st by the ushall, Aldridge part of the West Bosty Lane of the sub-parcetion between the extrement to e no strong sent between the arcel and ents of Aldridge hwest and line, although a rea centrally ments, such that	t t ele	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribe the We maintal and Ale encroal sub-partitlem and We Midlan bounds created sub-partitle and We sub-partitle and We southwall clear presents of the control o	b-parcel makes ution to preventi est Midlands con ining the separa dridge/Rushall all chment on the carcel is contained ast and southwenent edges of Rualsall, all forming ds conurbation. In give the northeast as a strong distinct and the inset theast. There are ary features presider of the sub-part inset settleme alsall to the northy est. The railway hysical end, is in this sub-are between settler sion up to it from	ng the sprawl of urbation, tion of Walsall and preventing ountryside. The late to the north, st by the ushall, Aldridge part of the West Bosty Lane of the sub-parcetion between the et settlement to e no strong sent between the arcel and ents of Aldridge hwest and line, although a rea centrally ments, such that either north or	t t ele	High Har	High Har	Har	Mod Har	Har	Low Har
	The succontribe the We maintal and Alcencroa sub-partitlem and We Midlan bounds created sub-partitle nor bounds remain adjace and We southwall clear present the nor bounds remain adjace and we southwall clear present south we settlem south we settlem	b-parcel makes ution to preventi est Midlands con ining the separa dridge/Rushall all chment on the carcel is contained ast and southwenent edges of Rualsall, all forming ds conurbation. In give the northeast is a strong distinct and the inset theast. There are ary features presider of the sub-pent inset settlement alsall to the north vest. The railway hysical estimates in this sub-all between settlered.	ng the sprawl of urbation, tion of Walsall and preventing ountryside. The left to the north, st by the ushall, Aldridge up part of the West Bosty Lane of the sub-parce tion between the extrement to be no strong sent between the arcel and ents of Aldridge unwest and line, although a rea centrally ments, such that either north or e fragile upment to the ear	t t el el x	High Har	High Har	Har	Mod Har	Har	Low Har

	entially increase containment of land ween Rushall and Aldridge (B97A).			
Landscape Sensitivity  The Sensitivity  The mode wo particular set and B4 exiting portions of the color of th	e landscape is considered to have derate-high overall sensitivity to dential development as the majority riteria are assessed as having either derate or greater/high sensitivity, and criteria override that judgement. I landscape is considered to have derate-high sensitivity to employment elopment. Large scale development ald disrupt the small scale field ern which contributes to the lement setting of Walsall, Aldridge Rushall. The area north of the 54 Bosty Lane, lies adjacent to an siting industrial estate which has the ential to reduce sensitivity to further elopment, however, a strong odland boundary, reduces nectivity between the areas and the	Low		Low
	a is designated for its natural and tage qualities.			
Detaile Criteria	l assessment against environmental, social and econom			
Criteria	Assessment Environmental	Rati	ng	
Greenfield/ Previously Developed Land	The parcel is greenfield.	X		
Topography	The land slopes down from South to North but this is not significant and not a constraint to developing the parcel.			х
Agricultural Land Quality	Not agricultural land.			х
Tree Preservation Orders / Mature Trees of Value or site or significant affecting boundar	established tree around the boundary of the parcel and which define field boundaries which could be worthy of retention and require assessment. The retention of some or		х	
Biodiversity or Geodiversity on s or significantly affecting boundar	required mitigation. In addition there is Park Lime Pit SLINC		x	

	The site falls within a Nature Recovery Network Core Habitat Zone			
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The parcel projects out between fields, it is triangular in shape and it is on higher ground than land to the North which includes public rights of way and the canal which link to Park Lime Pits Local Nature Reserve. For these reasons it is considered that any development of the parcel would result in significant impacts on the visual amenities enjoyed by users of adjacent land.	х		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			х
Ground Contamination	No record of ground contamination here. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability	There are no recorded ground stability issues here.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	An employment use would have unacceptable impacts on the neighbouring houses if uses were not restricted and mitigation would also be required through condition, however such constraints are likely unviable. A residential use would raise no significant noise issues.	X- Em plo yme nt		X- Res iden tial
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	This site does not meet the threshold for employment			
Development	allocation in the Black Country Plan.	X		
Opportunities Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on /	There are no known infrastructure constraints here.			Х

under site (electric					
cables/sub-stations,					
water/sewage pipes,					
gas pipes, pylons,					
culverts, rights of					
way)					
Highways access	Mellish Dr	ive is private and to secure access from the parcel			
and transportation		Farm Road would require an agreement for	X		
	access fro	m up to 3 shared owners. Alternatively could be	^		
		with adjacent CFS125.			
Impact on the wider	No wider of	concerns.			Х
road network					^
Other Economic					
(specify)					
		Social			
Access time by wall	servio	c transport (except Primary schools: walking only) to ses in accordance with BCP Policy HOU2.	o key r	esiden	itial
Primary School	The whole a Primary	site is more than 15 minutes walking distance of School	X		
Secondary School		site is within 20 minutes public transport distance ndary School			х
GP/Health		site is more than 15 minutes walking distance of			
Centre/Walk in		Centre Area	X		
Strategic	The site is	predominantly within 30 minutes public transport			
Centre/Employment	distance o	f an Employment Area			
Area					
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	X		
Any character	The neare	st houses are modern 1960's detached bungalows	and 19	60s st	yled
constraints on	detached	houses.			
density (list)					
Connections to local	No connec	ction to a local cycle route network.	X		
cycle route networks	Alth I t	La caracter de la Proposición de la constant			
Public Open Space		he parcel is not public open space development		v	
		cel would have significant visual impact on links to be as considered above.		Х	
Loss of Playing Field		result in the loss of a playing field or sports pitch.	-		
/ Sports Pitches	vvodia not	result in the loss of a playing field of sports pitch.			X
Other Social					
		Opportunities			
Could be combined	with CFS1	25 to achieve			
	ble access.	X X			
		Sustainability Appraisal			
Sustainability Appraisa Conclusion	al Housing	SA not required due to gateway constraints.			
Sustainability Appraisa Employment Conclusion		SA not required due to gateway constraints.			
Employment Conclusion	J.1	Conclusion			
Highest greenhelt har	m and land	scape sensitivity, in addition it would have signification	ant loca	al and	wider
visual amenity impacts	and there	is no access without additional third party land whic llocation in the Black Country Plan.			
Poes not meet me till	soriola iui a	nocation in the black country riall.			

Site Addres	SS	Land East of	Longwood Cott	age, Cal	derfiel	ds.					
Ward		St. Matthews		Call for	Site F	Ref	Green	Belt F	Parcel	85	
Site Area (h	ıa)	11.83	-								
Site Refere	nce	SA-0288-WAI									
			Background	I/Contex	κt						
Current uses (list)	Hor	siculture									
Surrounding land uses	the	the North is Aldri golf course and	to the West is ca	iravan sto							
which does not have planning permission.  Constraints											
Gateway Constraints (where affecting part of submitted site)  Name / Details						nount vered					
SSSI/ SAC/ S			N/A						Ò	1 3)	
Ancient Wood Local Nature		/eteran Trees	N/A N/A						0		
Flood Risk Zo		₹	N/A						0		
Registered Pa		arden	N/A						0		
Scheduled Ancient Monument N/A									0		
Operational Burial Ground N/A					0						
Common Lan	-		N/A						0		
Existing Police Designations (list)	y SAI	O Green Belt - E	IVV I								
			nd Landscape			ssessi	ment				
Criteria	7 1000	sment		Ratii	ng						
Green Belt Harm		b-parcel makes		Very High	High	Mod High	Mod	Low Mod	Low	Very	
Панн		ution to preventi		Har	Har	Har	Har	Har	Har	Har	
		ining the separa	,	m	m	m	m	m	m	m	
	Aldridg Coldfie on the	e, and Streetly ( eld), and preventi Walsall Arboretu	adjoining Sutton ing encroachmei ım, with its well-								
	the 'co and Al	d boundaries, or re' of the gap be dridge. This wou n the integrity of	tween Walsall ld significantly	X							
	terms	of separation of t se containment o	owns, and would	d							
Landscape	The la	ndscape is consi		High		Mod	Mod	Lo		Low	
Sensitivity	resider	ate-high overall s ntial developmen	t as the majority		+	ligh		Мс	od		
		ria are assessed									
		ate or greater/hig eria override that		u T							
		ndscape is consi									
		noderate-high se				X					
	employ	ment developm	ent as large-scal	е							
	built fo	rm would impact c field pattern and area in providing	the small-scale d reduce the role								

between Walsall and Aldridge. However,					
modern 20th century development, e.g.					
large-scale commercial buildings and					
agricultural storage sheds are scattered					
throughout the area, reducing sensitivity.					
Anomalies to the Overall Landscape					
Sensitivity Rating					
The immediate area surrounding the					
cluster of large-scale					
commercial/industrial buildings bounded					
by the A454 and Airfield Drive has a					
moderate overall sensitivity to residential					
and employment development. This is					
due to the combination of the urbanising					
visual influence of this prominent					
modern development, reduced					
tranquillity from the busy A454 and					
larger scale of the landscape					
characterised by the former Aldridge					
Airport land (which still has sensitivities					
relating to its recreational value,					
openness/visual prominence and					
proximity to valued natural features).					
Detailed accessment against environme	ntal coc	ial and a	conomic	critoria	

Detailed assessment against environmental, social and economic criteria							
Criteria	Rating						
	Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield to the Southern half and the North half has record of previous development on the HER which is discussed in the heritage asset assessment.		Х				
Topography	The land declines to the South across the parcel but would not be a significant barrier to developing the parcel.			х			
Agricultural Land Quality	Not agricultural land.			Х			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are established trees around the boundary of the parcel and which define field boundaries which could be worthy of retention and require assessment. The retention of some or all of these trees would not a be a significant barrier to development.		х				
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require a protected species survey to be carried out to determine the impact and consider required mitigation. In addition Hay Head Park SLINC is to the South of the parcel and any Ecology survey will need to take account of the relationship between the SLINC and the Parcel.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 5		X				

	The site falls within a Nature Recovery Network Core Habitat Zone			
Heritage Assets on site or significantly affecting boundaries	Calderfields Farm Moat is an area of archaeological importance and has the HER reference MON 2686 - Documentary evidence suggests that the moat is of mid-13th century date but that there may have been an earlier building on the site. Aerial photographs show two arms of outer enclosure. The site is identified as an Archaeological Priority Area in the HLC containing the earthworks and water channels and features as described above. An archaeological survey would be required prior to development.		x	
Impact on visual amenity of adjacent land users, including existing residents	The character of the area is defined by its open fields and semi-rural character, development here would extend the existing boundary of development to the West and in part erode some of this character, however the width of the parcel would limit any local impact and an employment use or leisure use development would be seen in the context of existing nearby employment uses and would not be significant. A housing use would be at adds with its surrounding and would have a significant local impact on visual amenity.	X- Res ide ntia I	X- Em plo yme nt	
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS			Х
Ground Contamination	No record of ground contamination issues here.			Х
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Adjoining uses  Noise impact of adjoining uses	Residential uses may need mitigation measures due to the adjoining leisure use which may be at its peak on weekends. An employment use would raise no significant concerns.		X- Res ide ntia	X- Em ploy men t
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
Employment	Economic Significant constraints exist within this assessment and			
Employment Development Opportunities	there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not employment land other significant issues exist.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.			х

	T			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future growth.			
Infrastructure	There are no known infrastructure constraints here.			
constraints on /				X
under site				
Highways access	Subject to design, a suitable access onto Aldridge Road			
and transportation	should be achievable. Residential or commercial uses could			
•	be feasible. The site will need to demonstrate compliance		Х	
	with national and local policies in terms of sustainability and			
	accessibility.			
Impact on the wider	No significant concerns.			
road network				X
Other Economic				
(specify)				
(Specify)	Social		<u> </u>	
Accord time by wall	king or public transport (except Primary schools: walking only) to	o kov r	ocidor	otial
Access time by wair	services in accordance with BCP Policy HOU2.	o key i	esidei	ıllai
	The whole site is more than 15 minutes walking distance of			
Primary School		X		
	a Primary School			
Secondary School	The whole site is within 20 minutes public transport distance			Х
	of a Secondary School			
GP/Health	The whole site is more than 15 minutes walking distance of	X		
Centre/Walk in	a Health Centre Area			
Strategic	The whole site is within 20 minutes public transport distance			
Centre/Employment	of an Employment Area			Х
Area				
Centre/Foodstore	The whole site is more than 15 minutes walking distance of	Х		
	a Fresh Food and Centre Area			
Any character	There are no houses here which define any local character. T	he nea	rest to	the
constraints on	West are traditional detached and semi-detached houses.			
1 '4 /1' 4				
density (list)				
density (list) Connections to local	No connection to a local cycle route network.	v		
	No connection to a local cycle route network.	X		
Connections to local cycle route networks	·	Х		Х
Connections to local cycle route networks Public Open Space	Not public open space.	Х		
Connections to local cycle route networks Public Open Space Loss of Playing Field	·	Х		X
Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches	Not public open space.	Х		
Connections to local cycle route networks Public Open Space Loss of Playing Field	Not public open space.  Would not result in the loss of a playing field or sports pitch.	X		
Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social	Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities	X		
Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Could combine with C	Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities  CFS326 which could form a	X		
Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Could combine with Comore comprehensive	Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities  CFS326 which could form a scheme which is better able  X	X		
Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Could combine with Comore comprehensive	Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities  CFS326 which could form a scheme which is better able ne of the constraints.	X		
Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Could combine with County comprehensive to mitigate son	Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities  CFS326 which could form a scheme which is better able ne of the constraints.  Sustainability Appraisal		2.2	X
Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Could combine with Combine comprehensive to mitigate son	Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities  CFS326 which could form a scheme which is better able ne of the constraints.  Sustainability Appraisal  all Housing The site has some negative impacts for SA Object	tives 1,		X
Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Could combine with Comore comprehensive to mitigate son Sustainability Appraisa Conclusion	Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities  CFS326 which could form a scheme which is better able ne of the constraints.  Sustainability Appraisal  al Housing  The site has some negative impacts for SA Object 6, 7, 8, 9, 12, 14 and positive impact for SA Object	tives 1,	0, 13	<b>X</b> 4, 5,
Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Could combine with Combine comprehensive to mitigate son Sustainability Appraisa Conclusion Sustainability Appraisa	Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities  CFS326 which could form a scheme which is better able ne of the constraints.  Sustainability Appraisal  All Housing The site has some negative impacts for SA Object 6, 7, 8, 9, 12, 14 and positive impacts for SA Object all The site has some negative impacts for SA Object and The site has some nega	tives 1,	0, 13	<b>X</b> 4, 5,
Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Could combine with Comore comprehensive to mitigate son Sustainability Appraisa Conclusion	Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities  CFS326 which could form a scheme which is better able ne of the constraints.  Sustainability Appraisal  al Housing  The site has some negative impacts for SA Object 6, 7, 8, 9, 12, 14 and positive impacts for SA Object on  The site has some negative impacts for SA Object 7, 9, 12 and positive impact for SA Object 13	tives 1,	0, 13	<b>X</b> 4, 5,
Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Could combine with Combine with Combine comprehensive to mitigate son Sustainability Appraisa Conclusion Sustainability Appraisa Employment Conclusion	Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities  CFS326 which could form a scheme which is better able ne of the constraints.  Sustainability Appraisal  al Housing The site has some negative impacts for SA Object 6, 7, 8, 9, 12, 14 and positive impacts for SA Object on 7, 9, 12 and positive impact for SA Object 7, 9, 12 and positive impact for SA Object 13  Conclusion	tives 1, tives 1,	0, 13 2, 3,	<b>x</b> 4, 5, 5, 6,
Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Could combine with Combine with Combine comprehensive to mitigate son Sustainability Appraisa Conclusion Sustainability Appraisa Employment Conclusion Highest green belt and	Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities  CFS326 which could form a scheme which is better able ne of the constraints.  Sustainability Appraisal  All Housing The site has some negative impacts for SA Object 6, 7, 8, 9, 12, 14 and positive impacts for SA Object on 7, 9, 12 and positive impact for SA Object 7, 9, 12 and positive impact for SA Object 7, 9, 12 and positive impact for SA Object On 10 and 10 an	tives 1, tives 1, pecially	0, 13 2, 3, 9	4, 5, 5, 6,
Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches Other Social  Could combine with Combine with Combine comprehensive to mitigate son Sustainability Appraisa Conclusion Sustainability Appraisa Employment Conclusion Highest green belt and	Not public open space.  Would not result in the loss of a playing field or sports pitch.  Opportunities  CFS326 which could form a scheme which is better able ne of the constraints.  Sustainability Appraisal  al Housing The site has some negative impacts for SA Object 6, 7, 8, 9, 12, 14 and positive impacts for SA Object on 7, 9, 12 and positive impact for SA Object 7, 9, 12 and positive impact for SA Object 13  Conclusion	tives 1, tives 1, pecially	0, 13 2, 3, 9	4, 5, 5, 6,

# Streetly

Site Addres	SS		Opposite Lindens Primary School, Aldridge Road, Walsall - Land off Aldridge Road.									
Ward		Streetly		Call for	Site F	Ref	10185	5				
Site Area (h	na)	7.19	ll entered									
Site Refere	nce	SA-0043-WA	<u>L</u>									
			Background	/Contex	κt							
Current uses (list)		icultural use.										
Surrounding land uses		the East are hou North and West	ses and a prima is a farm.	y school,	to the	South	a buildi	ng sup	oliers a	nd to		
			Constra	ints								
Gateway Co. affecting par	Name / Details							ount rered 's)				
SSSI/ SAC/ S		/eteran Trees	N/A N/A						0			
Local Nature			N/A N/A						0			
Flood Risk Zo		<u> </u>	N/A						0			
Registered P		arden	N/A						0			
Scheduled A			N/A 0									
Operational E	Burial Gr	round	N/A						0			
Common Lar			N/A						0			
Existing Police	,	D ENV1										
Designations (list)	Gre	eat Barr Conserv	ation Area EN5									
		Green Belt au	nd Landscape	Sensitiv	ity As	sessn	nent					
Criteria		ssment		Ratii	ng							
Green Belt Harm	contrib the We	ub-parcel makes oution to preventi est Midlands con ining the separa	ng the sprawl of urbation,	Very High Har m	High Har m	Mod High Har m	Mod Har m	Low Mod Har m	Low Har m	Very Low Har m		
	maintaining the separation of Walsall, Aldridge, Streetly (adjoining Sutton Coldfield), and Birmingham and preventing encroachment on the countryside. The sub-parcel is contained to the south and east by the settlement edges of Birmingham and Streetley, both forming part of the West Midlands conurbation. The expansion of Birmingham, and Streetly into sub-parcel B93B would significantly weaken the gap between Walsall, Aldridge, Streetly (adjoining Sutton Coldfield), and Birmingham. The sub-parcel has distinct slopes up towards Barr Beacon which, together with clear linear main road urban edge boundaries, mean that any release of land would weaken the Green Belt boundary.			X d t								

Landana	Th:- :- :	- Investigation and Countly	Litrada	Mod	Mad	1		Law
Landscape		a largely open and visually	High	Mod High	Mod	Low Mod		Low
Sensitivity		ent area, culminating in a ent and generally undeveloped		riigii		IVIOC	1	
		feature along the Barr Beacon						
		which forms a scenic backdrop to						
		ding settlement. While the ce of prominent electricity pylon						
		provides an urbanising influence						
		racts from the rural and natural						
		er and perceptual attributes of						
		a, overall the landscape is						
		ered to have a moderate-high						
		ity to residential development.						
		ea is considered to have a high						
		ity to employment development.						
		cale development would disrupt						
		all scale field pattern, particularly						
		ast of Doe Bank Lane, which						
		s rural and open backdrop to	Х -	X -				
		and Pheasey.	Emplo	Reside				
		er in the LUC study the parcel is	yment	ntial*				
		antly larger than proposed site. In						
		dscape sensitivity assessment						
	the site	is not referred to in any of the						
	medium	n harm or higher harm						
	Charact	ter/Attributes assessments, the						
	small so	cale field parcels adjoining the						
		he North (Blue House Farm) are						
	identifie	d but the reduced site area omits						
		elds. The site is referred to in						
		er sensitivity for settlement						
		assessment, recorded to be the						
		ent edge to Pheasey. For these						
		the parcel in isolation is						
		red would score less than						
		te-high or high in landscape						
	harm te		- 1 - 1	:-1				
	ailed as	sessment against environme	ntal, soc	ial and e	conomi			
Criteria		Assessment				Ratir	ng	
Greenfield/		Environme The site is greenfield	ııtal					
Previously		The site is greenfield.						Х
Developed L	and							^
Topography	uilu	The site is predominantly flat.						Х
Agricultural L	and	3a						^
Quality	-and	Ja				X		
Tree Preserv	ration	There are no protected trees at the	hie eita ha	NAME THE	site ie			
Orders / Mat		in a Conservation Area. Hedgero						
Trees of Value		boundaries of the site and fields					Х	
site or signific		survey is required.		S.1.O. 71 11 G	_		,,	
affecting bou								
Biodiversity of		Potential impact on hedges and t	rees whic	h would re	auire			
Geodiversity		Ecology survey.	555 WILL		744110			
or significant		The ecological valuation of the B	lack Coun	trv Green	Belt is			
affecting bou		based on a set of assumptions the						
359 230		developing a set of criteria which					X	
		attribute a relative value to individ						
		Green Belt. A Valuation Matrix w						
		following attributes to calculate a	final ecol	ogical valu	ie score			

	for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan- Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2 The site falls within Nature Recovery Network Zone Core Expansion Zone 1			
Heritage Assets on site or significantly affecting boundaries	No heritage assets. Site within the Great Bar Conservation Area.			х
Impact on visual amenity of adjacent land users, including existing residents	Significant local impact from residents who face the site, there is no footpath on this side of Aldridge Road and no existing development along the length of it. A development here would have significant local impact on visual amenity however its relationship and topography would not have a significant wider impact.	Х		
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х
Ground Contamination	Area illustrated on the SAD maps to the East, minority of the site. Survey work would be required. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			х
Ground stability	No evidence of ground stability issues.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			х
Noise impact of adjoining uses	Residential and agricultural uses nearby raise no significant noise concerns. Employment land use could give rise to noise complaints from adjacent residents, however they are separated from the site by roads and would not directly adjoin.	X - Em plo yme nt		X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	There has been a market attractiveness assessment made by colliers for the EDNA 2 study which concludes "This scheme is potentially suitable. The site is large and strategic in nature and would benefit from a mixed use approach with elements of residenti		x	
Employment Land	Not employment land near to residential uses and small site.	X		
Delivery / Phasing	This site is part of a cluster of three sites and is a viable urban infill site with the highest infrastructure cover ratio and the developer has been transparent in providing a minimum land value which de-risks the delivery.			х
Viability	The sites is in greenfield high value zone. The site is viable – in that the policy compliant Residual Land Value is greater than the Benchmark Land Viability.			х
Availability of utilities  – electricity, gas,	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance			Х

water, sewage treatment	expansion Broadband	d superfast speeds are available in this area.				
	Minor loca managed	no significant gas capacity issues here. lised electricity capacity constraints will be through Western Power Distribution and Cadent				
	growth.	rd asset management plans in advance of future				
Infrastructure constraints on /	No eviden	ce of infrastructure constraints.				
under site (electric						
cables/sub-stations,					Х	
water/sewage pipes,						
gas pipes, pylons, culverts, rights of						
way)						
Highways access		to Aldridge Road, could be local issues and		Х		
and transportation		th the adjacent school.		^		
Impact on the wider road network	No signific	ant wider impacts.			Х	
Other Economic						
		Social				
Access time by wall		c transport (except Primary schools: walking only) to ses in accordance with BCP Policy HOU2.	o key r	esiden	tial	
Primary School		predominantly within 15 minutes walking f a Primary School		X		
Secondary School		site is within 20 minutes public transport distance adary School			Х	
GP/Health	The whole	site is more than 15 minutes walking distance of	Х			
Centre/Walk in		Centre Area	^			
Strategic Centre/Employment		site is within 20 minutes public transport distance loyment Area			х	
Area	Or all Lilip	loyment Alea			^	
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	Х			
Any character		es opposite are a mix of terraced, detached and sen	ni-deta	ched		
constraints on density (list)	houses.					
Connections to local	No connec	ction to Local Cycle Route Network.	Х			
cycle route networks	Not public	onen enege			v	
Public Open Space Loss of Playing Field		open space. result in the loss of a playing field or sports pitch.			Х	
/ Sports Pitches	Would Hot	result in the loss of a playing held of sports piton.			Х	
Other Social						
		Opportunities				
If the adjoining sit						
supported for develo also b	pment then be included.			Х		
Custoin shillts Assessing	al I lavraira a	Sustainability Appraisal				
Sustainability Appraisa Conclusion		Same as SA-0017-WAL				
Sustainability Appraisa Employment Conclusion	Sustainability Appraisal  Employment Conclusion  Same as SA-0017-WAL					
Employment Conclusion	511	Conclusion				
		elt and landscape harm. However in the LUC s site. In the landscape sensitivity assessment the sit				
in any of the medium h	arm or highe	er harm Character/Attributes assessments, the smalue House Farm) are identified but the reduced site	l scale	field pa	arcels	
asjoning the site to the	.5 140101 (DI	as risass raini, are identified but the reduced site	- area	5111110		

896

fields. The site is referred to in the lower sensitivity for settlement setting assessment, recorded to be the settlement edge to Pheasey. For these reasons the parcel in isolation is considered would not score less than moderate-high or high in landscape harm terms.

The site is prominent from road users and neighbours which directly face the site resulting in some harm to the local visual amenity, but not significant due to its location next to existing development, the topography and relationship to adjoining land would limit any wider impact. The EDNA 2 assessment suggests mixed uses which would result in limitations and impacts to both employment and residential, this limited employment use potential makes residential more appropriate for allocation.

Site Address		Site Address 118 and land to rear of 118 Little Hardwick Road, Streetly, WS9 0AF											
		118 a	ind land	to rear of 118									
Ward		Stree	tly		Call for	Site F	Ref	10222	-				
Site Area (ha)		0.66											
Site Reference	9	SA-0	053-WA	L									
				Background	d/Contex	t							
Current uses (list)	120	. A fina	l 20 metr	inantly the rear or te deep strip, the ense tree plantin	furthest s								
Surrounding land uses	bun hors	galow v	with Little e, to the \$	ow of traditional Hardwick Road South is Public (	beyond to	the W	est is	ground	used fo	r			
				Constr	aints								
	Gateway Constraints (where affecting part of submitted site)				S						ount vered i's)		
	SSSI/ SAC/ SINC			N/A N/A						Ò			
	Ancient Woodland / Veteran Trees									0			
Flood Risk Zone	Local Nature Reserve									0			
Registered Park		ırden		N/A N/A						0			
Scheduled Ancient Monument				N/A 0									
Operational Burial Ground				N/A						0			
Common Land Existing Policy Designations (list)	Wal			N/A Green Belt	0 1/1					0			
Criteria A				nd Landscape			sess	ment					
		smen	el makes	a strong	Ratir Verv		Mod	1	Low		Very		
				ing the sprawl of		High Har	High	Mod Har	Mod	Low Har	Low		
th	e We	st Midla	ands con	urbation,	Har m	m	Har m	m	Har m	m	Har m		
ar ar cc	nd Str nd pre ountry	eetly (a eventing side. T	adjoining g encroad The subpa	tion of Aldridge Sutton Coldfield chment on the arcel is containe	)),		- 111		- 111				
St St M w ga	ettlem reetly idland ould v ap, wh	ent edg v, both ds cont veaker nich is	ges of Alo forming purbation. In this narral already c	outheast by the dridge and part of the West Any expansion row settlement compromised by	x								
Lo	ngw	ood Ro	ad.	nent along									
				idered to have a tivity to residenti			1od ligh	Mod	Lo Mo		Low		
ar m ar in	nd em ajority nd the fluend lative	ploymoney of the low some on the low strong the low	ent devel criteria s core crite ne overal ng sense	opment, as the score moderate ria have a limited I judgement. The of rurality and	d e		- 9.1	х	TVIC				
tra		tranquillity in extensive parts of the area are aspects of greater/ high sensitivity.  Detailed assessment against environmental, social and economic criteria											

Criteria	Rating				
	Environmental				
Greenfield/ Previously Developed Land	There is very limited physical development on site, lightweight prefabricated buildings for domestic purposes. Predominantly greenfield site.	Х			
Topography	The site is predominantly flat with little change in level across the site or in relation to the adjoining sites.			Х	
Agricultural Land Quality	Not agricultural land.			Х	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There is significant tree planting within the site and to the South which may be worth protecting. Although there might be physical space to retain trees and provide buildings there could be significant unacceptable shading.	х			
Biodiversity or Geodiversity on site or significantly affecting boundaries	It is possible that the trees are used by protected species and an Ecology survey is required prior to the removal of trees.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 1  This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Urban Matrix Recovery Zone		x		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х	
Impact on visual amenity of adjacent land users, including existing residents	There would be a local impact, however the existing view from houses is limited to tree planting and domestic outbuildings. Any harm subject to layout would not be significant. The topography would limit any wider harm.			х	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			х	
Ground Contamination	The site has a record of contamination which requires assessment. The site also borders a previous landfill site and ground gas could be a constraint.		х		
Ground stability	There are no records of previous mining activity and ground stability issues.			Х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			Х	
Noise impact of adjoining uses	The adjoining uses are not considered to raise any significant concerns which would be a barrier to development.			х	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.		X		

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	The site is surrounded by residential uses, the submission			
Development Opportunities	does not propose employment uses and there are no notable employment opportunities here which warrant further assessment.		Х	
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The submission advises that the site has access to mains water supply, mains sewage, electricity and broadband internet.			
	Broadband ultrafast speeds are available in this area.			
	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.		x	
	There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			
Infrastructure	No evidence of any infrastructure constraints.			
constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				X
Highways access and transportation	No significant issues			X
Impact on the wider road network	No significant issues			Х
Other Economic				
(specify)				
Access time by wall	Social  king or public transport (except Primary schools: walking only) t services in accordance with BCP Policy HOU2.	o key r	esiden	tial
Primary School	The whole site is more than 15 minutes walking distance of a Primary School	Х		
Secondary School	The site is predominantly within 20 minutes public transport distance of a Secondary School			х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	Х		

Strategic Centre/Employment Area		site is within 20 minutes public transport distance loyment Area			х		
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	Х				
Any character constraints on density (list)	Mix of deta	ached and semi-detached two storey housing adjoir	n the si	te.			
Connections to local cycle route networks	No connec	ction to Local Cycle Route Network.	Х				
Public Open Space	Public Ope	The land is not public open space. The land to the South is Public Open Space but the significant tree planting at this site along the adjoining border would limit any impact on this public amenity.  Would not result in the loss of a playing field or sports pitch.					
Loss of Playing Field	Would not			Х			
/ Sports Pitches							
Other Social							
		Opportunities					
The Public Open S							
provide an opportunity	, ioi a more site.	comprehensive					
		Sustainability Appraisal					
Sustainability Appraisa Conclusion	al Housing	The site has some negative impacts for SA Object 9, 12, 14 and positive impact for SA Objectives 10		3, 5, 6	, 7,		
Sustainability Appraisa Employment Conclusion		Assessment requested	•				
		Conclusion					
developable area as re	emaining tre	and retention of ecological features would significes could have an impact on future occupiers. Emploe amenity issues in relation to adjoining residential	oyment				

Site Addres	SS	Rear of Pacifi	c Nursery, Che	ster Roa	ıd.					
Ward		Streetly		Call for	Site I	Ref	10390	)		
Site Area (h	na)	0.8								
Site Refere	nce	SA-0136-WA	L							
			Background	/Contex	κt					
Current uses (list)	No	use								
Surrounding land uses		the North and Eaden centre.	ast is agriculture,	to the So	outh res	sidentia	al and to	the W	est is	а
laria acco	Constraints									
Gateway Co.	nstrain	ts (where	Name / Details	<b>)</b>					An	nount
affecting par	rt of sul	bmitted site)								vered a's)
SSSI/ SAC/ S	SINC		N/A						0	
Ancient Wood	dland / \	/eteran Trees	N/A						0	
Local Nature		е	N/A						0	
Flood Risk Zo			N/A						0	
Registered Pa			N/A						0	
	cheduled Ancient Monument N/A perational Burial Ground N/A					0				
	Operational Burial Ground N/A Common Land N/A					0				
Existing Police		D Green Belt - E							10	
Designations	,	D Green Ben E								
(list)										
		Green Belt au	nd Landscape	Sensitiv	ity As	sess	ment			
Criteria	Asses	ssment		Ratii	ng					
Green Belt		reen Belt study o		Very	High	Mod	Mod	Low	Low	Very
Harm			wever the land is		Har	High Har	Har	Mod Har	Har	Low Har
			very high harm i	f i iai m	m	m	m	m	m	m
		ed. The following n to the submissi								
			be relevant to this	s						
	submis									
		ıb-parcel makes								
		ution to preventi								
		est Midlands con	·							
		ining the separa	Sutton Coldfield)							
		eventing encroad		,		Х				
		yside. The A452								
	forms	a clear boundary	that would							
		n release of the a								
		t having too grea								
			d the railway line							
		associated tree cover that forms its dary to the east would limit impact								
		countryside bey								
Landscape	The la	ndscape is consi	dered to have ar			Nod	Mod	Lo		Low
Sensitivity			tivity to residentia	al		ligh		Mo	od	
			the absence of							
		inced landform for					X			
		e of rural charact atterns, the comb								
	neiu pa	autorrio, une comi	manon or open							

promine The lan overall i employi a degre natural field pai would b develop small so and larg which a low in h	closed areas and the presence of ent pylon routes. dscape is considered to have an moderate sensitivity to ment development. The area has e of rural character, with some features of value and a historic stern west of the A452 which e disrupted by large scale oment. There are some existing cale industrial/employment areas ge agricultural buildings, re set back from the roads and eight. There is the potential for cale expansion these areas				
	impacting existing landscape s of value.				
Detailed as	sessment against environmental, social and economic	c crite	ria		
Criteria	Assessment	Ratii	าg		
Greenfield/	Environmental  The site was a previous sewage works and was previously				
Previously Developed Land	sly developed.				
Topography	The site is flat.			Х	
Agricultural Land Quality	al Land Not agricultural land.				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Tree Preservation Orders / Mature Trees of Value on site or significantly  There is a Tree Preservation order on a number of individual and groups of trees: 11/1990 G2, G3, G4, T1, T2, T3, T4 and T5. An up to date assessment would be required to determine which still remain and if there are any since the				
Biodiversity or Geodiversity on site or significantly affecting boundaries	The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		x		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х	
Impact on visual amenity of adjacent land users, including existing residents	There would be limited views from the rear windows of up to 21 houses between 60 and 200m away at the rear of Pacific Nurseries. Due to the small submission area and this relationship to adjoining sites there would be no unacceptable visual amenity impact locally or in a wider context.			x	

Flood risk, drainage and ground water	A very small part of the site near to the railway is in Flood Zone 2. Any development here would require mitigation and should not contribute to any further flooding issues through the use of a suitable SUDS.		x	
Ground Contamination	The site was a former sewage bed and there could still be below ground structures in place. A contaminated land survey is required.		х	
Ground stability	The site is not in a High Risk coal mining area and there are no other records of potential ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	There is a Railway which would have potential for unacceptable noise impacts for future residents and may limit the developable area. Noise assessment required BS8233 and PROPG would be required.  Employment uses likely to have an impact on neighbouring houses which could restrict potential employment uses.		x	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for Bedrock and Superficial sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
	Economic			
Employment	The site is on the edge of an urban area with no other			
Development Opportunities	nearby significant employment uses, there are no bus services along Chester Road, although a railway runs along the rear of the site there is no station here. The submission does not seek employment use.	X		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	The site is only accessible from a public right of way ALD39 for which there are no vehicle rights (there may be private rights). Would not support the use of the right of way as an access to the site.		х	

Highways access	No access	s to a road, the submission would need to rely on	Х						
and transportation	additional	land to obtain any access to a highway.	^						
Impact on the wider	No signific	cant impact.			Х				
road network					^				
Other Economic									
(specify)									
		Social							
Access time by wall		c transport (except Primary schools: walking only) to the series of the contract of the contra	o key r	esiden	tial				
Primary School	The whole	site is more than 15 minutes walking distance of	Х						
<u> </u>	a Primary		_						
Secondary School	distance o	predominantly within 25 minutes public transport f a Secondary School		X					
GP/Health		site is more than 15 minutes walking distance of	X						
Centre/Walk in		Centre Area							
Strategic		site is within 30 minutes public transport distance							
Centre/Employment	of an Emp	loyment Area							
Area									
Centre/Foodstore		site is more than 15 minutes walking distance of	X						
		Fresh Food and Centre Area							
Any character									
constraints on									
density (list)									
Connections to local	No connec	ction to Local Cycle Route Network.	X						
cycle route networks			_^_						
Public Open Space		result in the loss of public open space.			Х				
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			Х				
/ Sports Pitches					^				
Other Social									
		Opportunities							
The only opportunity v									
adjacent call for site	s submissio	n to the North.							
		Sustainability Appraisal							
Sustainability Appraisa	al Housing	CA not required due to getoway constraints							
Conclusion		SA not required due to gateway constraints.							
Sustainability Appraisa		SA not required due to gateway constraints.							
Employment Conclusion	J11	Conclusion							
The site has no vishing	ulor occes		o d d!+: -	ъ Газії	anica!				
		and to develop it would rely on additional land. In a ed to determine the developable areas. The only o							
		an adjacent call for site submission area. The topog							
		ment would have significant visual amonity harm lo							

of the site means that any development would have significant visual amenity harm locally and in a wider context.

Site Address	S	Hingleys Cove	ert, Hardwick V	Vood an	d Lanc	d West	of Sutt	on Pa	rk Rai	lway	
Ward		Streetly		Call for	Site	Ref	Greer	Belt F	Parcel	074	
Site Area (ha	a)	7.3									
Site Referen	се	SA-0221-WAI	_								
			Background	d/Conte	<b>ct</b>						
Current uses (list)	Use	ed for public ame	enity, no planning	history o	or previ	ious all	ocation.				
Surrounding land uses	agri	the North is agric icultural and resi tre and residenti	dential uses, to t							en	
Constraints											
Gateway Constraints (where affecting part of submitted site)  Name / Details									СО	nount vered a's)	
SSSI/ SAC/ SI			N/A						0		
Ancient Wood			N/A N/A						0		
Local Nature F Flood Risk Zo		9	Hingleys Cove	rt					1		
Registered Pa		arden	N/A						0		
Scheduled An			N/A								
Operational Burial Ground N/A					0						
Common Land N/A									0		
Existing Policy Designations (list)	SAI	O Green Belt - E									
0-111-	<b>A</b>		nd Landscape			ssess	ment				
		ssment	o otrona	Rati Very	ng	Mod	I	Low		Very	
		b-parcel makes ution to preventi		High	High	High	Mod	Mod	Low	Low	
		est Midlands con		Har	Har m	Har	Har m	Har	Har m	Har	
		ining the separa		<u>m</u>		m		m		m	
		reetly (adjoining		),							
		eventing encroad side. The A452									
		a clear boundary									
	contair	release of the a	area to the east			Х					
		t having too grea									
		tlement gap, and sociated tree co									
		ary to the east w									
	on the	countryside beyon	ond.								
		ndscape is consi				Mod	Mod	Lo		Low	
		moderate sensit pment, based or				High		Mo	a		
		pment, based or inced landform fe									
		of rural characte									
	field pa	atterns, the comb	ination of open								
		closed areas an	•	o†			V				
		ent pylon routes ndscape is consi		n			X				
		moderate sensit									
	employ	ment developm	ent. The area ha	s							
i	a degre	ee of rural chara	cter, with some								

would be developed and large set height. scale eighpactic walue.	ttern west of the A452 which be disrupted by large scale bement. There are some existing cale industrial/employment areas ge agricultural buildings, which back from the roads and low in There is the potential for small expansion these areas without ang existing landscape features of  sessment against environmental, social and economi Assessment	c crite		
	Environmental	1		
Greenfield/ Previously Developed Land	The parcel is greenfield, predominantly covered in trees.	х		
Topography	The site is predominantly flat with a slight rise to the South West.			Х
Agricultural Land Quality	Not agricultural land.  There are the following protected trees under group			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	х			
Biodiversity or Geodiversity on site or significantly affecting boundaries	the capacity of the site for development.  Any loss of trees would require an ecological assessment to determine any mitigation or enhancement of the parcel. The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	HER number 10397 - Tithe award schedule describes area as Brick Kiln Meadow. Recent woodland plantation. HER number 10394 - Woodland depicted on mapping from 1830s. Recent plantation. An archaeological assessment is required.	х		
Impact on visual amenity of adjacent land users, including existing residents	There are no wider views of this parcel which is surrounding by housing and borders a railway line. There would be a local impact as the parcel is used by residents of neighbouring development and provides natural views from the rear of houses, however this impact is considered to be less than significant.		х	

Flood risk, drainage and ground water	The Southern wooded area of the parcel is a flood zone 3 and much of the remaining site is a flood zone 2. Taking account of this and the need to deal with surface area run off the site has significant flood issues which would reduce the capacity of the s		х	
Ground	There are no records of ground contamination issues here.			Х
Contamination				
Ground stability	No record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			Х
Noise impact of adjoining uses	An employment use here would not be acceptable in terms of noise to nearby housing and any mitigation would likely render such uses unviable. Residential uses raise no significant concerns.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			x
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	Significant constraints exist within this assessment and			
Development	there are no notable employment opportunities here which	X		
Opportunities	warrant further assessment.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		х	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way) Highways access	Public right of way, reference number ALD39 runs from North East to South West across the centre of the site.  Thistledown Close has access to the wood, potential access aculd be achieved from this actets.		x	
and transportation Impact on the wider	could be achieved from this estate.  No significant wider issues identified.		Х	
road network			*	

Other Economic								
(specify)								
		Social						
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.								
Primary School	a Primary		X					
Secondary School	distance of	The site is predominantly within 25 minutes public transport distance of a Secondary School						
GP/Health	The whole	site is more than 15 minutes walking distance of	X					
Centre/Walk in		entre Area	^					
Strategic Centre/Employment Area		The whole site is within 20 minutes public transport distance of an Employment Area						
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	Х					
Any character The character of adjacent housing is defined by detached traditional style								
constraints on houses on modest plots with a mix, further away of traditional semi-detached								
density (list)	and mode	rns 1960's detached houses.						
Connections to local	No connec	tion to a local cycle route network.	Х					
cycle route networks								
Public Open Space		Open Space.			Х			
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			X			
Other Social								
		Opportunities						
Opportunity to combir sub	ne with adjoi omission.							
		Sustainability Appraisal						
Sustainability Appraisa	al Housing	The site would with mitigation would fall below the	thresh	old for				
Conclusion		allocation and for this reason an SA is not required						
Sustainability Appraisa	al	The site would with mitigation would fall below the		old for				
Employment Conclusion allocation and for this reason an SA is not required.								
		Conclusion						

The tree constraints are significant and it may not be possible to mitigate for any loss. Any loss of trees could also be contrary to flood zone mitigation. Employment uses would have unacceptable amenity impacts.

The site could have combined with larger sites to the North and form part of the amenity mitigation and enhancement of those sites, however this is unlikely to be unviable because not all of the registered owners are willing to communicate which is a gateway constraint.

Site Addres	SS	Land West of	Aldridge Road							
Ward		Streetly		Call for	Site	Ref	Greer	Belt F	Parcel	103
Site Area (h	na)	36.42								
Site Refere	nce	SA-0231-WA	L							
			Background	/Contex	<b>t</b>					
Current uses			Iture and residen							
Surrounding land uses		the North and Ea iculture.	ast is residential,	to the So	outh ag	ricultur	e and to	the W	est is	
ianu uses	agi	iculture.	Constra	ints						
Gateway Constraints (where affecting part of submitted site)  Name / Details									CO	nount vered a's)
SSSI/ SAC/ S	SINC		N/A						0	,
Ancient Wood	dland / \	/eteran Trees	N/A						0	
Local Nature		e	N/A						0	
Flood Risk Zo			N/A						0	
Registered P			N/A						0	
Scheduled Ar			N/A						0	
Common Lan	Operational Burial Ground N/A Common Land N/A							0		
Existing Police		D Green Belt - E							10	
Designations	,,   0,	D Groom Bon E								
		Green Belt ar	nd Landscape	Sensitiv	ity A	ssess	ment			
Criteria	Asses	ssment	•	Ratir						
Green Belt		ıb-parcel makes		Very	High	Mod	Mod	Low	Low	Very
Harm			ng the sprawl of	High Har	Har	High Har	Har	Mod Har	Har	Low Har
		est Midlands con	,	m	m	m	m	m	m	m
		iining the separa gham, Streetly (a								
		eld) and Aldridge								
		schment on the c								
		arcel is contained								
		and southeast by								
			Birmingham, both							
		g part of the Wes	rity of the south o	f						
		b-parcel is occup	•	•						
		ered Park and Ġ								
		and, Sites of Imp		X						
		Conservation, L								
		ves and areas wi								
		ch are all deeme relopment. The v								
			Barr Golf Course							
		e slopes up to Ba								
		tive landforms in								
		tion from the urb								
		achment on these een Belt.	e would weaken							
Landscape		een вен. a largely open a	and visually	High		Mod	Mod	Lo	w	Low
Sensitivity		nent area, culmin		91		High		Mo		
		ent and general		X-		X-				
	skyline	e feature along th	ne Barr Beacon	Empl		eside				
	ridge, v	which forms a so	enic backdrop to	ymer	nt i	ntial				

	_							
		ding settlement. While the						
		ce of prominent electricity pylon						
		provides an urbanising influence						
		racts from the rural and natural						
		er and perceptual attributes of						
		a, overall the landscape is						
	conside	red to have a moderate-high						
		ity to residential development.						
	The are	a is considered to have a high						
		ity to employment development.						
		cale development would disrupt						
		all scale field pattern, particularly						
		ast of Doe Bank Lane, which						
		s rural and open backdrop to						
		and Pheasey.						
		rr Beacon ridge is considered to						
		gh sensitivity to development, as						
		nctive topography, strong natural						
	and							
		character provides a scenic						
		op to the surrounding settlements						
		lso provides recreational						
		nties and						
		nging panoramic views.		<u> </u>		• •	_	
	ailed as	sessment against environme	ntal, soc	ial and e	conomi			
Criteria		Assessment				Ratii	ng	
		Environme						
Greenfield/		The site is predominantly greenf	eld with so	ome farmb	building			
Previously		in the centre of the site.				X		
Developed L	and							
Topography		The ground slope is moderate to						
		East to West forming one side of				X		
		parcel 106. Not a barrier to deve	lopment bi	ut a signifi	cant			
		constraint.						
Agricultural L	and	No information available.				X		
Quality	4!	There are no marker to the later.		and the t				
Tree Preserv		There are no protected trees, the						
Orders / Mat		following the parcel boundary an			ımay			
Trees of Valu	()()	include examples worthy of protected and requires						
cita or cianifi					on or		Х	
site or signific	cantly	assessment. If some or all of the	tree warra	ant retention			X	
site or signification	cantly	assessment. If some or all of the mitigation there would be little im	tree warra	ant retention			X	
affecting bou	cantly indaries	assessment. If some or all of the mitigation there would be little imparcel for development.	tree warra pact on th	ant retention e capacity	of the		X	
affecting bou	cantly indaries or	assessment. If some or all of the mitigation there would be little imparcel for development.  Any loss of trees would require a	tree warra	e capacity	of the		X	
Biodiversity of Geodiversity	cantly indaries or on site	assessment. If some or all of the mitigation there would be little imparcel for development.  Any loss of trees would require a determine what mitigation might	tree warra pact on th in ecologic be require	ant retention can be capacity cal survey cal.	of the		X	
Biodiversity of Geodiversity or significant	cantly indaries or on site ly	assessment. If some or all of the mitigation there would be little imparcel for development.  Any loss of trees would require a determine what mitigation might The ecological valuation of the E	tree warra pact on the n ecologic be require lack Coun	ant retention in the capacity cal survey and the capacity in the capacity in the capacity of t	to  Belt is		X	
Biodiversity of Geodiversity	cantly indaries or on site ly	assessment. If some or all of the mitigation there would be little imparcel for development.  Any loss of trees would require a determine what mitigation might The ecological valuation of the E based on a set of assumptions the	tree warra pact on the n ecologic be require lack Count	ant retention in the capacity cal survey in the capacity in th	to  Belt is for		X	
Biodiversity of Geodiversity or significant	cantly indaries or on site ly	assessment. If some or all of the mitigation there would be little imparcel for development.  Any loss of trees would require a determine what mitigation might. The ecological valuation of the E based on a set of assumptions the developing a set of criteria which	tree warra pact on the in ecologic be require lack Coun nat formed allowed E	ant retention can be capacity cal survey od. try Green the basis	to  Belt is for		X	
Biodiversity of Geodiversity or significant	cantly indaries or on site ly	assessment. If some or all of the mitigation there would be little imparcel for development.  Any loss of trees would require a determine what mitigation might. The ecological valuation of the E based on a set of assumptions the developing a set of criteria which attribute a relative value to indivi	tree warra spact on the in ecologic be require lack Count at formed allowed Edual land p	cal survey d. try Green the basis corects with	to  Belt is for It to thin the		X	
Biodiversity of Geodiversity or significant	cantly indaries or on site ly	assessment. If some or all of the mitigation there would be little imparcel for development.  Any loss of trees would require a determine what mitigation might. The ecological valuation of the E based on a set of assumptions the developing a set of criteria which attribute a relative value to indiving Green Belt. A Valuation Matrix was a set of criteria which attribute a relative value to indiving the set of criteria which attribute a relative value to indiving the set of criteria which attribute a relative value to indiving the set of criteria which are set	tree warra pact on the in ecologic be require lack Coun nat formed allowed E dual land p as used b	cal survey ed. try Green the basis coRecord parcels with ased on the	to  Belt is for I to thin the ne		X	
Biodiversity of Geodiversity or significant	cantly indaries or on site ly	assessment. If some or all of the mitigation there would be little imparcel for development.  Any loss of trees would require a determine what mitigation might. The ecological valuation of the E based on a set of assumptions the developing a set of criteria which attribute a relative value to indiving Green Belt. A Valuation Matrix with following attributes to calculate as	tree warra spact on the in ecologic be require lack Coun- nat formed allowed Edual land p as used be final ecolo	cal survey d. try Green the basis corels wit ased on the	to  Belt is for I to thin the ne ue score		X	x
Biodiversity of Geodiversity or significant	cantly indaries or on site ly	assessment. If some or all of the mitigation there would be little imparcel for development.  Any loss of trees would require a determine what mitigation might. The ecological valuation of the E based on a set of assumptions the developing a set of criteria which attribute a relative value to indiving Green Belt. A Valuation Matrix with following attributes to calculate a for each Landscape Unit: Land L	tree warra pact on the cologic be require lack Country allowed Edual land pass used by final ecological cological co	cal survey ed. try Green the basis EcoRecord parcels with ased on the ogical valuated Value	by of the story to story to story to story the		X	x
Biodiversity of Geodiversity or significant	cantly indaries or on site ly	assessment. If some or all of the mitigation there would be little imparcel for development.  Any loss of trees would require a determine what mitigation might. The ecological valuation of the E based on a set of assumptions the developing a set of criteria which attribute a relative value to indiving Green Belt. A Valuation Matrix with following attributes to calculate as	tree warra pact on the cologic be required lack Country allowed Edual land part formed by the cologic bear as used by the cologic bear allowed lack Calculation Designation De	cal survey ed. try Green the basis EcoRecord assed on the basis ased on the basis ased on the basis atted Value is signation V	by of the story to story to story to story the		X	x

Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value.

Predominant Ecological Valuation of the Black Country

Green Belt Score = 2

	The site falls within Nature Recovery Network Zone Core Expansion Zone 1			
Heritage Assets on site or significantly affecting boundaries	The site is in the Great Barr conservation area.		х	
Impact on visual amenity of adjacent land users, including existing residents	Most of this side of Aldridge Road has no development, a row of houses exist to the North and some houses and stables exist further South. The topography here begins to increase significantly to the West and more so in the adjoining parcel here. The houses opposite are set back from Aldridge Road with their own access road on lower ground with significant planting between them and Aldridge Road. This relationship ensures there would not be a significant impact on visual amenity especially if the higher parcel to the West was not developed which would still be visible due to the ground being significantly higher. This relationship and topography would also ensure that there would not be any significant wider issues.  There are no nearby employment uses and any such development here would be out of character, the likely massing required would ensure wider significant impacts in terms of visual amenity.	X - Em plo yme nt	X - Res ide ntia I	
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Because of the topography of the site water is likely to run outside of the parcel towards land to the East so SUDS mitigation would be required to safeguard adjacent land and could be a significant constraint due to the t			х
Ground Contamination	No evidence of ground contamination here. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			х
Ground stability	No evidence of ground stability issues here.			Χ
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
Noise impact of adjoining uses	There is adjacent housing to the site which could limit employment uses to be unviable. There are no significant sources of noise which cannot be mitigation in terms of a residential use.	X - Em plo yme nt	X - Res ide ntia I	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel, shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Χ
Employeeset	Economic			
Employment Development Opportunities	Significant constraints exist within this assessment and there are no notable employment opportunities here which warrant further assessment.	Χ		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х

Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			х
Infrastructure constraints on / under site	Approximately 5 ha of the site to the West is covered in a high power line which would prevent development below them and in close proximity which would impact on the capacity of the site.		х	
Highways access	Bridle Lane junction and footpaths would require upgrades.		Х	
and transportation Impact on the wider road network	Aldridge Road would require footpaths on the Western side.  No significant wider issues identified.		х	
Other Economic				
	Social			
•	ring or public transport (except Primary schools: walking only) to services in accordance with BCP Policy HOU2. The site is predominantly more than 15 minutes walking	-	esiden	itial
Primary School	distance of a Primary School	X		
Secondary School	The site is predominantly within 20 minutes public transport distance of a Secondary School			х
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			х
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The character of housing on this side of Aldridge Road is tradi on generous sized plots, on the adjacent side are modern 196 detached and semi-detached houses on modest sized plots.			ed
Connections to local cycle route networks	No connection to a local cycle route network.	Х		
Public Open Space	Not public open space.			Х
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			Х
Other Social				
A1 10	Opportunities			
No specific op	portunities identified. X			
Sustainability Appraisa	Sustainability Appraisal  The site has some positive impacts for SA Object	ivoc 1	2 2 4	1 0
Conclusion	The site has some negative impacts for SA Object 9, 12, 14 and positive impact for SA Objectives 5,			+, O,
Sustainability Appraisa Employment Conclusion	The site has some negative impacts for SA Object			5, 6,
pioymont conclusio	Conclusion			
	on this lower parcel has less visual amenity impact than the high spact in combination with the high greenbelt and landscape h			

Site Addre	ss	Beacon Park	Farm								
Ward		Streetly		Call for	Site F	Ref	Greer	Belt F	Parcel	106	
Site Area (	ha)	39.29				'					
Site Refere	nce	SA-0234-WAI	_								
			Background	I/Contex	t						
Current uses	Agr	iculture and hors	siculture.								
Surrounding land uses		the North is resid						and h	orsicult	ure,	
idita doco	10 1	no count agricul	Constra		one opt	on opac	<del>, , , , , , , , , , , , , , , , , , , </del>				
Gateway Co	nstrain	ts (where	Name / Details	<u> </u>					Am	ount	
affecting part of submitted site)									co\ (ha	vered 's)	
SSSI/ SAC/			N/A						0		
		/eteran Trees	N/A						0		
Local Nature		e	N/A						0		
Flood Risk Zone 3 N/A Registered Park & Garden N/A								0			
Scheduled Ancient Monument N/A								0			
Operational Burial Ground N/A				0							
Common Lar			N/A						0		
Existing Policy Designations (list) Great Barr Conservation Area SAD Green Belt - ENV1 Wildlife Corridor.											
		Green Belt ar	nd Landscape	Sensitiv	ity As	sessr	nent				
Criteria	Asses	ssment	•	Ratir							
Green Belt		ıb-parcel makes		Very	High	Mod	Mod	Low	Low	Very	
Harm		oution to preventi		High Har	Har	High Har	Har	Mod Har	Har	Low Har	
		est Midlands con	,	m	m	m	m	m	m	m	
		iining the separa gham, Streetly (a									
		eld) and Aldridge									
		schment on the c									
		arcel is contained	,								
		and southeast by									
		of Walsall and B									
		g part of the Wes pation. The major		√f							
		b-parcel is occup		)1							
		ered Park and G	•								
	Woodl	and, Sites of Imp	ortance for	X							
		Conservation, L									
		ves and areas wi									
		ch are all deemed relopment. The v									
		n edge of Great l									
		e slopes up to Ba									
		tive landforms in									
		tion from the urb	·								
		achment on these	e would weaken								
	i the Gr	een Belt.									

This is a largely open and visually prominent area, culminating in a

Landscape Sensitivity Mod High

Mod

Low Mod

Low

High

prominent and generally undeveloped					
skyline feature along the Barr Beacon					
ridge, which forms a scenic backdrop to					
surrounding settlement. While the					
presence of prominent electricity pylon					
routes provides an urbanising influence					
and detracts from the rural and natural					
character and perceptual attributes of					
the area, overall the landscape is					
considered to have a moderate-high					
sensitivity to residential development.					
The area is considered to have a high					
sensitivity to employment development.					
Large scale development would disrupt		X			
the small scale field pattern, particularly					
to the east of Doe Bank Lane, which					
provides rural and open backdrop to					
Steetly and Pheasey.					
The Barr Beacon ridge is considered to					
have high sensitivity to development, as					
its distinctive topography, strong natural					
and					
historic character provides a scenic					
backdrop to the surrounding settlements					
and it also provides recreational					
opportunties and					
wide-ranging panoramic views.				_	
Detailed accessment against anvironmer	stal caa	ial and a	aanami	- aritaria	

Detailed as	Detailed assessment against environmental, social and economic criteria							
Criteria	Assessment	Ratii	ng					
	Environmental							
Greenfield/ Previously Developed Land	The site is predominantly greenfield with a comparatively small collection of farm buildings in the South West corner of the parcel.	х						
Topography	The ground slope is significant rising up from East to West forming one side of Barr Beacon. Not a barrier to development but a significant constraint.	х						
Agricultural Land Quality	No information available.	X						
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are hedges and trees along the boundary and defining field boundaries which may justify retention or mitigation. A tree survey is required however any retention or mitigation would have little impact on the developable area of the parcel.		x					
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 2		X					

	The site falls within Nature Recovery Network Zone Core Expansion Zone 1			
Heritage Assets on site or significantly affecting boundaries	The site is in the Great Barr conservation area. The site is identified in the HLC as a Area of High Historic Landscape Value due to the isolated north-south ridge of Bunter Pebble Beds. This is recorded as the site of an Anglo Saxon Beacon. Number of prehistoric and Roman finds and may have been a focus for earlier activity. Any development would have a signficiant impact on this character.	х		
Impact on visual amenity of adjacent land users, including existing residents	This parcel is on significantly higher ground than land to the East and is in close proximity to Barr Beacon. Any development here would have a significant detrimental visual amenity impact on neighbouring uses locally and in a wider context.	Х		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Because of the topography of the site water is likely to run outside of the parcel towards land to the East so SUDS mitigation would be required to safeguard adjacent land and could be a significant constraint due to the t	x		
Ground Contamination	No record of ground contamination here. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			х
Ground stability Air Quality impact of	No records of ground stability issues here.  Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
adjoining uses				Х
Noise impact of adjoining uses	There are houses to the North, however employment uses could be acceptable in noise terms to the South. No significant noise constraints for housing uses.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			Х
Employment	Economic Significant constraints exist within this assessment and			
Development Opportunities	there are no notable employment opportunities here which warrant further assessment.	X		
Employment Land	Not Employment land and infrastructure and character constraints significant.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.			х

	1							
		lised electricity capacity constraints will be						
	•	hrough Western Power Distribution and Cadent						
	Gas forwal growth.	rd asset management plans in advance of future						
Infrastructure		itely 14 ha of the site to the East is covered in 2						
constraints on /		r lines which would prevent development below						
under site		n close proximity which would have a significant	X					
	impact on	the capacity of the site.						
Highways access	Bridle Lane	e junction and footpaths would require upgrades.		х				
and transportation				^				
Impact on the wider	No signific	ant wider issues identified.			~			
road network					X			
Other Economic								
		Social						
Access time by walk		c transport (except Primary schools: walking only) tes in accordance with BCP Policy HOU2.	o key r	esiden	tial			
		site is more than 15 minutes walking distance of						
Primary School	a Primary	a Primary School						
Secondary School		The whole site is within 20 minutes public transport distance of a Secondary School						
GP/Health	The whole	site is more than 15 minutes walking distance of	Х					
Centre/Walk in	a Health C	a Health Centre Area						
Strategic	The site is	The site is predominantly within 20 minutes public transport						
Centre/Employment		distance of an Employment Area						
Area								
Centre/Foodstore	The whole a Fresh Fo	Х						
Any character		cter of the area is open fields and buildings in conne	action	with				
constraints on		I and horsicultural uses.	SCHOIL	VVILII				
density (list)	agricultura	i and norsicultural uses.						
Connections to local	No connoc	ation to a local avala route network						
cycle route networks	No connec	ction to a local cycle route network.	Х					
Public Open Space	Not public	open space.			Х			
Loss of Playing Field / Sports Pitches	Would not	result in the loss of a playing field or sports pitch.			х			
Other Social								
		Opportunities						
Could form a larger p	arcel with la							
<u> </u>		Sustainability Appraisal						
Sustainability Appraisa	al Housing	The significant reasons for rejecting this site, as lis	sted in	the				
Conclusion	3	assessment, demonstrate that this site would not l			ble			
Custoinability Amaraia	N.	alternative.	140 d :	tho				
Sustainability Appraisa		The significant reasons for rejecting this site, as list			مام			
Employment Conclusion	on	assessment, demonstrate that this site would not laternative.	oe a re	asonai	bie			
		Conclusion						
The combination of th	e proximity	of the high power lines and reservoir would signifi	cantly	deplet	e any			
		. In addition high green belt and landscape harm						
		to West there would result in significant historic ch						
		ch cannot be mitigated for.						

Site Addres	SS	Blue House F	arm								
Ward		Streetly		Call for	Site F	Ref	Greer	Belt F	Parcel	109	
Site Area (I	na)	39.19									
Site Refere	nce	SA-0236-WA	L								
	Background/										
Current uses (list)	Agr	riculture									
Surrounding		the North is agri	•	c house	e and r	residenti	al, to th	ne Sou	ıth is		
land uses	agr	iculture and to tr	ne West is agricu								
			Constra								
Gateway Co affecting pa		ts (where bmitted site)	Name / Details	5					СО	nount vered a's)	
SSSI/ SAC/ S	SINC		N/A						Ò		
Ancient Woo	dland / \	/eteran Trees	N/A						0		
Local Nature		e	N/A						0		
Flood Risk Z			N/A						0		
Registered P			N/A						0		
Scheduled Ancient Monument Operational Burial Ground			N/A N/A						0		
Common Lar		rouna	N/A N/A						0		
Existing Policy   Great Barr Conservation Are				•							
Designations		D Green Belt - E									
(list)											
		Green Belt a	nd Landscape	Sensitiv	ity As	ssess	ment				
Criteria	Asses	ssment		Ratir	ng						
Green Belt		ıb-parcel makes		Very	High	Mod	Mod	Low	Low	Very	
Harm			ing the sprawl of	High Har	Har	High Har	Har	Mod Har	Har	Low Har	
		est Midlands con ining the separa	•	m	m	m	m	m	m	m	
		ge, Streetly (adjo									
		eld), and Birming									
		nting encroachm									
			arcel is containe	d							
			y the settlement								
		of Birmingham a									
		part of the part of the part of the	e West Midlands								
		gham, and Stree		V							
			nificantly weaken	X							
		p between Wals									
			on Coldfield), an								
			parcel has distinc	t							
		up towards Bar									
			r with clear linear main road dge boundaries, mean that any								
		e of land would v	n								
		elt boundary.									
Landscape		a largely open a		High		Mod	Mod	Lo		Low	
Sensitivity		nent area, culmin				ligh		Mo	od		
	promin	ent and general	iy undeveloped								
		footure class th	o Porr Bossor								
	skyline	e feature along the	ne Barr Beacon cenic backdrop to			X					

		ce of prominent electricity pylon			
		provides an urbanising influence			
		racts from the rural and natural			
		er and perceptual attributes of			
		a, overall the landscape is ered to have a moderate-high			
		ity to residential development.			
		a is considered to have a high			
		ity to employment development.			
		cale development would disrupt			
		all scale field pattern, particularly			
	to the e	ast of Doe Bank Lane, which			
		s rural and open backdrop to			
		and Pheasey.		_	
	ailed as	sessment against environmental, social and economi			
Criteria		Assessment	Ratii	ng	
Croonfield/		Environmental  The site is predominantly greenfield.			
Greenfield/ Previously		The site is predominantly greenileid.	X		
Developed La	and		^		
Topography	ши	The parcel increases in height overall up from South to			
Topograpity		North and has a dip in the middle running the same			
		direction. The land level changes are over a large area and			X
		not considered to be a significant barrier to development.			
Agricultural L	Agricultural Land No information available.				
Quality					
Tree Preserv		There are a number of established trees around the field			
	Orders / Mature perimeters. A tree survey would be required to determine				
	which are worthy of retention. The retention of some or all of				
site or signific affecting bou		the trees would not significantly reduce the developable area.			
Biodiversity of		Any loss of trees would require an ecological survey to			
Geodiversity		determine what mitigation might be required.			
or significant		The ecological valuation of the Black Country Green Belt is			
affecting bou		based on a set of assumptions that formed the basis for			
		developing a set of criteria which allowed EcoRecord to			
		attribute a relative value to individual land parcels within the			
		Green Belt. A Valuation Matrix was used based on the			
		following attributes to calculate a final ecological value score			
		for each Landscape Unit: Land Use Calculated Value,		Х	
		Habitat Features, Nature Conservation Designation Value,		- 1	
		Adjacency to SSSIs or Ancient Woodland, Historic			
		Landscape Characterisation (HLC) Type Value, Twinspan-			
		Axiophyte Value (TAV) and Breeding Farmland Birds Value.  The higher the score the higher the ecological value.			
		Predominant Ecological Valuation of the Black Country			
		Green Belt Score = 2			
		The site falls within Nature Recovery Network Zone Core			
		Expansion Zone 1			
Heritage Ass		There are no recorded heritage assets here.			
site or signific		The site is in the Great Barr conservation area.		X	
affecting bou					
Impact on vis		There is existing development on this side of Aldridge Road,			
amenity of ac		a public house, farm buildings and a Scout hut. It is			
land users, in		considered that the topography is unfavourable compared to	v		
existing resid	ienis	the adjoining site to the South making this site significantly	X		
		more prominent and resulting in development closer to Barr Beacon that the Pheasey estate. This relationship would			
		result in significant visual amenity harm.			
L		1 1000k in digililloant violati amonty hariff.			

Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Because of the topography of the site water is likely to run outside of the parcel towards Queslett Road so SUDS mitigation would be required to safeguard adjacent land.		x	
Ground Contamination	There is a record of ground contamination in the centre and to the East of the site which requires assessment during development. Registered landfill with Environment Agency. Pollution Control have identified this as military land. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		х	
Ground stability	No record of ground stability issues here.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			Х
Noise impact of adjoining uses	Employment, housing or a mixed use could be achieved due to the size of the site which could help with mitigation to protect occupiers of housing on adjacent land and within the parcel.		X - Em plo yme nt	X - Res iden tial
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock sand and gravel shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment Development Opportunities	There has been a market attractiveness assessment made by colliers for the EDNA 2 study which concludes "This scheme is potentially suitable. The site is large and strategic in nature and would benefit from a mixed use		X	
Employment Land	approach with elements of residenti  Not Employment Land significant charcater impact due to	Х		
Delivery / Phasing	topography.  This site is part of a cluster of three sites and is a viable urban infill site with the highest infrastructure cover ratio and the developer has been transparent in providing a minimum land value which de-risks the delivery.			х
Viability	The sites is in greenfield high value zone. The site is viable – in that the policy compliant Residual Land Value is greater than the Benchmark Land Viability.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	Approximately 2 ha of the site to the North West is covered in a high power line which would prevent development below them and in close proximity which would have an impact on the capacity of the site.		x	

gas pipes, pylons,							
culverts, rights of							
way)							
Highways access		ss required onto Aldridge Road. Bridle Lane					
and transportation		e widened and footpaths installed. Doe Bank e North also requires footpaths.	X				
Impact on the wider road network		to nearby main road would need to be tested and are likely to be required. New junction could inalling.	X				
Other Economic (specify)		•					
· · · · · · · · · · · · · · · · · · ·		Social					
Access time by wall		c transport (except Primary schools: walking only) tes in accordance with BCP Policy HOU2.	o key r	esiden	tial		
Primary School	The site is	predominantly more than 15 minutes walking f a Primary School	X				
Secondary School	The site is	predominantly within 20 minutes public transport f a Secondary School			х		
GP/Health		site is more than 15 minutes walking distance of	Х				
Centre/Walk in		Centre Area	X				
Strategic	The site is	predominantly within 20 minutes public transport					
Centre/Employment Area	distance o	distance of an Employment Area					
Centre/Foodstore		The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area					
Any character constraints on	The house	es to the East are 1960's modern style detached and plots.	d semi-	-detach	ned		
density (list)							
Connections to local cycle route networks	No connec	ction to a local cycle route network.	X				
Public Open Space	Not public	open space.			Х		
Loss of Playing Field		result in the loss of a playing field or sports pitch.			Х		
/ Sports Pitches Other Social							
Other Social		Opportunities					
No appoific an	nortunities :	Opportunities					
No specific op	portunities i						
Custoin shillter Assessing	al I lavratia a	Sustainability Appraisal	4is co = .4	2 2	1 6		
Sustainability Appraisa Conclusion		The site has some negative impacts for SA Object 7, 8, 9, 12, 14 and positive impact for SA Objective			I, b,		
Sustainability Appraisa Employment Conclusion		Assessment requested					
		Conclusion					
		and landscape harm in addition it is considered that					
development closer to	Barr Beaco	the South making the site significantly more promin on than the Pheasey estate to the West. This relation					
in significant visual am	nenity harm.						

921

Site Addres	East of Chester Road adjacent Bourne Farm									
Ward		Streetly		Call for	Site F	Ref	Green	Belt F	Parcel	066
Site Area (h	na)	0.32								
Site Refere	nce	SA-0254-WA	L							
			Background	/Contex	(t					
Current uses (list)	Hor	siculture.								
Surrounding land uses			lway line with age West is a forme			eyond.	To the I	East an	nd Sou	th is a
			Constra	ints						
Gateway Co affecting par			Name / Details	3					СО	nount vered a's)
SSSI/ SAC/ S			N/A						0	
Local Nature		/eteran Trees	N/A N/A						0	
Flood Risk Zo		<del>J</del>	N/A						0	
Registered P		arden	N/A						0	
Scheduled Ancient Monument N/A									0	
Operational Burial Ground N/A									0	
Common Lar			N/A						0	
Existing Polic Designations (list)	,	D Green Belt - E	NV1							
		Green Belt au	nd Landscape	Sensitiv	ity As	sess	ment			
Criteria		ssment		Ratii	าg	_				
Green Belt		b-parcel makes		Very	High	Mod High	Mod	Low Mod	Low	Very
Harm		ution to preventi est Midlands con	ng the sprawl of	High Har	Har	Har	Har	Har	Har	Har
		ining the separa	,	m	m	m	m	m	m	m
			Sutton Coldfield)	,						
		eventing encroad								
		side. The A452								
		a clear boundary								
		n release of the a t having too grea				Х				
			d the railway line							
			ver that forms its							
			ould limit impact							
		countryside bey								
Landscape			dered to have ar			∕lod ligh	Mod	Lo <sup>o</sup>		Low
Sensitivity			tivity to residentian the absence of	11		iigii		IVIC	,,,	
		inced landform f								
		of rural charact								
	field pa	atterns, the comb	oination of open							
			d the presence o	f						
		ent pylon routes					X			
		nascape is consi moderate sensi	dered to have ar	ı						
			ent. The area ha	s						
	a degr	ee of rural chara features of valu	cter, with some							

would be developed and larged which a low in he small so without features.	ttern west of the A452 which e disrupted by large scale ment. There are some existing cale industrial/employment areas ge agricultural buildings, re set back from the roads and eight. There is the potential for cale expansion these areas impacting existing landscape s of value.  sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Ratii	ng	
	Environmental			
Greenfield/ Previously Developed Land	The parcel is greenfield.	Х		
Topography	The ground slopes down from West to East. The change in levels is not significant to be a barrier to development but would require mitigation.		х	
Agricultural Land Quality	Not agricultural land.			Х
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here, however there are established tree around the boundary of the parcel which could be worthy of retention and require assessment.		х	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological survey to determine what mitigation might be required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Urban Matrix Recovery Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	The railway bridge is adjacent the parcel and is locally listed. HER number: 1879. Carries the former Midland Railway Water Orton Branch over Chester Road. Blue engineering brick. Large-span segmental arch built on a skew.		х	
Impact on visual amenity of adjacent land users, including existing residents	The land slopes down away from the highway but is on lower ground that the land to the South. The existing bungalow does not define any character which is predominantly semi-rural, being single storey means that its visual impact is minimal in the context of the character of the area.  Any development here in isolation would represent a significant change to the local character and would not be seen in the context of any significant existing development,	х		

	the topography also ensures there would also be wider impacts.			
Flood risk, drainage and ground water	The Southern boundary is near to a flood risk zone 3 area and any development would need to manage surface run of through suitable SUDS.		х	
Ground	The parcel has a record of ground contamination which			Х
Contamination Cround stability	requires assessment during development.			
Ground stability	There is no record of ground stability issues here.			Х
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
Noise impact of adjoining uses	An employment use would have an unacceptable impact on the adjoining house. Railway noise mitigation would be required and could reduce the developable area.	X - Em plo yme nt	X - Res ide ntia	
Mineral Extraction and Mineral Resource Areas	The site is within 250m of the access to a permitted minerals working site Branton Hill Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic, which could continue over many years, depending on the phasing and end dates for working and restoration (which may involve several years of landfilling with imported waste). In the case of active and inactive permitted sites, the working conditions only deal with the environmental effects identified at the time of the permission. Housing built close to such sites could be offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction operations. These are significant barriers to residential development.  The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for bedrock and superficial sand and gravel shall take place.	X- Res ide ntia I	X- Em plo yme nt	
Mineral Infrastructure and Brickworks	The site is within 250m of permitted mineral infrastructure site Branton Hill Quarry and sufficient distance separation and mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact on residential or employment uses.		х	
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			Χ
	Economic			
Employment	This site does not meet the threshold for employment	χ		
Development Opportunities	allocation in the Black Country Plan.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			х
Availability of utilities  – electricity, gas, water, sewage treatment	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance. However there are no physical constrains preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		X	

Infrastructure		36, 37 and 38 Aldridge cross the nearby Bliss			
constraints on /	sand and	gravel and enabling development sites.			X
under site					
Highways access		e potential for access onto A452 Chester Road			
and transportation		visibility standards being met. The access			
		would be positioned towards the most southerly			
		site. Residential or commercial could be possible		Х	
		es' relative remoteness questions whether			
		ent on this site would meet National and Local			
		lity and accessibility policies.			
Impact on the wider	No concer	ns raised			Х
road network					
Other Economic					
(specify)					
		Social	<u> </u>		., ,
Access time by wal		c transport (except Primary schools: walking only) to ses in accordance with BCP Policy HOU2.	key re	esiden	tial
Drimany Sahaal	The whole	site is more than 15 minutes walking distance of	Х		
Primary School	a Primary		^		
Secondary School	The whole	site is within 20 minutes public transport distance			Х
•		dary School			^
GP/Health	The whole	site is more than 15 minutes walking distance of	Х		
Centre/Walk in	a Health C	entre Area	۸		
Strategic	The whole	site is within 30 minutes public transport distance			
Centre/Employment	of an Emp	loyment Area			
Area					
Centre/Foodstore		site is more than 15 minutes walking distance of ood and Centre Area	Х		
Any character		uses are isolated and the designs vary from tradition	al to r	noderr	)
constraints on	1960s des				•
density (list)	. 5 5 5 5 5 5	.5			
Connections to local	No connec	ction to a local cycle route network.			
cycle route networks			X		
Public Open Space	Not public	open space.			Х
Loss of Playing Field		result in the loss of a playing field or sports pitch.			
/ Sports Pitches		3			X
Other Social					
		Opportunities			
If land to the South	is considere				
release for housing	then signific	cant concerns		v	
about this parcel deta				Х	
be	resolved.				
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	The significant reasons for rejecting this site, as liste	ed in t	the	
Conclusion		assessment, demonstrate that this site would not be alternative.	e a rea	asonal	ole
Sustainability Appraisa	al	The significant reasons for rejecting this site, as liste	ed in t	he	
Employment Conclusi		assessment, demonstrate that this site would not be alternative.			ole
		Conclusion			
If developed in isolat	ion there w	ould be significant visual harm locally. Taking acco	ount (	of the	likely
		allway and to protect trees and enhance ecology the			
		for allocation in the plan for housing or employment.	Siliai	. 5.20	0
		of the access to a permitted minerals working site Bra	anton	Hill O	ıarrv
		ction are noise, dust, vibration and quarry traffic which			
barrier to housing dev		s.c. a.e nelee, adea, vibration and quarry traine with	J 10 (	~ J.B.II	
Sarrier to riodolling dov	J. 5 P. 1. 10111.				

## Willenhall North

Site Address		Greaves Cres	scent Amenity	Space					
Ward		Willenhall No	rth	Call for Site Ref	10394				
Site Area (ha)		0.62							
Site Reference	Ф	SA-0140-WA	L						
			Background	d/Context					
Current uses (list)	Оре	en space amenit	y.						
Surrounding land uses	Surrounding To the North, South and West are residential uses and to the East a school.								
			Constr	aints					
Gateway Const	raint	s (where	Name / Detail	S			Am	ount	
affecting part o							cov	covered (ha's)	
SSSI/ SAC/ SIN	С		N/A				0	<u>-,                                      </u>	
Ancient Woodlar	nd / V	eteran Trees	N/A				0		
Local Nature Re	serve	)	N/A				0		
Flood Risk Zone	: 3		N/A				0		
Registered Park	& Ga	arden	N/A				0		
Scheduled Ancie	ent M	onument	N/A				0		
Operational Buri	al Gr	ound	N/A				0		
Common Land			N/A				0		
Existing Policy Designations (list)				D - OS1 - OS9011					
0.14				Sensitivity Assess	ment				
Criteria		Assessmer	nt			ŀ	Rating		
Green Belt Harm	า								
Landacana		_		Not in the Green Belt					
Landscape									
Sensitivity	<u> </u>	eoccmont ag	ninet onvironr	nental, social and e	conomic	orito	ria		
Criteria	u as			ileniai, sociai and e	COHOIIIC	Ratin			
Criteria		Assessmen				Katii	ıg		
Croonfield/		The site is see	Environ	nentai					
Greenfield/ Previously		The site is gre	eentieia.					х	
Developed Land								^	
Topography		The site slope	se elightly North	to South but not a cons	traint to				
Topography		development.	s slightly North	to South but not a cons	straint to			Х	
Agricultural Land	d	Not agricultur	al land.					х	
Tree Preservation	n	There are no	protected trees	here a hedges existing	around				
Orders / Mature		•		tained without impact o	n the				
Trees of Value of		developable a	irea.				X		
site or significan									
affecting bounda	aries	T	1.16.	-126-4 126					
Biodiversity or	oito			nabitats and if removed	could				
Geodiversity on or significantly	આઉ	be subject to		ecovery Network Zone (	Ore		X		
affecting bounda	ries	Expansion Zo		COVERY INCLINITY ZUITE	JUI E				
ancoming bounds	41100		110 1						

Haritaga Assata as	There are no recorded haritage access here			
Heritage Assets on	There are no recorded heritage assets here.			х
site or significantly				^
affecting boundaries	Due to the tenegraphy have and covered have			
Impact on visual	Due to the topography here and surrounding uses there			
amenity of adjacent	would be no wider visual amenity impacts.			
land users, including	The site area and relationship to both housing estates to the	X		
existing residents	North and South would result in a design which would			
	integrate poorly and likely to have a significant local impact			
Flood viols dual age	on visual amenity for the sake of very few residential units.  Not in a flood zone 2 or 3.			
Flood risk, drainage and ground water	Not in a flood zone z or 3.			х
and ground water				^
Ground	History of mining of coal and lignite and was backfilled with			
Contamination	unknown material so will require a site investigation prior to		Х	
Contamination	development.		^	
Ground stability	The site is in a High Risk coal mining area with a record of			
Ground Stability	past surface coal mining and require a coal mining risk			
	assessment prior to development there are no other records		X	
	of potential ground stability issues here.			
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			
adjoining uses	Not in a Nitrogen bloxide Area of Exceedance Zone 2013.			Х
Noise impact of	Proximity to housing would be a barrier to employment uses	X-		X-
adjoining uses	due to the requires hours restrictions and noise mitigation.	Em		Re
	Residential uses raise no noise concern.	plo		sid
		yme nt		enti al
Mineral Extraction	Mineral resource areas excluded from the Proposed MSAs	- 111		aı
and Mineral	do not have the same degree of protection and are not a			Х
Resource Areas	barrier to non-mineral development.			^
Mineral	No mineral infrastructure constraints.			
Infrastructure and	The minoral influential actual constraints.			Х
Brickworks				^
Waste Infrastructure	No waste infrastructure constraints			
Tracto minacinaciaro	The waste illinear actain actains			Х
Other Environmental	No other issues identified.			Х
	Economic			
Employment	The site access through a residential area combined with			
Development	the surrounding residential uses limit any opportunity for	X		
Opportunities	employment development here.			
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			
Donvery / Fridaing				Х
Viability	There are no known significant risks to viability and likely to			Х
	be developed within the plan period.			^
Availability of utilities	Unknown, however the site sites within a residential area			
<ul><li>electricity, gas,</li></ul>	with all services available and the site is not large.			
water, sewage	Minworth WsTW has capacity for 96,717 houses. There is			
treatment	significant headroom based on current quality performance			
	and there are no land or other constraints preventing			
	expansion.			Х
	Broadband superfast speeds are available in this area.			
	There are no significant gas capacity issues here.			
	Minor localised electricity capacity constraints will be			
	managed through Western Power Distribution and Cadent			
	Gas forward asset management plans in advance of future			
	growth.			

					1
Infrastructure	No known	infrastructure constraints here.			
constraints on /					Х
under site					
Highways access		this site could be taken from Nightingale Crescent			
and transportation		s Crescent, although Nightingale Crescent would			
		ferred option. Footway provision will be required			Х
		aves Crescent to connect to the development.			^
		of a pedestrian link between the two roads shall			
	be conside				
Impact on the wider	No wider is	ssues raised.			Х
road network					^
Other Economic					
		Social			
Access time by walk		c transport (except Primary schools: walking only) to	o key r	esiden	tial
		es in accordance with BCP Policy HOU2.		•	
Primary School	The whole Primary So	site is within 10 minutes walking distance of a chool			х
0	The site is	predominantly within 25 minutes public transport			
Secondary School		f a Secondary School		X	
GP/Health		site is within 10 minutes walking distance of a			.,
Centre/Walk in	Health Ce				Х
Strategic		site is within 20 minutes public transport distance			
Centre/Employment		loyment Area			Х
Area					
Centre/Foodstore	The whole	site is within 10 minutes walking distance of a			
		d and Centre Area			Х
Any character		te 80s/90s traditional styled detached houses with r	nodest	garde	ns
constraints on		e character here.		94.40	
density (list)					
Connections to local	No connec	ction to a local cycle route network.			
cycle route networks			X		
Public Open Space	The Coun	cil has commissioned an open space study which			
· dono opon opaco		ied this site as being of low quality/value not			
		accessibility catchment gap. Therefore taking			Х
		the need to provide houses and employment			
		ent the loss of this op			
Loss of Playing Field		result in the loss of a playing field or sports pitch.			· ·
/ Sports Pitches		1 7 3 1 1			Х
Other Social					
		Opportunities			
No specific op	portunities i				
	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Sustainability Appraisal			
Sustainability Appraisa	al Housing	The significant reasons for rejecting this site, as list	sted in	the	
Conclusion	ai i iousiiiy	assessment, demonstrate that this site would not			hle
		alternative.			DIG
Sustainability Appraisa		The significant reasons for rejecting this site, as list			
<b>Employment Conclusion</b>	on	assessment, demonstrate that this site would not	be a re	asona	ble
		alternative.			
		Conclusion			
The site area and rela	tionship to I	ooth housing estates to the North and South would	result	in a d	esign
		ikely to have a significant local impact on visual ame			
		cannot be justified. In addition employment uses			
character.		,			-

Site Address		Delamere Ro	ad Amenity Gr	eenspace			
Ward		Willenhall No	rth	Call for Site Ref	10399		
Site Area (ha)		0.52					
Site Reference	е	SA-0145-WA	L				
			Backgroun	d/Context			
Current uses (list)	Оре	n space amenit	ty				
Surrounding land uses	The	site is surround	ded by residentia	al uses and a social club	).		
iana uses			Const	raints			
Gateway Const	traint	s (where	Name / Detail	S		Am	ount
affecting part of			ramo, Botan				ered
SSSI/ SAC/ SIN	С		N/A			Ò	
Ancient Woodla	nd / V	eteran Trees	N/A			0	
Local Nature Re		)	N/A			0	
Flood Risk Zone			N/A			0	
Registered Park			N/A			0	
Scheduled Ancie			N/A			0	
Operational Buri	ial Gr	ound	N/A			0	
Common Land			N/A - OS1 - OS9005			0	
Existing Policy Designations (list)							
		Groon Bolt a					
Critoria		Green Beit a	ina Lanascap	e Sensitivity Assess	ment		
Criteria		Assessmen		e Sensitivity Assess	ment	Ratin	g
Criteria Green Belt Harn	n				ment	Ratin	g
Green Belt Harn Landscape	n			Not in the Green Belt	ment	Ratin	g
Green Belt Harn Landscape Sensitivity		Assessmen	nt	Not in the Green Belt			g
Green Belt Harn  Landscape  Sensitivity  Detail		Assessmen	nt		economic c	riteria	g
Green Belt Harn  Landscape  Sensitivity  Detail		Assessmen	nt gainst environ	Not in the Green Belt	economic c		g
Green Belt Harn  Landscape  Sensitivity  Detail  Criteria		Assessment ag	nt gainst environ it Environ	Not in the Green Belt	economic c	riteria	g
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/		Assessment ag	nt gainst environ it Environ	Not in the Green Belt	economic c	riteria	g
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously	ed as	Assessment ag	nt gainst environ it Environ	Not in the Green Belt	economic c	riteria	
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land	ed as	Assessment ag Assessment The site is gre	nt gainst environ it Environ eenfield.	Not in the Green Belt	economic c	riteria	×
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography	ed as	Assessment ag Assessment The site is green.	gainst environ  t  Environ eenfield.	Not in the Green Belt	economic c	riteria	×
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography Agricultural Land Quality	ed as	Assessment ag Assessment The site is green The sites topo Not agricultur	gainst environ  t  Environ eenfield.  ography is flat. al land.	Not in the Green Belt  mental, social and e	economic ci	riteria	×
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography Agricultural Land Quality Tree Preservation	ed as	Assessment ag Assessment The site is gree Not agricultur There are a n	gainst environ t Environ eenfield. ography is flat. al land.	Not in the Green Belt  mental, social and e  mental  shed trees worthy of re	economic c Ra	riteria	×
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography Agricultural Land Quality Tree Preservation Orders / Mature	ed as	Assessment ag Assessment The site is gree The sites tope Not agricultur There are a n It is considered	painst environ t Environ eenfield. ography is flat. al land. umber of establied that the retent	Not in the Green Belt  mental, social and e	economic c Ra	riteria	×
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography Agricultural Land Quality Tree Preservatio Orders / Mature Trees of Value of	ed as	Assessment ag Assessment The site is gree Not agricultur There are a n	painst environ t Environ eenfield. ography is flat. al land. umber of establied that the retent	Not in the Green Belt  mental, social and e  mental  shed trees worthy of re	economic c Ra	riteria	)
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value of site or significan	ed as	Assessment ag Assessment The site is gree The sites tope Not agricultur There are a n It is considered	painst environ t Environ eenfield. ography is flat. al land. umber of establied that the retent	Not in the Green Belt  mental, social and e  mental  shed trees worthy of re	economic c Ra	riteria	)
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value of site or significant affecting boundare	ed as	The site is green Not agricultur  There are a noil is considered alongside deviced.	gainst environ t Environ eenfield.  ography is flat. al land.  umber of establied that the retent yelopment.	Not in the Green Belt  mental, social and emental  mental  shed trees worthy of retion of tree can be achie	economic classification.	riteria	)
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value of Site or significant affecting boundar Biodiversity or	ed as	The sites topo Not agricultur There are a n It is considere alongside dev	painst environ t Environ eenfield.  ography is flat. al land.  umber of establied that the retent velopment.	Mot in the Green Belt  mental, social and e  mental  shed trees worthy of retion of tree can be achie	tention.	riteria	×
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value of Site or significant affecting boundat Biodiversity or Geodiversity on	ed as	The site is green and are surro	painst environ t Environ eenfield.  ography is flat. al land.  umber of establited that the retentivelopment.  not part of a largunded by road s	Not in the Green Belt  mental, social and emental  mental  shed trees worthy of retion of tree can be achie	tention.	riteria	×
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value of Site or significant affecting bounda Biodiversity or Geodiversity on or significantly	ed as	The sites topo Not agricultur There are a n It is considere alongside deventage and are surro habitats to pro	painst environ t Environ eenfield.  ography is flat. al land.  umber of establiced that the retent yelopment.  not part of a lare unded by road so otected species.	Mot in the Green Belt  mental, social and example and	tention. eved	riteria	X X X
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value of Site or significant affecting boundat Biodiversity or Geodiversity on	ed as	The site is greater and are surrol habitats to pro This site falls	painst environ t Environ eenfield.  ography is flat. cal land.  umber of establiced that the retent velopment.  not part of a lare unded by road so otected species. within two Natur	Mot in the Green Belt  mental, social and example and	tention. eved	riteria	)
Green Belt Harn  Landscape Sensitivity  Detail  Criteria  Greenfield/ Previously Developed Land Topography Agricultural Land Quality Tree Preservation Orders / Mature Trees of Value of Site or significant affecting boundar affecting boundar Biodiversity or Geodiversity on or significantly	ed as	The site is greater and are surrol habitats to pro This site falls	painst environ t Environ eenfield.  ography is flat. cal land.  umber of establiced that the retent velopment.  not part of a lare unded by road so otected species. within two Natur	Mot in the Green Belt  mental, social and example and	tention. eved	riteria	x x x

Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The amenity space has established trees and makes a significant positive contribution to the character of the area which cannot be mitigated for if developed due to its narrow width. The loss of amenity would be significantly harmful to the amenities of the area which benefits a number of houses and the public realm.	Х		
Flood risk, drainage and ground water	Not in a flood zone 2 or 3.			x
Ground Contamination	A former coal wharf/tramway existed across part of the site and a mineral railway so ground investigations are required.		х	
Ground stability	Coal mining high risk area will require a coal mining risk assessment prior to development. No significant issues recorded.		х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
Noise impact of adjoining uses	The site is surrounded by busy roads and noise will require mitigation but not a barrier to developing the site for residential. Due to existing residential uses employment uses could be severely restricted to be unviable.	X- Em plo yme nt	X- Res ide ntia	
Mineral Extraction and Mineral Resource Areas	Mineral resource areas excluded from the Proposed MSAs do not have the same degree of protection and are not a barrier to non-mineral development.			х
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			х
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			X
Employment	Economic  The site depth combined with the surrounding residential			
Development Opportunities	uses limit any opportunity for employment development here.	X		
Employment Land	Not employment land near to residential uses and out of character.	Х		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  Broadband superfast speeds are available in this area. There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.			x
Infrastructure constraints on / under site (electric cables/sub-stations,	There are no known infrastructure constraints here.			х

water/sewage pipes,					
gas pipes, pylons,					
culverts, rights of					
way)	A/	) to this site shall be talved from Obseriated Dand			
Highways access		) to this site shall be taken from Cheniston Road			
and transportation		hare Road only. New footway provision along the			
		ge will be required. Pedestrian link to Cannock		Х	
		e retained. Any development shall be mindful to			
		quate visibility at the Cheniston Road junction with			
1 4 4 1	A462 Wes				
Impact on the wider	No wider d	oncerns raised.			Х
road network					
Other Economic					
(specify)					
A 41 1		Social			
Access time by wal		ic transport (except Primary schools: walking only) to the control of the control	to key	resider	itial
Drimary School		site is within 10 minutes walking distance of a			Х
Primary School	Primary So				^
Secondary School		site is within 20 minutes public transport distance dary School			Х
GP/Health	The whole	site is within 10 minutes walking distance of a			v
Centre/Walk in	Health Cer	ntre Area			X
Strategic	The whole	site is within 20 minutes public transport distance			
Centre/Employment	of an Emp	loyment Area			Х
Area					
Centre/Foodstore		predominantly within 15 minutes walking			
		f a Fresh Food and Centre Area			
Any character		cter of the area here is defined by semi-detached he	ouses	which a	are a
constraints on	mix of trad	itional inter war and 1960s designs.			
density (list)					
Connections to local	No connec	tion to a local cycle route network.	Х		
cycle route networks					
Public Open Space		cil has commissioned an open space study which			
		ied this site as being of low quality/value not			
		accessibility catchment gap. Therefore taking			Х
		the need to provide houses and employment			
<del> </del>		ent the loss of this op			
Loss of Playing Field	Would not	result in the loss of a playing field or sports pitch.			Х
/ Sports Pitches					
Other Social					
		Opportunities			
No specific op	portunities id				
		Sustainability Appraisal			
Sustainability Appraisa	al Housing	The significant reasons for rejecting this site, as list			
Conclusion		assessment, demonstrate that this site would not be	be a re	asonal	ole
		alternative.			
Sustainability Appraisa		The significant reasons for rejecting this site, as list			
Employment Conclusion	on	assessment, demonstrate that this site would not be	be a re	asonal	ole
		alternative.			
		Conclusion			
		d trees and makes a significant positive contribution			
		d for if developed due to its narrow width. The loss			
		es of the area which benefits a number of houses a			realm.
Employment uses are	not compati	ble with the existing residential properties in close p	oroximi	ty.	

Site Addres	ss	Greenfields Road, Green Lane - Land to the front of 71 to 85 Greenfields Road										
Ward		Willenhall No	rth	Call	for S	Site F	Ref	10434				
Site Area (h	na)	0.78										
Site Refere	nce	SA-0180-WA	L									
			Background	d/Con	text							
Current uses (list)	No	current use but r	may have previo	usly be	een f	armla	nd or	grazing l	and			
Surrounding land uses		To the West and South is housing, fields to the North and along part of the East boundary.						t				
			Constra	aints								
Gateway Co affecting pa		ts (where bmitted site)	Name / Details	S						CC	nount vered a's)	
SSSI/ SAC/ S	SINC		Jockey Fields							0.		
		/eteran Trees	N/A							0		
Local Nature		e	N/A					6.11 11		0		
Flood Risk Zo		ordon	Flood zone rur N/A	is thro	ugh 1	the ce	ntre o	the site	) <u>.</u>	0.3	3	
Registered P Scheduled A			N/A							0		
Operational E			N/A							0		
Common Lar			N/A							0		
Existing Police Designations (list)	-	D policy ENV1 G NC WA052 Jock	ey Fields									
			nd Landscape			_	sess	ment				
Criteria Green Belt		ssment			ating	g	Mad		Low		Von	
Harm		ub-parcel makes oution to preventi			ery igh	High	Mod High	Mod	Low Mod	Low	Very	
Hann		Midlands conurba			lar	Har m	Har	Har m	Har	Har m	Har	
	mainta	ining the separa	tion of the	n	n		m	+	m		m	
		ouring towns, ar										
		achment on the c ver, land containe										
		ettlement edge a		Ь								
		nstrained Jockey		~								
	could l	oe released with	out weakening									
		der Green Belt. T										
		nent edge to the this corridor of tre					Х					
		grassland. It is n		ı								
		g evelopment co										
		this area alongs		d;								
		nsequently make										
		oution to Green Book released with the control of t										
		but is too small to										
	separa	ite assessment p	arcel.									
Landscape		ndscape is consi			High		/lod	Mod	Lo		Low	
Sensitivity		moderate sensi		aı 📉			ligh		Mo	iu		
		nployment develors ty of the criteria s										
		e low score crite		d 📕				X				
		ce on the overal										

	y strong sense of rurality and			
	lity in extensive parts of the area ects of greater/ high sensitivity.			
	sessment against environmental, social and economi	c crite	eria	
Criteria	Assessment	Ratii		
	Environmental			
Greenfield/ Previously	The site is greenfield.	X		
Developed Land				
Topography	The site slopes down West to East however this is a shallow decrease and is not significant. Considered to have little if any impact on developing the site.			х
Agricultural Land Quality	No recent assessment available. Previously non agricultural land, however may have been used for agriculture at some point.			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The land is Council owned and there are no TPO trees within the site. There are some established trees which would justify retention if the land is put forward for development. An assessment would be required, the retention of some or all of the tree could be achieved alongside development of the site without a significant reduction in capacity.		x	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is in a wildlife corridor, the Southern section is partly in a SSSI, wildlife corridor and a SLINC with the remaining southern section in a SLINC consultation zone. Ecological assessments are required.  The ecological valuation of the Black Country Green Belt is based on a set of assumptions that formed the basis for developing a set of criteria which allowed EcoRecord to attribute a relative value to individual land parcels within the Green Belt. A Valuation Matrix was used based on the following attributes to calculate a final ecological value score for each Landscape Unit: Land Use Calculated Value, Habitat Features, Nature Conservation Designation Value, Adjacency to SSSIs or Ancient Woodland, Historic Landscape Characterisation (HLC) Type Value, Twinspan-Axiophyte Value (TAV) and Breeding Farmland Birds Value. The higher the score the higher the ecological value. Predominant Ecological Valuation of the Black Country Green Belt Score = 3  The site falls within a Nature Recovery Network Core Habitat Zone	X		
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			х
Impact on visual amenity of adjacent land users, including existing residents	The application site is located between the houses on High Heath and open space to the East. If developed the site would have a significant detrimental local impact from occupiers of the houses and any users of the open spaces. Any wider impact would be limited by the topography, existing surrounding development and existing significant nearby trees which all limit wider views.	x		
Flood risk, drainage and ground water	The site is adjacent a flood zone 2 and 3 and there is a flood zone 3 area across the centre of the site. Any development which includes hard surfacing also have a negative impact on adjoining sites.	х		
Ground Contamination	There is no recorded contamination within the site area.		X	

	Sites with previous agricultural uses require contamination			
	surveys due to fertilizer use, sewage sludge presence of			
	heavy metals.			
Ground stability	No evidence of ground stability issues.			Х
Air Quality impact of	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			
adjoining uses	However Electric Charging Points would be required in			Х
Naiss immed of	accordance with Air Quality SPD.			
Noise impact of	Limited impact if any from surrounding uses or roads.			
adjoining uses	Nearby residential would require mitigation for any proposed buildings to be used for employment uses or any uses which			Х
	would attract comings and goings. Any mining or extraction			^
	uses are likely to have unacceptable impacts on residents.			
Mineral Extraction	The site is within 250m of the access to a permitted minerals			
and Mineral	working site Highfields North which is a dormant site. The			
Resource Areas	main effects of mineral extraction are noise, dust, vibration			
	and quarry traffic, which could continue over many years,			
	depending on the phasing and end dates for working and			
	restoration (which may involve several years of landfilling			
	with imported waste). In the case of active and inactive			
	permitted sites, the working conditions only deal with the			
	environmental effects identified at the time of the	_X-	X-	
	permission. Housing built close to such sites could be	Res	Em	
	offered future protection through statutory noise nuisance legislation which could prohibit mineral extraction	ide ntia	plo yme	
	operations. These are significant barriers to residential	I	nt	
	development. Although there is potential to control noise for			
	existing houses it is considered that such requirements			
	could not extend to this site which would not be located next			
	to existing houses. For these reasons the impact on housing			
	would be significant.			
	The site is in a MSA and requires mitigation. Where practical			
	and environmentally feasible prior extraction for superficial			
	sand and gravel and brick clay shall take place.			
Mineral	The site is within 250m of permitted mineral infrastructure			
Infrastructure and	site Highfield North and sufficient distance separation and		v	
Brickworks	mitigation is required to ensure that the effects from noise, dust, vibration and traffic does not have a detrimental impact		X	
	on residential or employment uses.			
Waste Infrastructure	No waste infrastructure constraints			
Wadto illiadiradiaio	The waste initiating softenante			Х
Other Environmental	No other issues identified.			Χ
	Economic			
Employment	The small and narrow site size combined with the			
Development	surrounding residential uses limit any opportunity for	X		
Opportunities	employment development here.			
Employment Land	Not employment land near to residential uses and out of	X		
Dolivery / Dhooing	character.			
Delivery / Phasing	No known significant issues regarding delivery or phasing.			X
Viability	There are no known significant risks to viability and likely to			
	be developed within the plan period.			Х
Availability of utilities	Goscote WwTW has capacity for 3220 houses. Site is			
- electricity, gas,	currently receiving upgrades in AMP6 (2015-2020) It has			
water, sewage	limited headroom based on current quality performance			
treatment	however there are no physical constrains regarding		X	
	provision of additional treatment capacity.			
	Broadband superfast speeds are available in this area.			
	There are no significant gas capacity issues here.			

	Minor local	ised electricity capacity constraints w	vill bo			
		hrough Western Power Distribution a				
	Gas forwar growth.	d asset management plans in advan	ce of future			
Infrastructure constraints on /		evidence of infrastructure constrain	ts here.			
under site (electric cables/sub-stations,						х
water/sewage pipes,						^
gas pipes, pylons, culverts, rights of						
way)						
Highways access and transportation	Access ont	to Greenfields Road.				X
Impact on the wider road network	No significa	ant wider issues which raised concer	n.			Х
Other Economic (specify)						
(эрсспу)		Social				
Access time by wall	service	c transport (except Primary schools: ves in accordance with BCP Policy HC	DU2.	o key r	esiden	tial
Primary School		predominantly within 15 minutes wal a Primary School	king		X	
Secondary School		predominantly within 20 minutes pub a Secondary School	olic transport			Х
GP/Health Centre/Walk in	The whole	The whole site is more than 15 minutes walking distance of a Health Centre Area				
Strategic		site is within 20 minutes public trans	port distance			
Centre/Employment Area	-	oyment Area				Х
Centre/Foodstore		predominantly within 10 minutes wal a Fresh Food and Centre Area	king			X
Any character	Nearby hou	using character is defined by 1960s s	semi-detached	housir	ng.	
constraints on density (list)						
Connections to local cycle route networks	No connec	tion to Local Cycle Route Network.		Х		
Public Open Space		open space.				Х
Loss of Playing Field / Sports Pitches	Would not Pitch.	result in the loss of a Playing Field or	r Sports			X
Other Social						
	1.111.12	Opportunities				
Redevelopment wo tipping or storing or						
structures on the site			X			
improve the ac						
		Sustainability Appraisal				
Sustainability Appraisa Conclusion	al Housing	The site would with mitigation would allocation and for this reason an SA			old for	
Sustainability Appraisa		The site would with mitigation would			old for	
Employment Conclusion	ווכ	allocation and for this reason an SA  Conclusion	is not required	J.		
Significant ecology an	d flooding co	onstraints make much if not all of the	e site undevel	opable	. In ad	dition
		ess to a permitted minerals working				
effects of mineral extr		oise, dust, vibration and quarry traffi				
nousing dovelopment		, , ,		5		

# housing development. Willenhall South

		40 Clathian C	WOOD \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	O forms == 0 == == (	Conte : Di-	sin a = f			
Site Address				G, former George ( and Wednesfield R		sings f	actory on		
Ward		Willenhall South Call for Site Ref 10018							
Site Area (ha)		0.51							
Site Reference	е	SA-0002-WAI	L						
			Backgroun	d/Context					
Current uses (list)	Vac expi		t site former Industrial B2. Planning permission 14/0118/FL for 27 houses has						
Surrounding land uses		rice. To the Wes	East residential, the South is a Sandwich Shop and Bathroom Shop and fitting e. To the West are a mix of uses B2 and SUI Generis Car wash. To the North are						
			Constr	aints					
Gateway Const affecting part o			Name / Details	S			Amount covered (ha's)		
SSSI/ SAC/ SIN	С		N/A				0		
Ancient Woodlar			N/A				0		
Local Nature Re		!	N/A				0		
Flood Risk Zone		rdon	N/A N/A				0		
Registered Park Scheduled Ancie			N/A				0		
Operational Buri			N/A						
Common Land	ui Oit	Julia	N/A 0						
Existing Policy			1			<u>l</u>			
Designations									
		Green Belt a	nd Landscape	Sensitivity Asses	sment				
Criteria		Assessmen	nt			Ra	ating		
Green Belt Harm	ı								
Landana		4		Not in the Green Belt	t				
Landscape Sensitivity									
	ad ac	seesement an	ainst anviron	mental social and	economic	critor	ia		
Criteria	cu as	Assessmen	gainst environmental, social and economic cri			Rating			
Oritoria		A33C33IIICII	Environ	mental		vating			
Greenfield/		Previously dev		al Units now demolish	ed				
Previously				on granted in 2014 wa					
Developed Land		believed to ha	ve commenced	so site was omitted fr	om		Х		
				but site inspection has	S				
<del>-</del> ,			construction has	taken place.					
Topography	J	The site is flat					Х		
Agricultural Land Quality	ו	Non Agricultur	rai/ Orban				Х		
Tree Preservation	n	There are no	protected trees h	nere.					
Orders / Mature									
Trees of Value of							Х		
site or significant affecting boundary									
Biodiversity or		This site falls	within two Natur	e Recovery Network 2	Zones				
Geodiversity on	site			Urban Matrix Recove			v		
or significantly		1					Х		
affecting bounda									
Heritage Assets		There are no r	recorded heritag	e assets here.					
site or significant affecting boundary							Х		
		1							

Impact on visual amenity of adjacent land users, including existing residents	The scheme would represent an improvement, the site has been cleared for over 5 years and has hoarding defining the boundary. The emerging character of this area is residential and the principle of residential has been established though planning permission 14/0118/FL.		X
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.		Х
Ground Contamination	Ground contamination and ground gas assessment required. Previous planning permission 14/0118/FL required conditions for mitigation.	х	
Ground stability	High Risk Coal Mining Area. Coal Mining Risk Assessment required.	Х	
Air Quality impact of adjoining uses	Not in an Air Quality Nitrogen Dioxide Exceedance 2018, zone.		Х
Noise impact of adjoining uses	B2 industrial to the West and busy road into Willenhall, mitigation can be secured through acoustic glazing.  Mitigation likely through the use of suitable glazing.	х	
Mineral Extraction and Mineral Resource Areas	The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for superficial sand and gravel, shall take place.	х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.		х
Waste Infrastructure	No waste infrastructure constraints		X
Other Environmental	No other issues identified.		Χ
Empley we and	Economic		
Employment Development Opportunities	The site is currently in use by a company which provides concrete floor, the site is being used ancillary to this use with a mix of car parking, storage of temporary units and waste associated with the work. This use is considered does not raise any signi	х	
Employment Land	Recent employment uses and a permission for housing has been granted. Taking account of existing context, employment impacts to nearby residential could be mitigated for.	х	
Delivery / Phasing	No known significant issues regarding delivery or phasing.		Х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.		Х
Availability of utilities  – electricity, gas, water, sewage treatment	Urban area, likely that all utilities are available. Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion. Broadband superfast speeds are available in this area. There are no significant gas capacity issues here. Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent Gas forward asset management plans in advance of future growth.		x
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known infrastructure constraints here.		x

Highways access	To the Wes	st is Wednesfield Road which is a district			
and transportation	distributer. Street.		х		
Impact on the wider	The site is				
road network			Х		
	previous in residential				
Other Economic					
		Social			
Access time by wal		c transport (except Primary schools: walking only) ces in accordance with BCP Policy HOU2.	to key	resider	ntial
Primary School	The site is	predominantly within 10 minutes walking			Х
<u> </u>	The whole	a Primary School			
Secondary School		site is within 20 minutes public transport distance			X
GP/Health		dary School site is within 15 minutes walking distance of a			
Centre/Walk in	Health Cer			Х	
Strategic		site is within 20 minutes public transport distance			
Centre/Employment Area		oyment Area		X	X
Centre/Foodstore		site is within 15 minutes walking distance of a d and Centre Area		х	
Any character		ere is a mix of traditional terraced and modern sem	idotac	hod	
constraints on	Tiousing ne	ere is a mix or traditional terraced and modern sem	i-ueiac	neu.	
density (list)					
Connections to local	Will55 Pub	lic Bridleway (ishare Highways layer) is opposite			
cycle route networks		the West, access behind the car wash present at			х
.,		the site visit.			
Public Open Space	Not public	open space.			Х
Loss of Playing Field		result in the loss of a Playing Field or Sports			~
/ Sports Pitches	Pitch.			Х	
Other Social					
		Opportunities			
Already a SHLAA site					
No evidence tha					
implemented no compliance of conditions					
	eceived.				
Not included on SAD		it was originally		Х	
	nsidered.	regidential and			
Emerging character of this site if kept in an in					
bad neighbour use w					
	nity issues.	ause significant			
airioi	nty loodoo.	Sustainability Appraisal			
Sustainability Appraisa	al Housing	7 11			
Conclusion	3	SA not required due to gateway constraints.			
Sustainability Appraisa	al	CA not required due to geterrer constraints			
Employment Conclusion		SA not required due to gateway constraints.			
		Conclusion			
		d and since the permission the SAD has been add			
		which would impact on the previous recommend	dation a	and a	similar
application is likely to s Already assessed thro		lo significant constraints.			

Site Address		54, The Cres	cent, Willenhal	I, WV13 2QR					
Ward		Willenhall So	uth	Call for Site Ref	f 10036				
Site Area (ha) 0.27									
Site Reference	е	SA-0005-WA	L						
			Backgroun						
Current uses			House with undeveloped land forming part of the site ownership with the sand is designated open space.					ublic	
(list) Surrounding					onen en	ace to	the Ma	et	
Surrounding land uses Residential to the North, storage yard opposite to the East, open span and South with railway line beyond.						ace io	uie vve	751	
			Const						
Gateway Const	traint	s (where	Name / Detail	s			Amount		
affecting part of							covered		
							(ha's)		
SSSI/ SAC/ SIN		<del></del>	N/A				0		
Ancient Woodlar Local Nature Re			N/A N/A				0		
Flood Risk Zone		1	The Crescent				0.058		
Registered Park		arden	N/A				0.058		
Scheduled Ancie			N/A			0			
Operational Buri			N/A				0		
Common Land			N/A			0			
Existing Policy	Ope	n Space - Shep	well Green Ope	n Space					
Designations									
(list)									
		Groon Bolt a	nd Landscan	a Sancitivity Acces	smont				
Criteria	Green Belt and Landscape Sensitivity Assessment Criteria Assessment					Rating			
Green Belt Harn	n	710000011101					tatility	<u>,                                      </u>	
				Not in the Green Belt					
Landscape				Not in the Green beit					
Sensitivity									
	ed as			mental, social and	econom				
Criteria		Assessmen	t Ratin Environmental						
Greenfield/		Although muc		open space it was prev	iouely				
Previously				d, the use is abandone			Х		
Developed Land	l	4010.000440	a rootban groun	a, are dee to abarraerre	, u.				
Topography			es down to the West about a metre across the					Х	
A			nificant barrier t	o development.					
Agricultural Land Quality	d	Not agricultura	al land.					Х	
Tree Preservation	n	There are no	TPO trees on th	e site, however there a	ıre				
Orders / Mature	<b>,</b> , ,		rees defining the boundary of the site. Some of						
			nay be worthy of retention so a tree assessment				X		
		uired, however there is no reason that these							
			ed into a development s						
		ees would require an Ecology survey in the							
		otected species	Recovery Network Cor	twork Core					
affecting bounda	aries	Expansion Zo		tooovory received to con	•				
Heritage Assets			recorded heritag	ge assets here.					
site or significan	tly			-				Х	
affecting bounda	aries								

Impact on visual amenity of adjacent land users, including existing residents	Only the side windows to the Public House face the site. There would be a detrimental impact on the amenity of users of the highway but this would not be significant. The relationship of the site to development surrounding it would ensure there would not be any wider impact.			х
Flood risk, drainage and ground water	The southern part of the site is in a flood zone 3 area with much of the remaining area in flood zone 2. It may be possible to partly develop the site with mitigation.  Consult regarding flood risk	Х		
Ground	No ground contamination issues.		Х	
Contamination Ground stability	The site is in a High Risk Coal Area and a Coal Mining Risk			
	Assessment is required prior to development.		Х	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.  However Electric Charging Points would be required in accordance with Air Quality SPD			х
Noise impact of adjoining uses  Mineral Extraction	A railway line is 30 metres to the South of the site and the adjacent road is likely to cause some noise impact. A noise assessment and mitigation would be required. The crescent is a Local Distributer and there is a railway 30 metres to the South which would have potential for unacceptable noise impacts for future residents. There is no control over the use of the railway which could increase capacity in the future. Noise assessment required BS8233 and PROPG would be required.  An employment use here would also require mitigation due to the proximity to residential properties and could significantly limit any potential uses.  The site is in a MSA and requires mitigation. Where practical		х	
and Mineral Resource Areas	and environmentally feasible prior extraction for superficial sand and gravel, shall take place.		х	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			x
Waste Infrastructure	No waste infrastructure constraints			х
Other Environmental	No other issues identified.			X
	Economic			
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	X		
Employment Land	Not employment land near to residential uses.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			х
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			Х
Availability of utilities  – electricity, gas, water, sewage treatment	The application states that mains water, mains sewage, electricity, gas are available at this site.  Broadband superfast speeds are available in this area.  Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance and there are no land or other constraints preventing expansion.  There are no significant gas capacity issues here.  Minor localised electricity capacity constraints will be managed through Western Power Distribution and Cadent			х

	Gas forward asset management plans in advance of future			
Infrastructure constraints on / under site	growth.  There is a public right of way through the site Will114. A diversion will likely be required.		х	
Highways access and transportation	Low number of houses would have less impact on highway safety that the Public House use.			Х
Impact on the wider road network	No wider issues for the road network.			Х
Other Economic				
Other Economic	Social			
Access time by wal	king or public transport (except Primary schools: walking only) services in accordance with BCP Policy HOU2.	to key	resider	itial
Primary School	The whole site is within 15 minutes walking distance of a Primary School		х	
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			х
GP/Health Centre/Walk in	The whole site is within 10 minutes walking distance of a Health Centre Area			X
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			x
Centre/Foodstore	The site is predominantly within 15 minutes walking distance of a Fresh Food and Centre Area		Х	
Any character constraints on density (list)	The character of this part of The Crescent is defined by Victor housing.	ian sty	de terra	iced
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	The site is public open space OS9025. The land to the East is also part of the Public Open Space designation and could remain in use. However the access point to the open space is within the site boundary.	х		
Loss of Playing Field / Sports Pitches	Would not result in the loss of a Playing Field or Sports Pitch.			Х
Other Social				
	Opportunities			
If the site is develope improve visual sur remaining		Х		
	Sustainability Appraisal			
Sustainability Appraisa Conclusion			nold for	
Sustainability Appraisa Employment Conclusion	The site would with mitigation would fall below the	thresh	nold for	
, ,	Conclusion			
housing for allocation a	e area due to the flood zone three area means that the site cann and any housing here would have a significant detrimental impa loss of access and its reduction. This site due to its size does	act on	the rem	aining