

## 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
<b>Housing Sites</b>					
<b>Selected</b>					
<b>SA-0016-WAL</b>	Aldridge Central and South	Land at junction of Middlemore Lane West and Bosty Lane, Aldridge - Middlemore Lane West, Aldridge	1.35	35	<a href="#">Click Here</a>
<b>SA-0309-WAL</b>	Aldridge Central and South	Land at (South of) Stonnall Road, Aldridge, WS9 8JZ	5.07	38	<a href="#">Click Here</a>
<b>SA-0022-WAL</b>	Aldridge North and Walsall Wood	Home Farm, Sandhills, Walsall Wood, Walsall, West Midlands, WS9 9DJ - Home Farm, Sandhills	85.05	1417	<a href="#">Click Here</a>
<b>SA-0034-WAL</b>	Aldridge North and Walsall Wood	Land North of Stonnall Road, Aldridge, Walsall, WS9 8JY	13.82	363	<a href="#">Click Here</a>
<b>SA-0048-WAL</b>	Aldridge North and Walsall Wood	Land at Vicarage Road / Coronation Road, High Heath, Walsall	22.52	504	<a href="#">Click Here</a>
<b>SA-0056-WAL</b>	Aldridge North and Walsall Wood	Land at Mob Lane, Pelsall, Walsall, West Midlands - Mob Lane	7.99	209	<a href="#">Click Here</a>

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

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<b>SA-0006-WAL</b>	Streetly	Land opposite The Coach House with metal gate, WS9 0PU, Chester Rd, Aldridge, Walsall	5.09	66	<a href="#">Click Here</a>
<b>SA-0017-WAL</b>	Streetly	Land at Queslett Road/ Aldridge Road, Walsall, B74 2DT - Columba Park	42.47	1426	<a href="#">Click Here</a>
<b>SA-0187-WAL</b>	Streetly	Land to the East of Chester Road, Hardwick, Walsall, WS9 0PH	8.69	228	<a href="#">Click Here</a>
<b>SA-0233-WAL</b>	Streetly	Former Star Service Station, Queslett Road East, Streetly.	0.27	53	<a href="#">Click Here</a>
<b>SA-0312-WAL</b>	Streetly	409 Chester Road, Streetly - Pacific Nurseries, WS9 0PH	4.65	121	<a href="#">Click Here</a>
<b>SA-0313-WAL</b>	Streetly	Land Rear of 91 Wood Lane	2.33	49	<a href="#">Click Here</a>
<b>Employment Sites</b>					
<b>Selected</b>					
<b>SA-0007-WAL</b>	Brownhills	237 Watling Street, WS8 6JR, Brownhills, Walsall & 235 Watling Street, Walsall, WS8 6JR	5.92	5.92	<a href="#">Click Here</a>
<b>SA-0200-WAL</b>	Brownhills	Johnsons Farm & Meadow Farm, Lichfield Road and Barracks Lane	8.41	8.41	<a href="#">Click Here</a>
<b>SA-0286-WAL</b>	Pheasey Park Farm	Land to the South East of Longwood Bridge	1.51	1.46	<a href="#">Click Here</a>
<b>SA-0308-WAL</b>	Rushall-Shelfield	Sandwon Quarry, Stubbers Green Road, Aldridge, Walsall, WS9 8BL	20.85	17.97	<a href="#">Click Here</a>
<b>SA-0057-WAL</b>	Short Heath	Land to the South of Bentley Lane, Willenhall, Walsall, WS2 7LU	11.27	11.27	<a href="#">Click Here</a>
<b>Housing &amp; Employment sites not selected</b>					
<b>SA-0015-WAL</b>	Aldridge Central and South	Land to the West of Chester Road, Hardwick, WS9 0PH	15.17	N/A	<a href="#">Click Here</a>
<b>SA-0018-WAL</b>	Aldridge Central and South	College Farm, Bosty Lane, Aldridge, Walsall, WS9 0LF. - Land at Bosty Lane, Aldridge, Walsall.	39.94	N/A	<a href="#">Click Here</a>

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<b>SA-0037-WAL</b>	Aldridge Central and South	Land at Chester Road, Streetly, Walsall	25.51	N/A	<a href="#">Click Here</a>
<b>SA-0038-WAL</b>	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	<a href="#">Click Here</a>
<b>SA-0041-WAL</b>	Aldridge Central and South	Chester Road, Aldridge, Walsall, WS9 0LS - Aldridge Wyevale Garden Centre	0.9	N/A	<a href="#">Click Here</a>
<b>SA-0045-WAL</b>	Aldridge Central and South	Land adjacent to Barr Common Road, Aldridge - Land adjacent to Barr Common Road, Aldridge	2.16	N/A	<a href="#">Click Here</a>
<b>SA-0047-WAL</b>	Aldridge Central and South	Land south of Bosty Lane, Aldridge, Walsall - Land south of Bosty Lane, Aldridge.	47.07	N/A	<a href="#">Click Here</a>
<b>SA-0050-WAL</b>	Aldridge Central and South	Land East of Longwood Lane, Daisy Bank, Walsall, WS5 3AT	2.77	N/A	<a href="#">Click Here</a>
<b>SA-0055-WAL</b>	Aldridge Central and South	Land off Back Lane, Walsall, WS9 0LS - Land off Back Lane, Walsall	18.05	N/A	<a href="#">Click Here</a>
<b>SA-0061-WAL</b>	Aldridge Central and South	Bosty Lane, Aldridge, Walsall - Land to the South of Aldridge School	52.4	N/A	<a href="#">Click Here</a>
<b>SA-0063-WAL</b>	Aldridge Central and South	Land at Druids Heath Golf Club, WS9 8JZ, Stonnall Road, Walsall	0.98	N/A	<a href="#">Click Here</a>
<b>SA-0073-WAL</b>	Aldridge Central and South	Hayhead Farm, Longwood Lane, Walsall	9.77	N/A	<a href="#">Click Here</a>
<b>SA-0075-WAL</b>	Aldridge Central and South	Erdington Road, Aldridge, Erdington Road Aldridge, Erdington Road, Aldridge, West Midlands - Lane on Erdington Road	0.36	N/A	<a href="#">Click Here</a>
<b>SA-0076-WAL</b>	Aldridge Central and South	Hayhead Farm, Longwood Lane, Walsall	4.34	N/A	<a href="#">Click Here</a>



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

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

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

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

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<b>SA-0205-WAL</b>	Aldridge North and Walsall Wood	Land South of Lazy Hill Wood, King's Hayes Fields	1.1	N/A	<a href="#">Click Here</a>
<b>SA-0206-WAL</b>	Aldridge North and Walsall Wood	Land North of 154 Lazy Hill Road	1.12	N/A	<a href="#">Click Here</a>
<b>SA-0209-WAL</b>	Aldridge North and Walsall Wood	Land to the rear of 350 and 370 Chester Road	0.68	N/A	<a href="#">Click Here</a>
<b>SA-0210-WAL</b>	Aldridge North and Walsall Wood	East of Castlefort earthwork	1.8	N/A	<a href="#">Click Here</a>
<b>SA-0256-WAL</b>	Aldridge North and Walsall Wood	Land South of 32 - 52 Castle Road, King's Hayes Field	0.33	N/A	<a href="#">Click Here</a>
<b>SA-0257-WAL</b>	Aldridge North and Walsall Wood	Land South of 17a The Barn, Northgate, King's Hayes Field.	0.5	N/A	<a href="#">Click Here</a>
<b>SA-0258-WAL</b>	Aldridge North and Walsall Wood	Land corner of Northgate and Walsall Wood Road	0.06	N/A	<a href="#">Click Here</a>
<b>SA-0272-WAL</b>	Aldridge North and Walsall Wood	Land North of 3 Ashton Drive	0.02	N/A	<a href="#">Click Here</a>
<b>SA-0275-WAL</b>	Aldridge North and Walsall Wood	Jockey Fields Rear of Horse and Jockey	1.42	N/A	<a href="#">Click Here</a>
<b>SA-0298-WAL</b>	Aldridge North and Walsall Wood	Former Shire Oak Transport Cafe, 250 Chester Road	0.35	N/A	<a href="#">Click Here</a>
<b>SA-0001-WAL</b>	Bentley and Darlaston North	Land at site of former 273 Walsall Road, Darlaston	0.1	N/A	<a href="#">Click Here</a>
<b>SA-0315-WAL</b>	Bentley and Darlaston North	Land at Kendricks Road, Heath Road and Station Street	2.22	N/A	<a href="#">Click Here</a>
<b>SA-0010-WAL</b>	Blakenall	Land at former Goscote Hospital Site, Goscote Lane, Walsall, WS3 1SJ	6.92	N/A	<a href="#">Click Here</a>
<b>SA-0065-WAL</b>	Blakenall	Goscote Lane, WS3 4QG, Pelsall, Walsall - Land North of Showmen's Caravan Site	0.23	N/A	<a href="#">Click Here</a>
<b>SA-0146-WAL</b>	Blakenall	Former Dartmouth House, Ryecroft House	0.52	N/A	<a href="#">Click Here</a>

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<b>SA-0276-WAL</b>	Blakenall	Field House Farm	1.41	N/A	<a href="#">Click Here</a>
<b>SA-0279-WAL</b>	Blakenall	Land between Wyrley and Essington Canal and Goscote Sewage Works	3.59	N/A	<a href="#">Click Here</a>
<b>SA-0117-WAL</b>	Bloxwich East	Livingstone Road Open Space	1.93	N/A	<a href="#">Click Here</a>
<b>SA-0193-WAL</b>	Bloxwich East	Pear Tree Farm	4.46	N/A	<a href="#">Click Here</a>
<b>SA-0274-WAL</b>	Bloxwich East	Land adjacent Goscote House Farm	12.11	N/A	<a href="#">Click Here</a>
<b>SA-0085-WAL</b>	Bloxwich West	Bloxwich Hospital Reeves Street, Walsall -Bloxwich Hospital	0.69	N/A	<a href="#">Click Here</a>
<b>SA-0139-WAL</b>	Bloxwich West	Sneyd Hall Road Open Space	0.76	N/A	<a href="#">Click Here</a>
<b>SA-0273-WAL</b>	Bloxwich West	Land South and East of the Sneyd branch canal, West of former Bloxwich Town Football Club.	1.25	N/A	<a href="#">Click Here</a>
<b>SA-0281-WAL</b>	Bloxwich West	Wood Farm, 89 Wood Farm Cottage, J Farmers Trading	1.32	N/A	<a href="#">Click Here</a>
<b>SA-0051-WAL</b>	Brownhills	Chester Road North, Brownhills, Walsall, WS8 7JR - The Rising Sun	2.57	N/A	<a href="#">Click Here</a>
<b>SA-0068-WAL</b>	Brownhills	Albutts road, Brownhills, WS8 7NL - Land at Albutts Road	2.54	N/A	<a href="#">Click Here</a>
<b>SA-0138-WAL</b>	Brownhills	Watling Street, Land off Hannay Hay Road	0.77	N/A	<a href="#">Click Here</a>
<b>SA-0190-WAL</b>	Brownhills	Land North of Engine Lane	13.38	N/A	<a href="#">Click Here</a>
<b>SA-0191-WAL</b>	Brownhills	Land adjacent Becks Bridge Wyrley and Essington Canal	42.04	N/A	<a href="#">Click Here</a>
<b>SA-0192-WAL</b>	Brownhills	Land South of Engine Lane	34.83	N/A	<a href="#">Click Here</a>
<b>SA-0198-WAL</b>	Brownhills	Land adjacent to Middleton Bridge	0.23	N/A	<a href="#">Click Here</a>

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

<b>SA-0201-WAL</b>	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	<a href="#">Click Here</a>
<b>SA-0203-WAL</b>	Brownhills	Land East of Northfields Way	0.2	N/A	<a href="#">Click Here</a>
<b>SA-0242-WAL</b>	Brownhills	Stevies Stables, Pelsall Road, Brownhills, WS8 7DL	0.66	N/A	<a href="#">Click Here</a>
<b>SA-0243-WAL</b>	Brownhills	Land South of Stevies Stables, Pelsall Road.	0.12	N/A	<a href="#">Click Here</a>
<b>SA-0020-WAL</b>	Paddock	Land north of Park Hall Road, Walsall - Land north of Park Hall Road, Walsall	15.73	N/A	<a href="#">Click Here</a>
<b>SA-0035-WAL</b>	Paddock	Skip Lane, Walsall	2.43	N/A	<a href="#">Click Here</a>
<b>SA-0081-WAL</b>	Paddock	Birmingham Road, Walsall - Land at Aston University Recreational Area	18.41	N/A	<a href="#">Click Here</a>
<b>SA-0303-WAL</b>	Paddock	West of Melbourne House	0.33	N/A	<a href="#">Click Here</a>
<b>SA-0304-WAL</b>	Paddock	The Skip	0.64	N/A	<a href="#">Click Here</a>
<b>SA-0305-WAL</b>	Paddock	Land to the East of 113 Park Hall Road	0.08	N/A	<a href="#">Click Here</a>
<b>SA-0110-WAL</b>	Palfrey	West Bromwich Road, Fullbrook Open Space.	1.99	N/A	<a href="#">Click Here</a>
<b>SA-0071-WAL</b>	Pelsall	Land off Allen's Lane, Pelsall - Land off Allen's Lane, Pelsall, West Midlands.	4.99	N/A	<a href="#">Click Here</a>
<b>SA-0169-WAL</b>	Pelsall	Grazing Land at Fordbrook Lane	1	N/A	<a href="#">Click Here</a>
<b>SA-0194-WAL</b>	Pelsall	Leyland's Farm adj Wyrley and Essington Canal	60.47	N/A	<a href="#">Click Here</a>
<b>SA-0196-WAL</b>	Pelsall	Leyland's Farm North of Wolverhampton Road	1.24	N/A	<a href="#">Click Here</a>
<b>SA-0250-WAL</b>	Pelsall	Land Rear of 76 to 84, Fairburn Crescent	1.52	N/A	<a href="#">Click Here</a>
<b>SA-0278-WAL</b>	Pelsall	Goscote Wedge	0.69	N/A	<a href="#">Click Here</a>

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

<b>SA-0316-WAL</b>	Pelsall	Ryders Hayes Mere	37.02	N/A	<a href="#">Click Here</a>
<b>SA-0036-WAL</b>	Pheasey Park Farm	Skip Lane, WS5 3NB	4.4	N/A	<a href="#">Click Here</a>
<b>SA-0039-WAL</b>	Pheasey Park Farm	263A Sutton Road, Walsall, WS5 3AR – Land adjacent to Sutton Road	5.45	N/A	<a href="#">Click Here</a>
<b>SA-0087-WAL</b>	Pheasey Park Farm	Beacon Road – Land East of Beacon Road	24.43	N/A	<a href="#">Click Here</a>
<b>SA-0153-WAL</b>	Pheasey Park Farm	Former Queslett School	1.36	N/A	<a href="#">Click Here</a>
<b>SA-0232-WAL</b>	Pheasey Park Farm	North of Barr Lakes Lane	83.94	N/A	<a href="#">Click Here</a>
<b>SA-0235-WAL</b>	Pheasey Park Farm	Beacon Farm	11.57	N/A	<a href="#">Click Here</a>
<b>SA-0237-WAL</b>	Pheasey Park Farm	Land associated with Beacon Farm and Crook Cottage	46.12	N/A	<a href="#">Click Here</a>
<b>SA-0238-WAL</b>	Pheasey Park Farm	Pastures South of Barr Lakes Lane to Chapel Lane.	51.88	N/A	<a href="#">Click Here</a>
<b>SA-0239-WAL</b>	Pheasey Park Farm	Beacon Dairy Farm	14.2	N/A	<a href="#">Click Here</a>
<b>SA-0240-WAL</b>	Pheasey Park Farm	Foxhills Farm	5.27	N/A	<a href="#">Click Here</a>
<b>SA-0241-WAL</b>	Pheasey Park Farm	Old Hall Farm	16.6	N/A	<a href="#">Click Here</a>
<b>SA-0287-WAL</b>	Pheasey Park Farm	Land between Rushall Canal & Longwood Lane	4.06	N/A	<a href="#">Click Here</a>
<b>SA-0291-WAL</b>	Pheasey Park Farm	Brookside Farm, Longwood Lane	9.22	N/A	<a href="#">Click Here</a>
<b>SA-0297-WAL</b>	Pheasey Park Farm	Amenity Land Between Sutton Road adjacent The Three Crowns	0.9	N/A	<a href="#">Click Here</a>
<b>SA-0299-WAL</b>	Pheasey Park Farm	Land between Little Johnsons Lane, Sutton Road and Beacon Road.	1.2	N/A	<a href="#">Click Here</a>



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

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

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

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

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

<b>SA-0234-WAL</b>	Streetly	Beacon Park Farm	39.29	N/A	<a href="#">Click Here</a>
<b>SA-0236-WAL</b>	Streetly	Blue House Farm	39.19	N/A	<a href="#">Click Here</a>
<b>SA-0254-WAL</b>	Streetly	East of Chester Road adjacent Bourne Farm	0.32	N/A	<a href="#">Click Here</a>
<b>SA-0140-WAL</b>	Willenhall North	Greaves Crescent Amenity Space	0.62	N/A	<a href="#">Click Here</a>
<b>SA-0145-WAL</b>	Willenhall North	Delamere Road Amenity Greenspace	0.52	N/A	<a href="#">Click Here</a>
<b>SA-0180-WAL</b>	Willenhall North	Greenfields Road, Green Lane - Land to the front of 71 to 85 Greenfields Road	0.78	N/A	<a href="#">Click Here</a>
<b>SA-0002-WAL</b>	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	<a href="#">Click Here</a>
<b>SA-0005-WAL</b>	Willenhall South	54, The Crescent, Willenhall, WV13 2QR	0.27	N/A	<a href="#">Click Here</a>

## Appendix C-2: Call for Sites not Assessed and Reasons Why (Walsall)

<b>Call for Sites Reference</b>	<b>Ward</b>	<b>Address</b>	<b>Site Area (ha)</b>	<b>Reason(s) why not assessed</b>	<b>Link to interactive map</b>
<b>10355</b>	Aldridge Central and South	Sunny Bank Quarry	3.23	No evidence to support that the open space is surplus - subject to further review.	<a href="#">Click Here</a>
<b>10421</b>	Aldridge Central and South	Land East of Bosty Lane Farm	3.85	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10437</b>	Aldridge Central and South	Bosty Lane Farm	0.38	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10438</b>	Aldridge Central and South	Aldridge Airport	34.9	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10439</b>	Aldridge Central and South	Land at Bosty Lane and Walsall Road	7.87	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10145</b>	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	<a href="#">Click Here</a>
<b>10210</b>	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	<a href="#">Click Here</a>
<b>10279</b>	Aldridge North & Walsall Wood	Land at Vicarage Road / Coronation Road, High Heath, Walsall	36	Duplication of submission 213, see site assessment SA-0048-WAL	<a href="#">Click Here</a>

## C-2 Call for Sites not Assessed and Reasons Why (Walsall)

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

## C-2 Call for Sites not Assessed and Reasons Why (Walsall)

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

## C-2 Call for Sites not Assessed and Reasons Why (Walsall)

<b>Call for Sites Reference</b>	<b>Ward</b>	<b>Address</b>	<b>Site Area (ha)</b>	<b>Reason(s) why not assessed</b>	<b>Link to interactive map</b>
<b>10341</b>	Blakenhall	Ross Farm (Swannies Field) and The Lea (S of canal)	12.04	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10342</b>	Blakenhall	Land South of Station Road	2.42	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10346</b>	Blakenhall	Harden Road Open Space North of	8.42	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10349</b>	Blakenhall	Goscote Valley South: Station Road	6.4	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10372</b>	Blakenhall	Essex Street / Coal Pool Lane	1.4	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10396</b>	Blakenhall	Proffitt Street Open Space	0.55	No evidence to support that the open space is surplus - subject to further review.	<a href="#">Click Here</a>
<b>10405</b>	Blakenhall	Whateley Road Playing Fields	3.23	No evidence to support that the open space is surplus - subject to further review.	<a href="#">Click Here</a>
<b>10408</b>	Blakenhall	North Street Amenity Greenspace	0.85	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10414</b>	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.	<a href="#">Click Here</a>
<b>10422</b>	Blakenhall	Ross Farm (Swannies Field) and The Lea (N of canal)	5.81	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10430</b>	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.	<a href="#">Click Here</a>
<b>10431</b>	Blakenhall	Leckie Road Open Space	1.16	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10371</b>	Bloxwich East	Mallory Crescent Open Space	1.93	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>

## C-2 Call for Sites not Assessed and Reasons Why (Walsall)

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



## C-2 Call for Sites not Assessed and Reasons Why (Walsall)

<b>Call for Sites Reference</b>	<b>Ward</b>	<b>Address</b>	<b>Site Area (ha)</b>	<b>Reason(s) why not assessed</b>	<b>Link to interactive map</b>
<b>10377</b>	Darlaston South	Broadwaters Road Open Space	1.21	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10413</b>	Darlaston South	Herberts Park Road Former Allotments	0.81	No evidence to support that the open space is surplus - subject to further review.	<a href="#">Click Here</a>
<b>10424</b>	Darlaston South	Festival Avenue (2 Areas)	1.04	The site is already allocated in Walsall SAD for housing.	<a href="#">Click Here</a>
<b>10425</b>	Darlaston South	Kendrick Place	0.83	The site is already allocated in Walsall SAD for housing.	<a href="#">Click Here</a>
<b>10419</b>	Darlaston South	Pinfold Street/ Stanley Road Open Space	0.59	No evidence to support that the open space is surplus - subject to further review.	<a href="#">Click Here</a>
<b>10554</b>	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	<a href="#">Click Here</a>
<b>10380</b>	Paddock	Wood End Road Play Area	1.32	No evidence to support that the open space is surplus - subject to further review.	<a href="#">Click Here</a>
<b>10356</b>	Palfrey	Silverdale Park	4.58	No evidence to support that the open space is surplus - subject to further review.	<a href="#">Click Here</a>
<b>10364</b>	Palfrey	Walstead Road Open Space	1.17	No evidence to support that the open space is surplus - subject to further review.	<a href="#">Click Here</a>
<b>10378</b>	Palfrey	Laburnum Road Open Space	0.59	No evidence to support that the open space is surplus - subject to further review.	<a href="#">Click Here</a>
<b>10395</b>	Palfrey	Rutter Street Play Area	0.62	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10338</b>	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	<a href="#">Click Here</a>
<b>10369</b>	Pelsall	Field South of Brewers Drive	1.33	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>

## C-2 Call for Sites not Assessed and Reasons Why (Walsall)

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

## C-2 Call for Sites not Assessed and Reasons Why (Walsall)

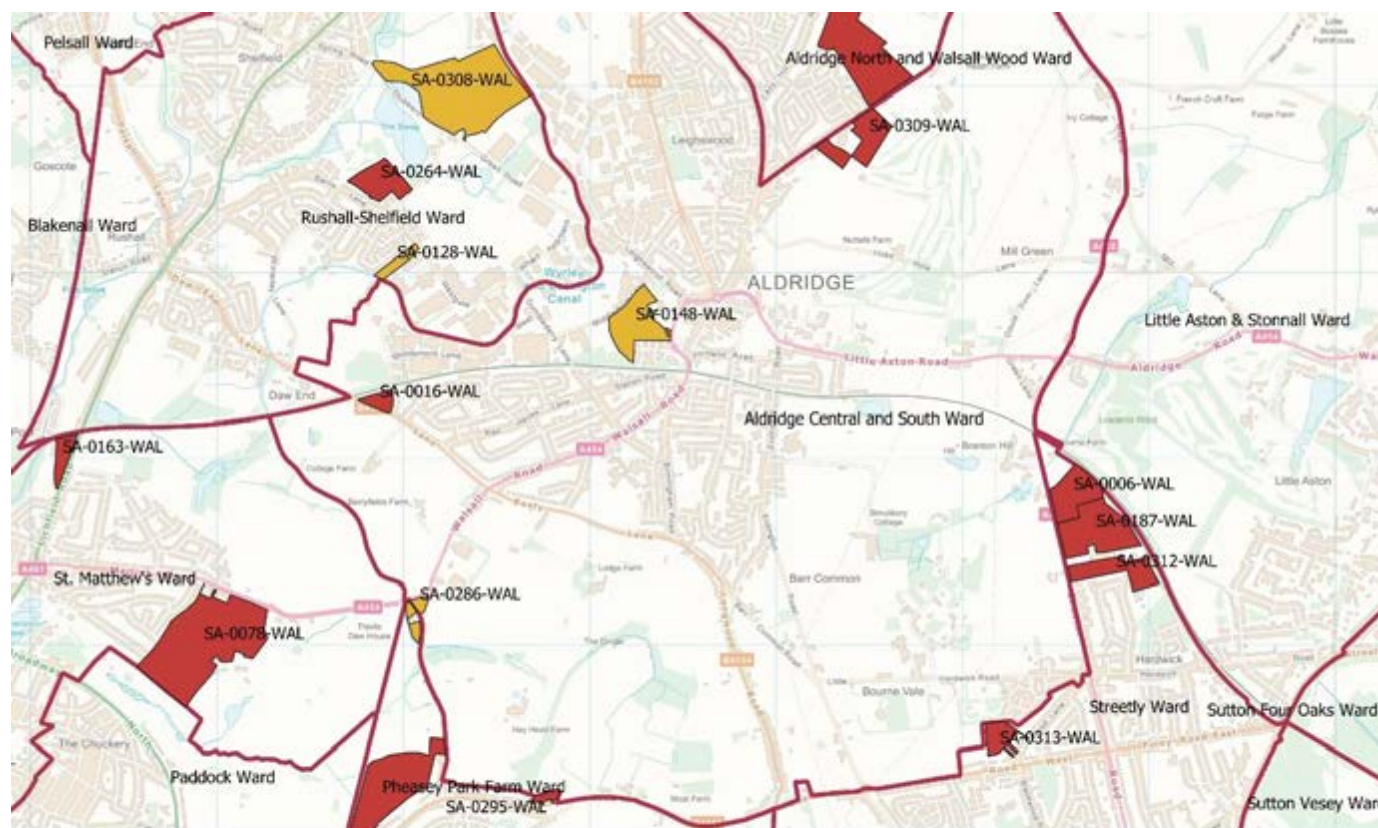
<b>Call for Sites Reference</b>	<b>Ward</b>	<b>Address</b>	<b>Site Area (ha)</b>	<b>Reason(s) why not assessed</b>	<b>Link to interactive map</b>
<b>10433</b>	Rushall Shelfield	Barns Lane Open Space Site A and B	11.7	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10436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

## C-2 Call for Sites not Assessed and Reasons Why (Walsall)

<b>Call for Sites Reference</b>	<b>Ward</b>	<b>Address</b>	<b>Site Area (ha)</b>	<b>Reason(s) why not assessed</b>	<b>Link to interactive map</b>
<b>10367</b>	Willenhall North	Coppice Farm Way Site B	0.53	No evidence to support that the open space is surplus - subject to further review.	<a href="#">Click Here</a>
<b>10375</b>	Willenhall North	Tennyson Road Open Space	1.48	No evidence to support that the open space is surplus - subject to further review.	<a href="#">Click Here</a>
<b>10384</b>	Willenhall North	Sneyd Lane Open Space	1.1	No evidence to support that the open space is surplus - subject to further review.	<a href="#">Click Here</a>
<b>10397</b>	Willenhall North	Sandland Road Play Area	0.6	No evidence to support that the open space is surplus - subject to further review.	<a href="#">Click Here</a>
<b>10401</b>	Willenhall North	New Invention Community Green	0.46	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10429</b>	Willenhall North	Hawthorne Road Site A and B, Land at Johnson Road	2.3	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10160</b>	Willenhall South	Willenhall Sewage Works, Walsall Road, WS2 0DH	10	The submitter has withdrawn the site from the process.	<a href="#">Click Here</a>
<b>10183</b>	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.	<a href="#">Click Here</a>
<b>10357</b>	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.	<a href="#">Click Here</a>
<b>10386</b>	Willenhall South	Slater Street Open Space/Play Area	1.04	No evidence to support that the open space is surplus - subject to further review.	<a href="#">Click Here</a>
<b>10418</b>	Willenhall South	Former Lakeside JMI Primary School	2.46	The site is already allocated in Walsall SAD for housing.	<a href="#">Click Here</a>

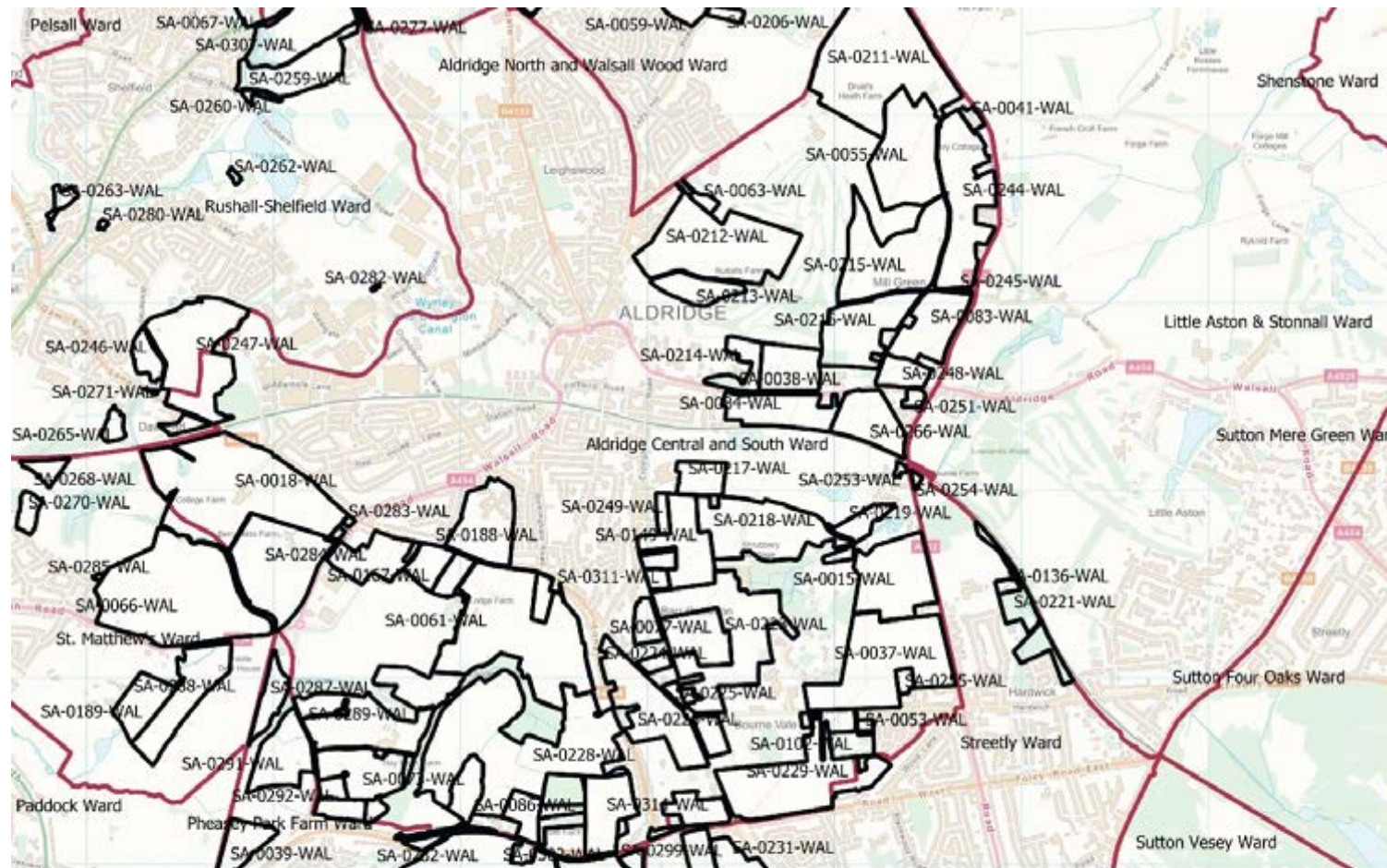
## Appendix C-3: Walsall Ward Maps

### Aldridge Central and South – Selected Sites

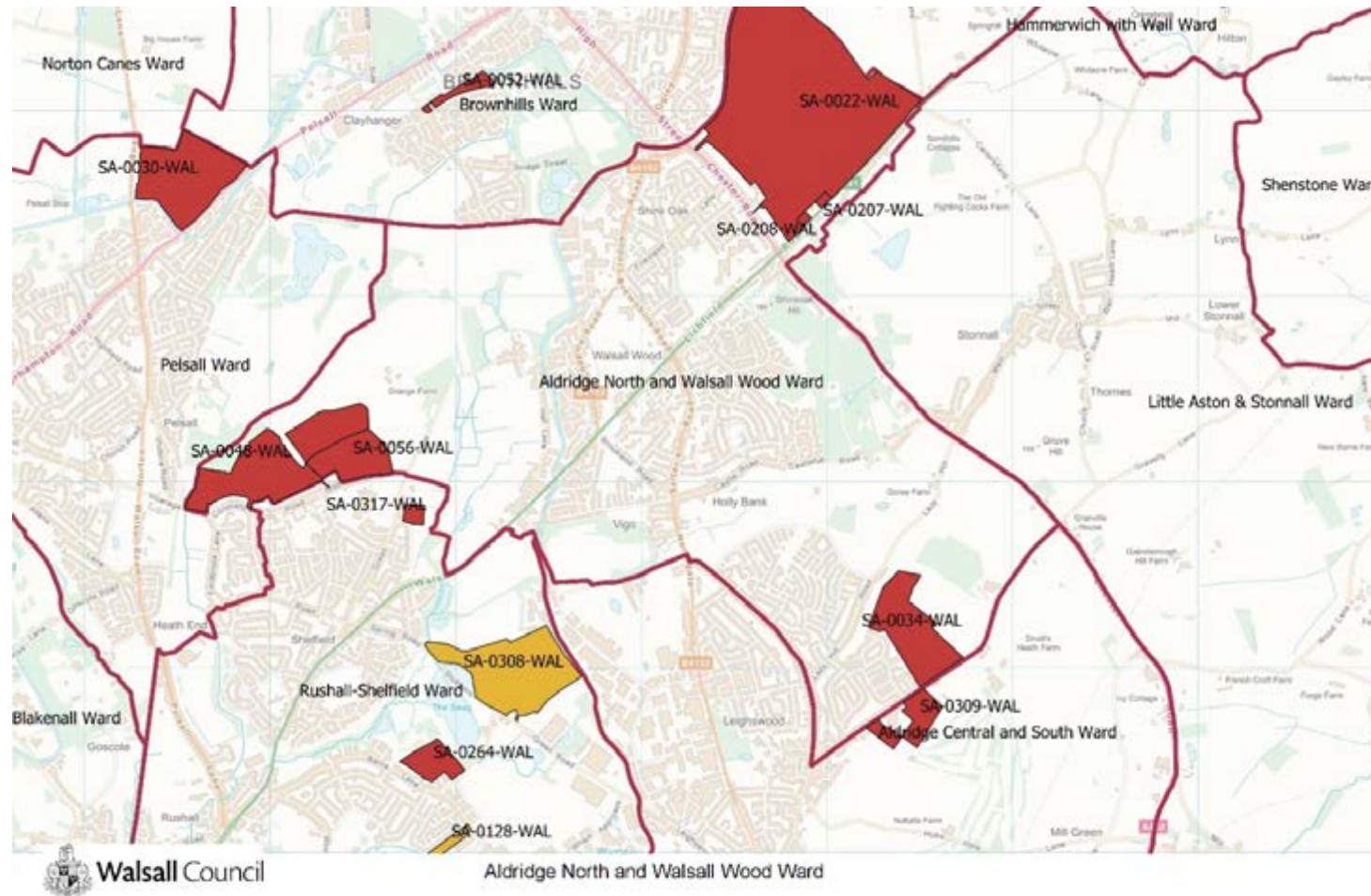




Aldridge Central and South – Rejected Sites



**Aldridge North and Walsall Wood – Selected Sites**

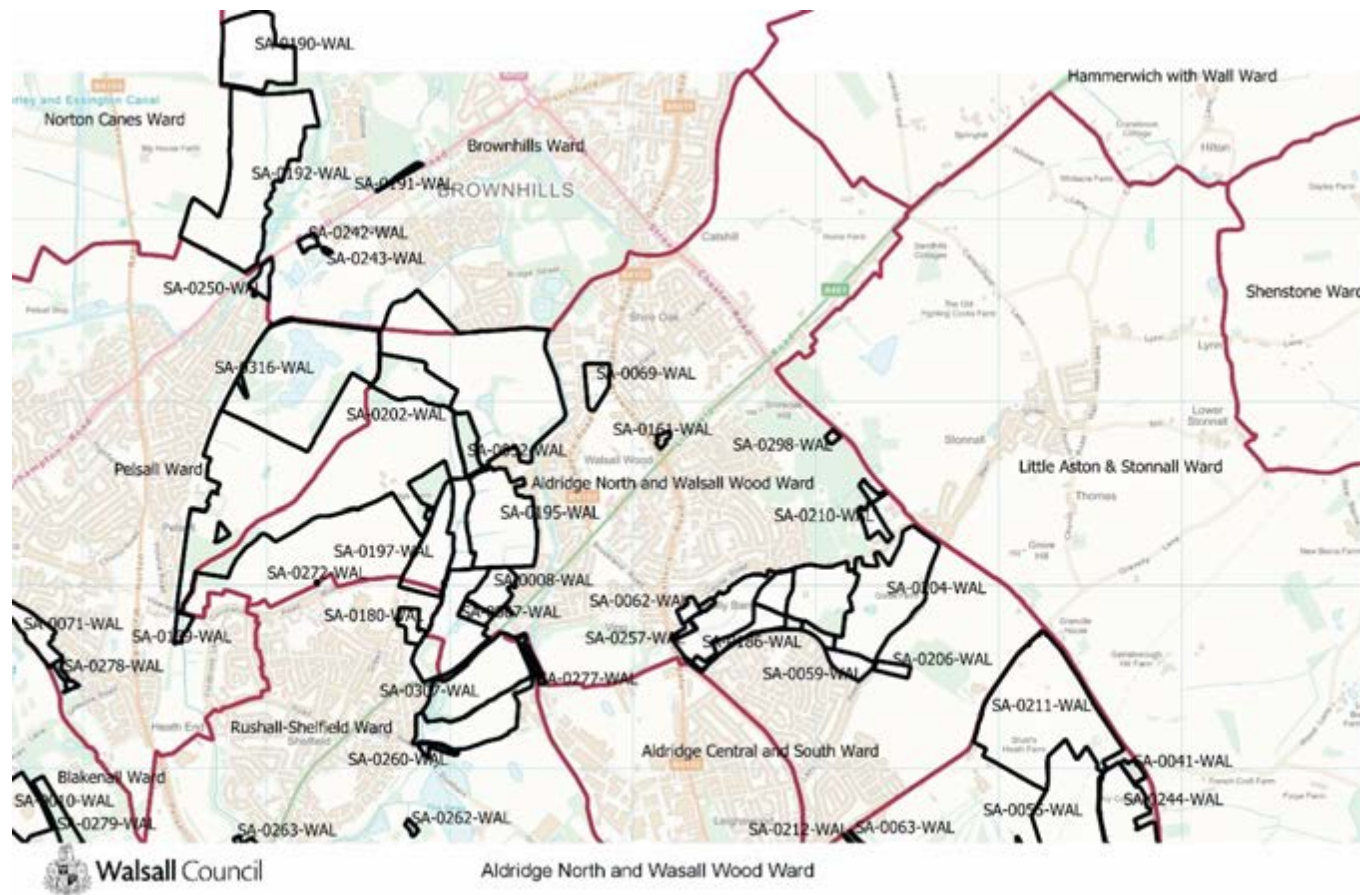


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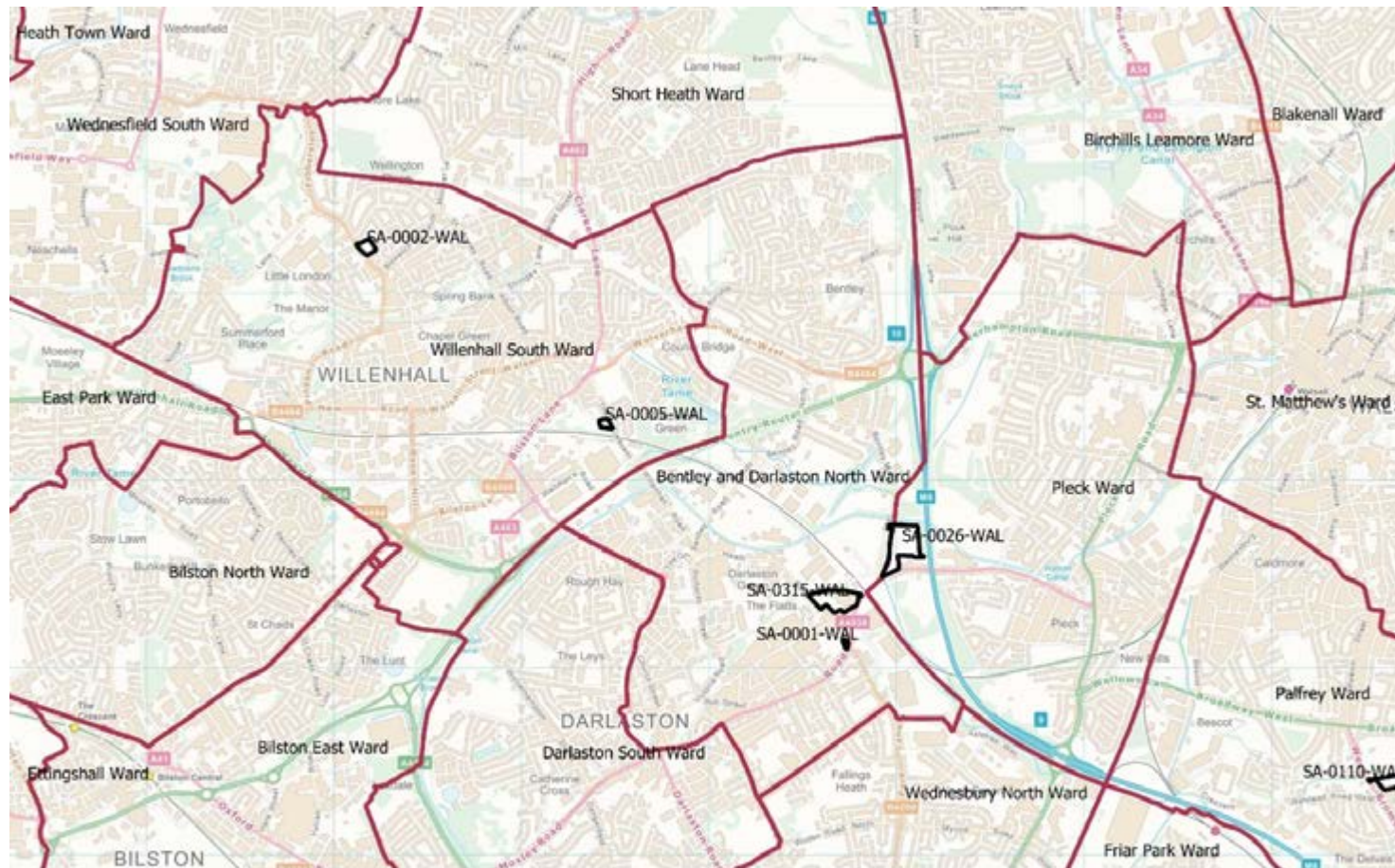
## C-3 Walsall Ward Maps

### Aldridge North and Walsall Wood – Rejected Sites

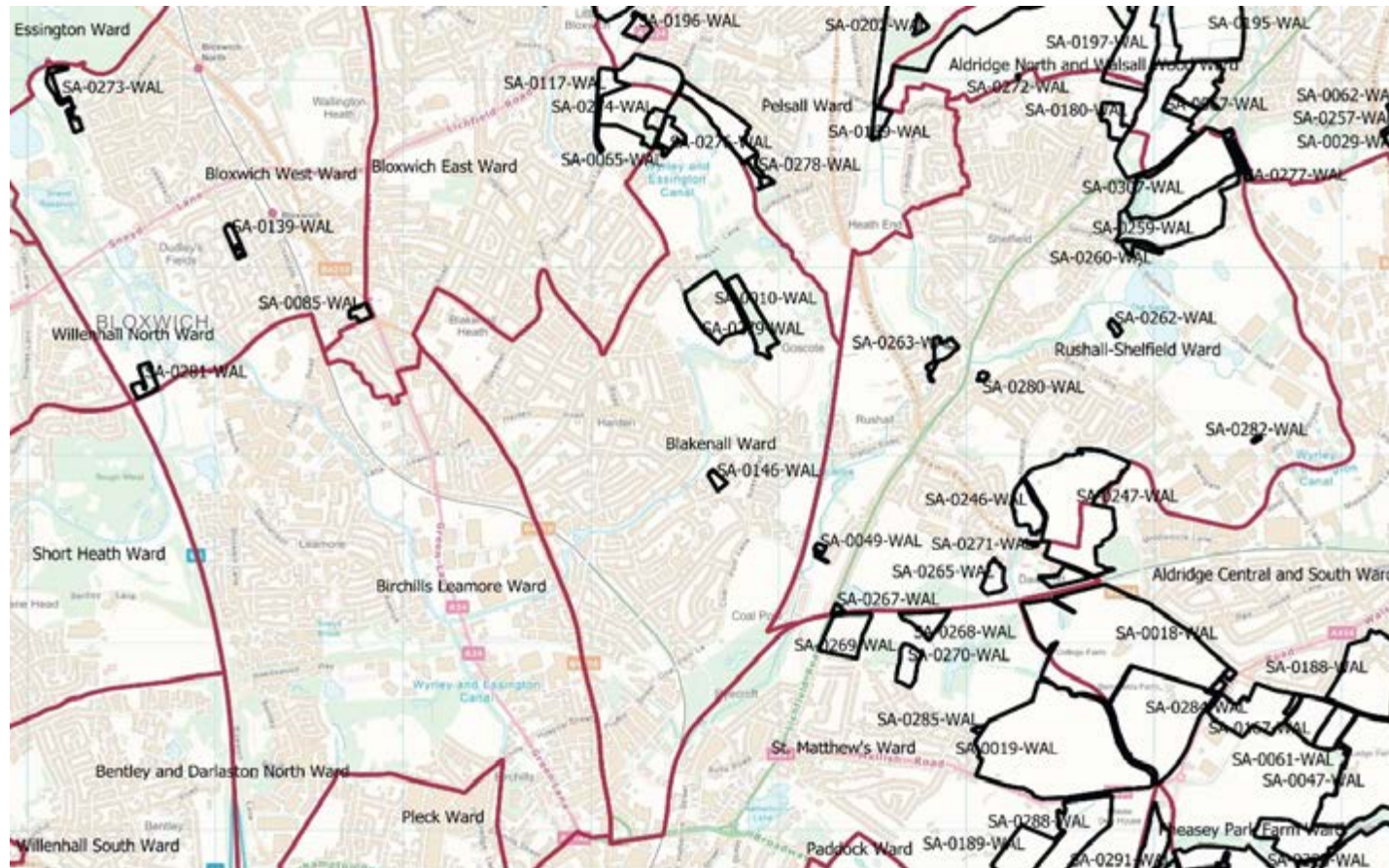




**Bentley and Darlaston North – Rejected Sites**

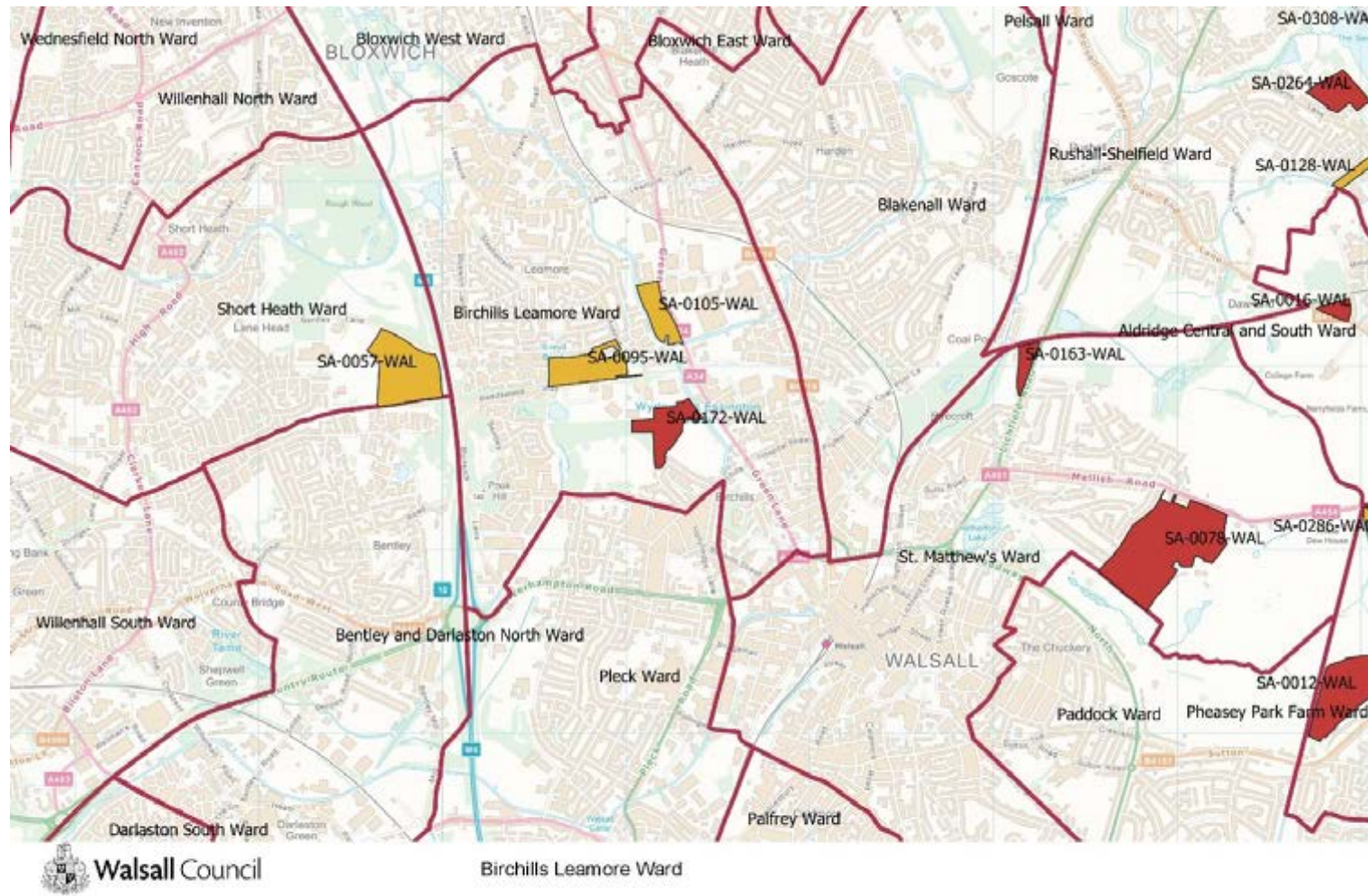


## Blakenall – Rejected Sites

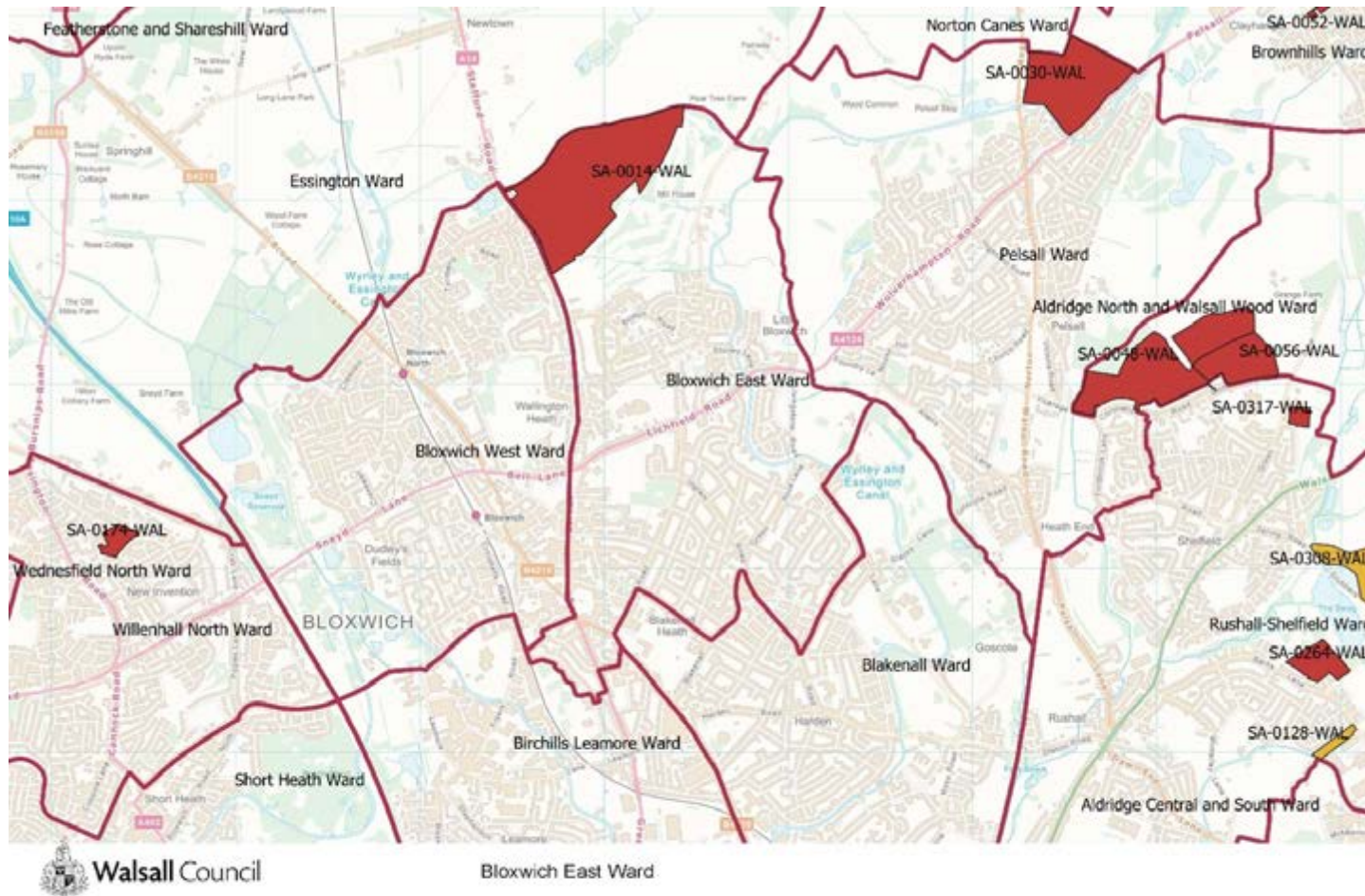




## Birchills Leamore – Selected Sites

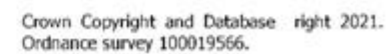


**Bloxwich East – Selected Sites**

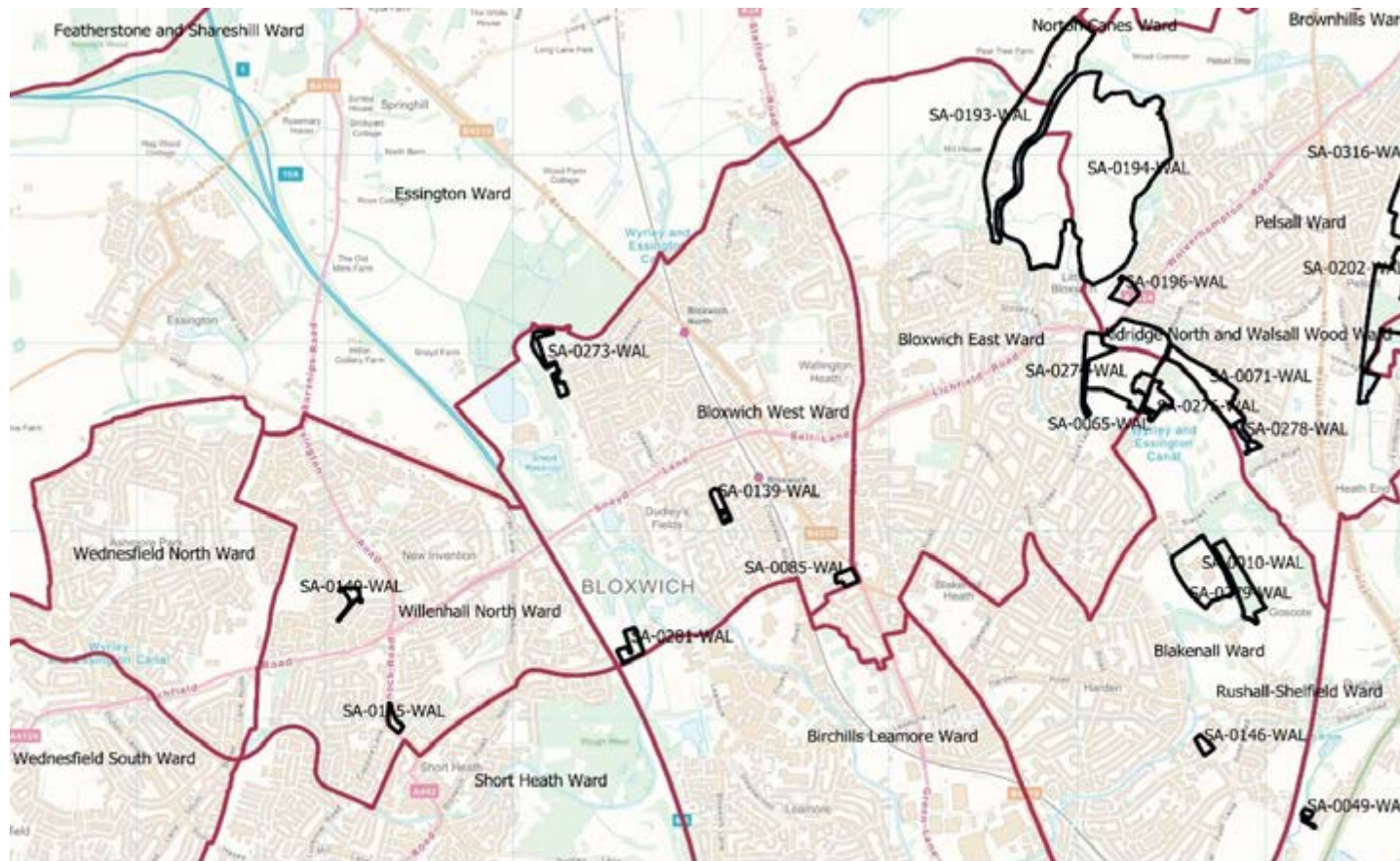


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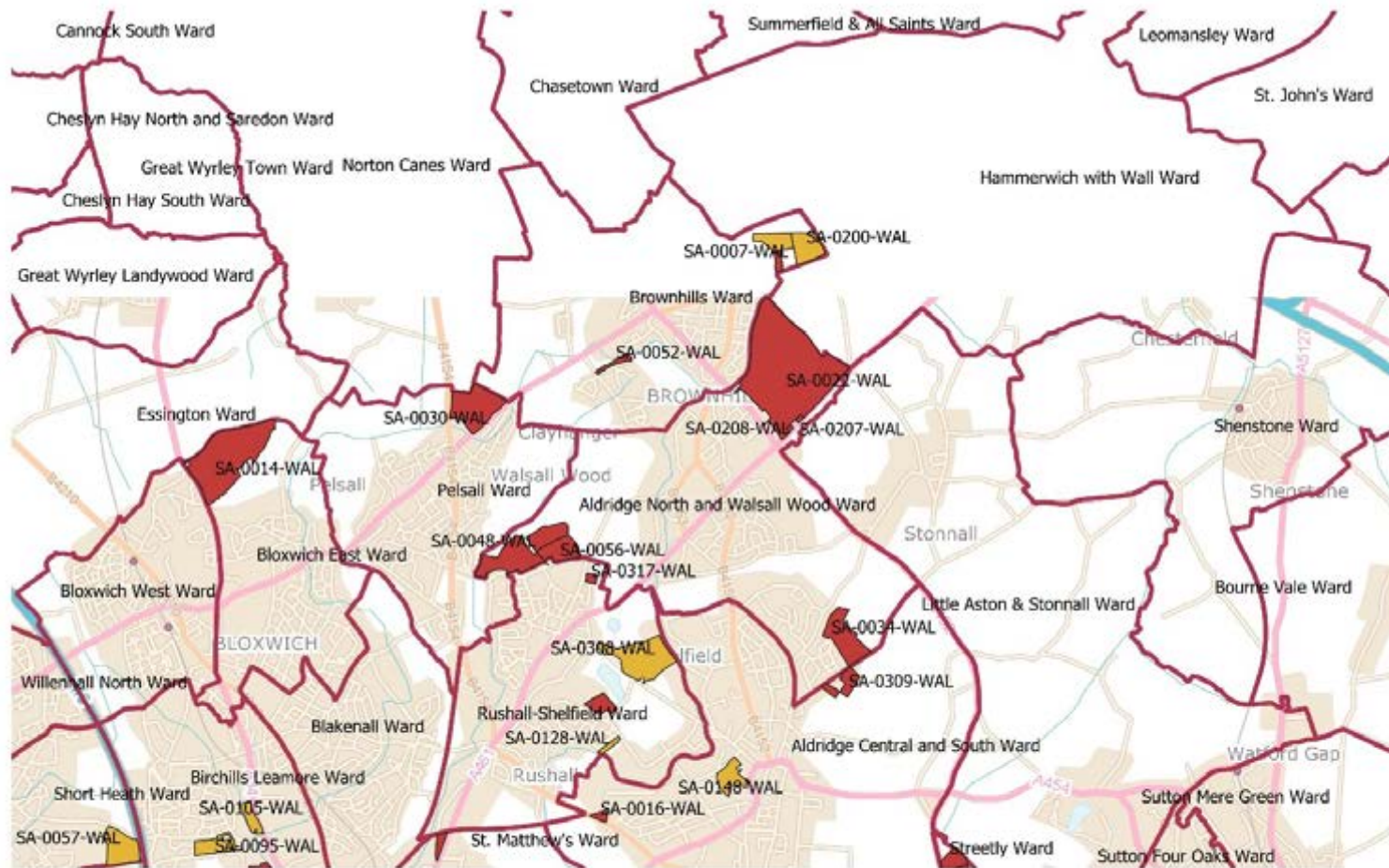


## Bloxwich West – Rejected Sites

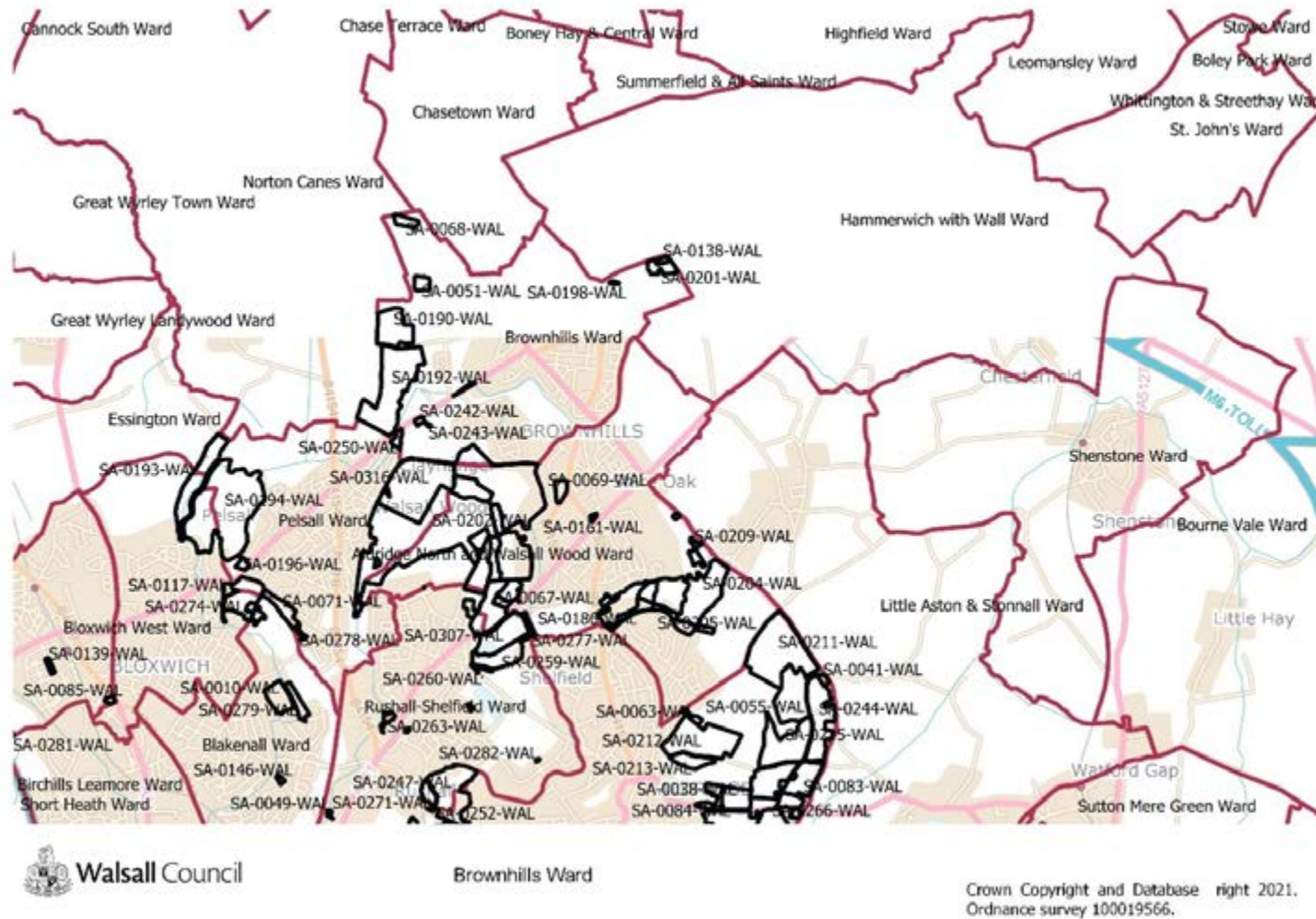




## Brownhills – Selected Sites



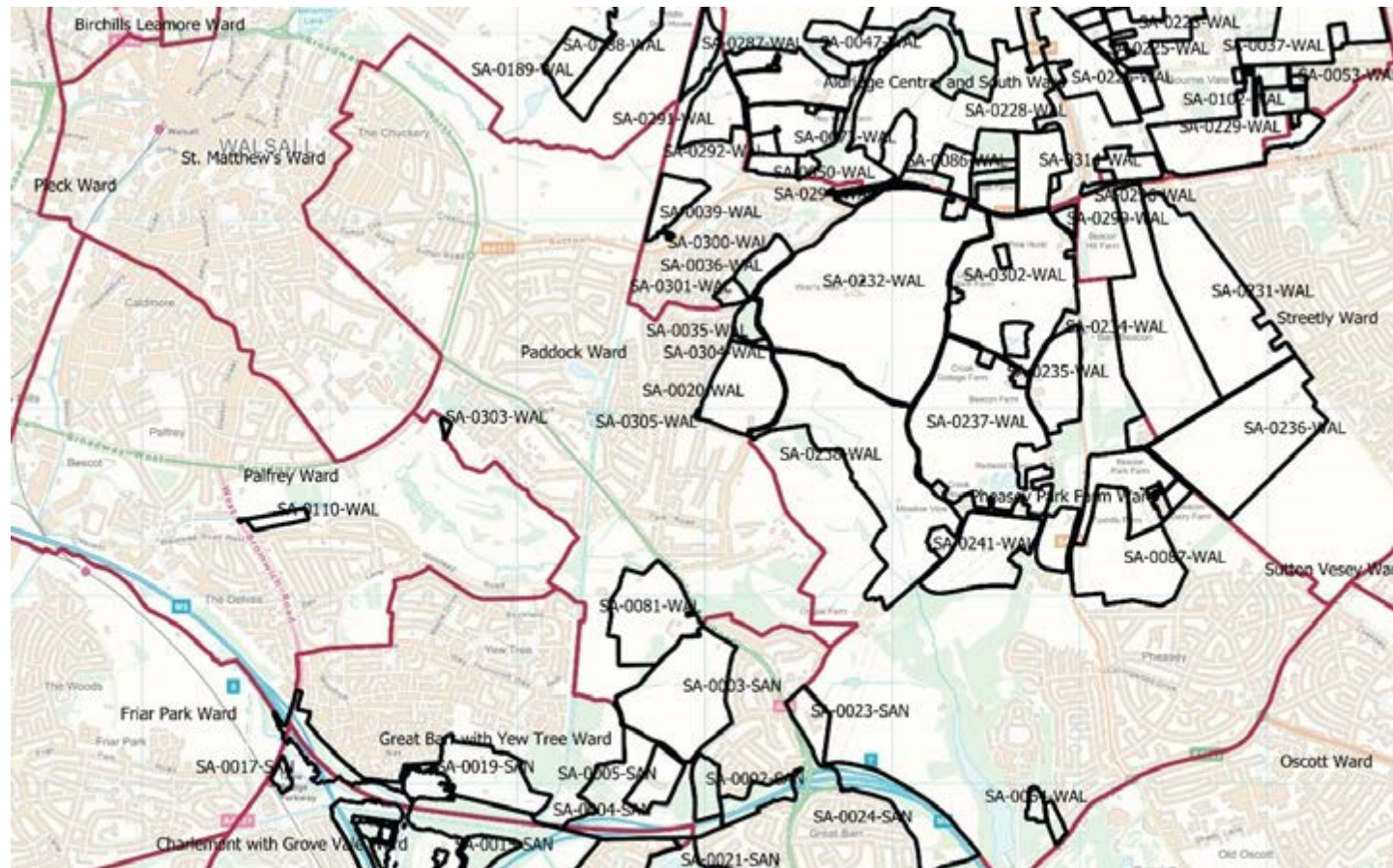
## Brownhills – Rejected Sites





## C-3 Walsall Ward Maps

### Paddock – Rejected Sites

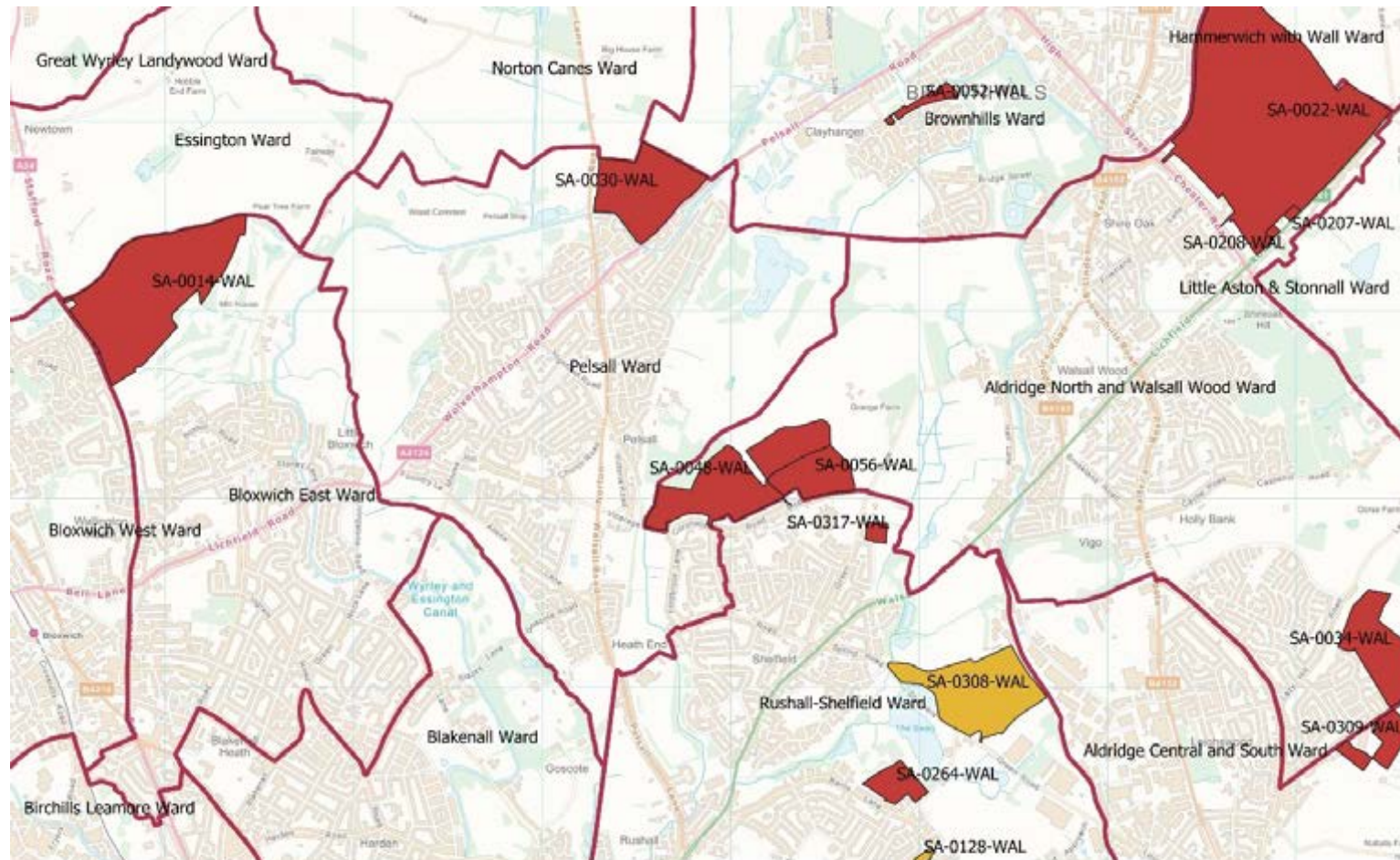




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## Pelsall – Selected Sites



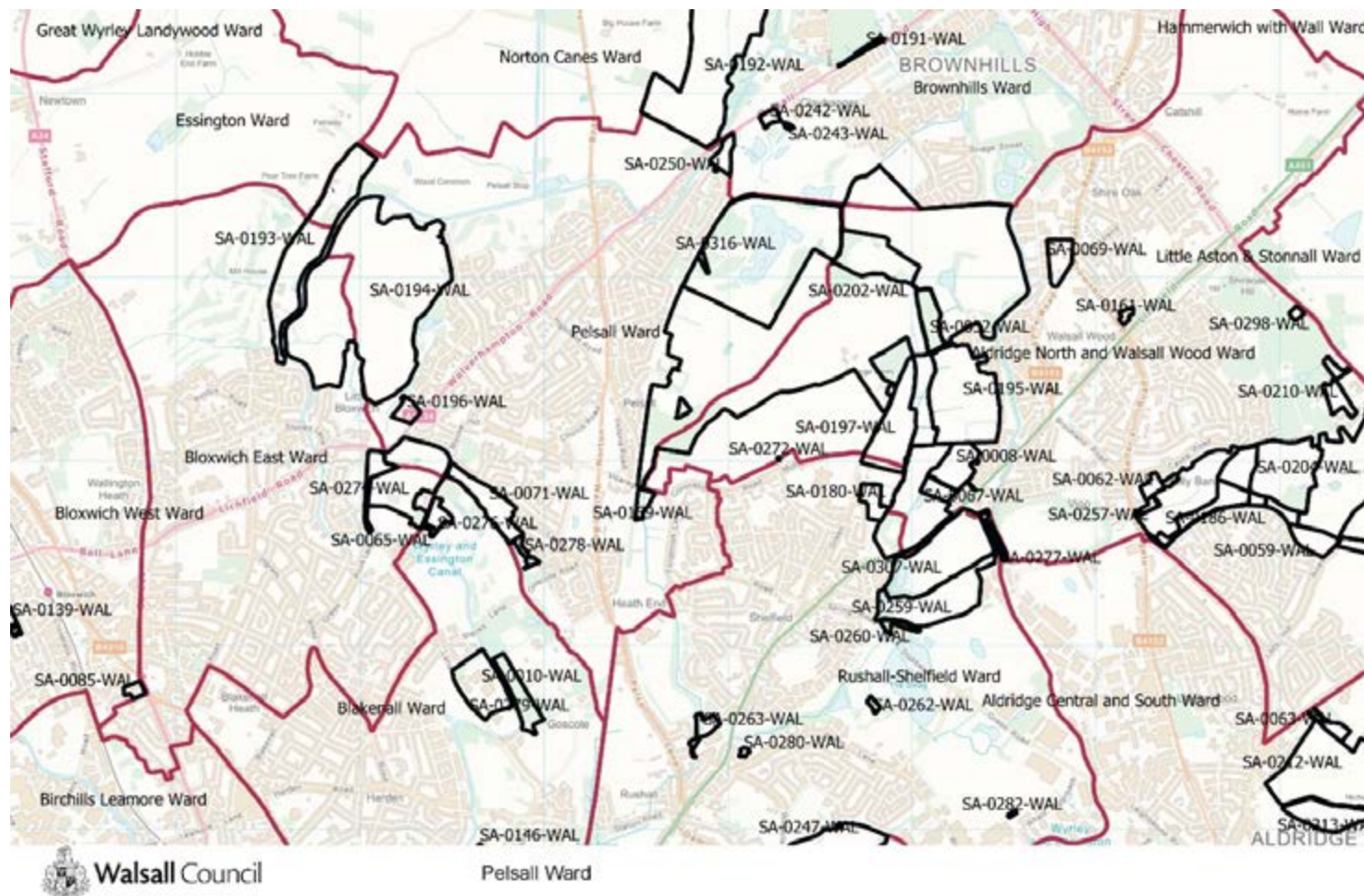
Walsall Council

Pelsall Ward

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### C-3 Walsall Ward Maps

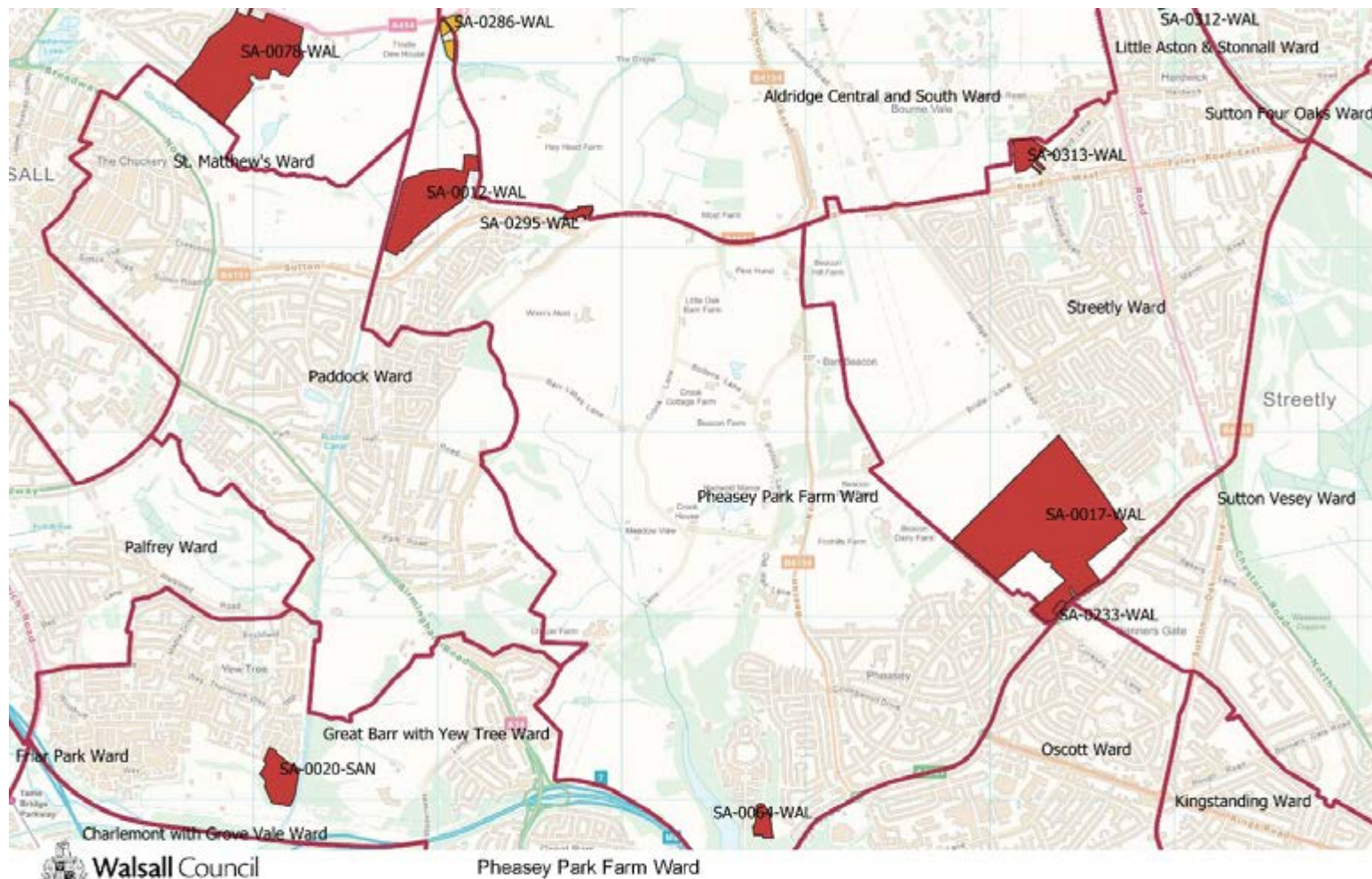
## Pelsall – Rejected Sites



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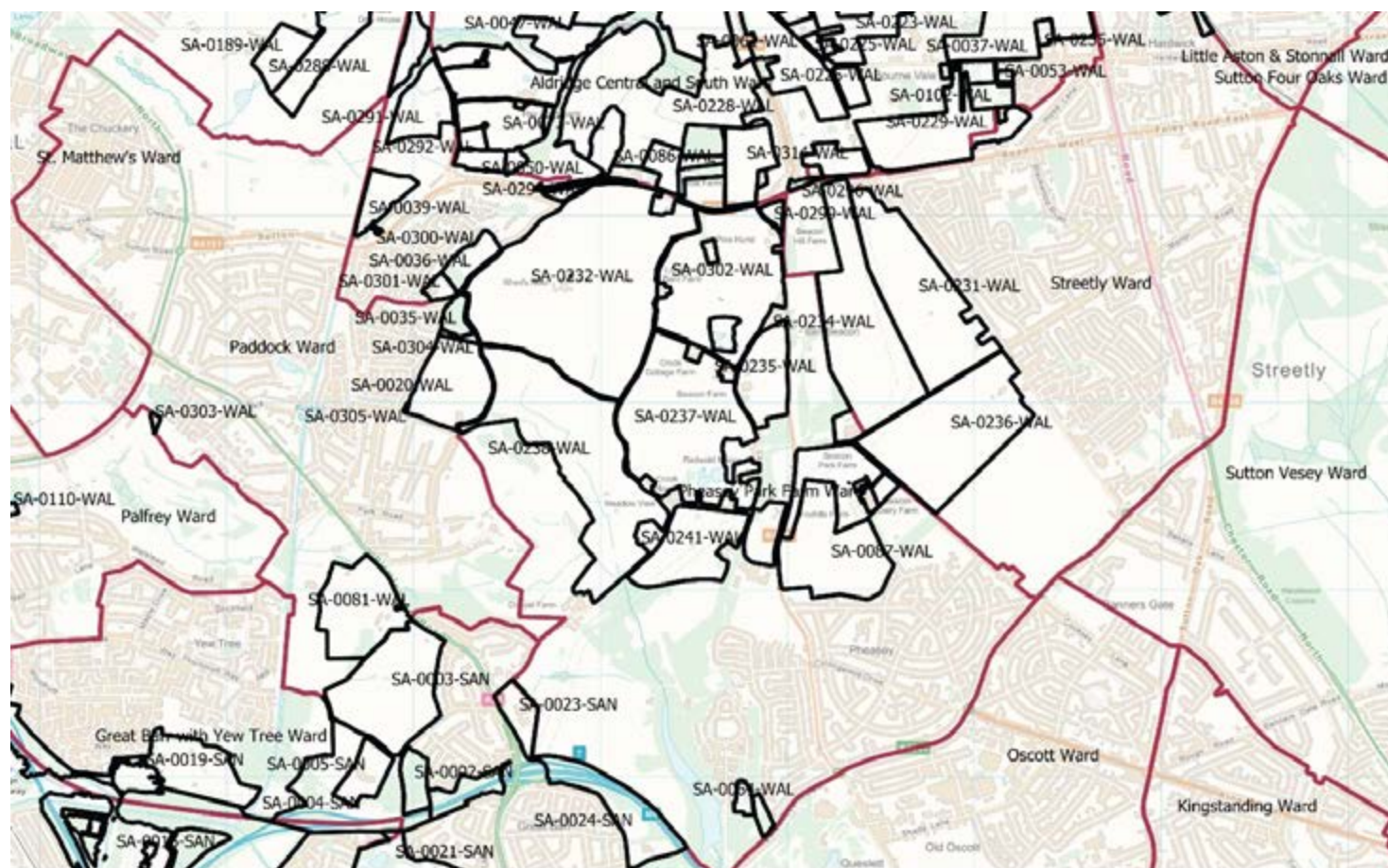
**Pheasey Park Farm – Selected Sites**



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### C-3 Walsall Ward Maps

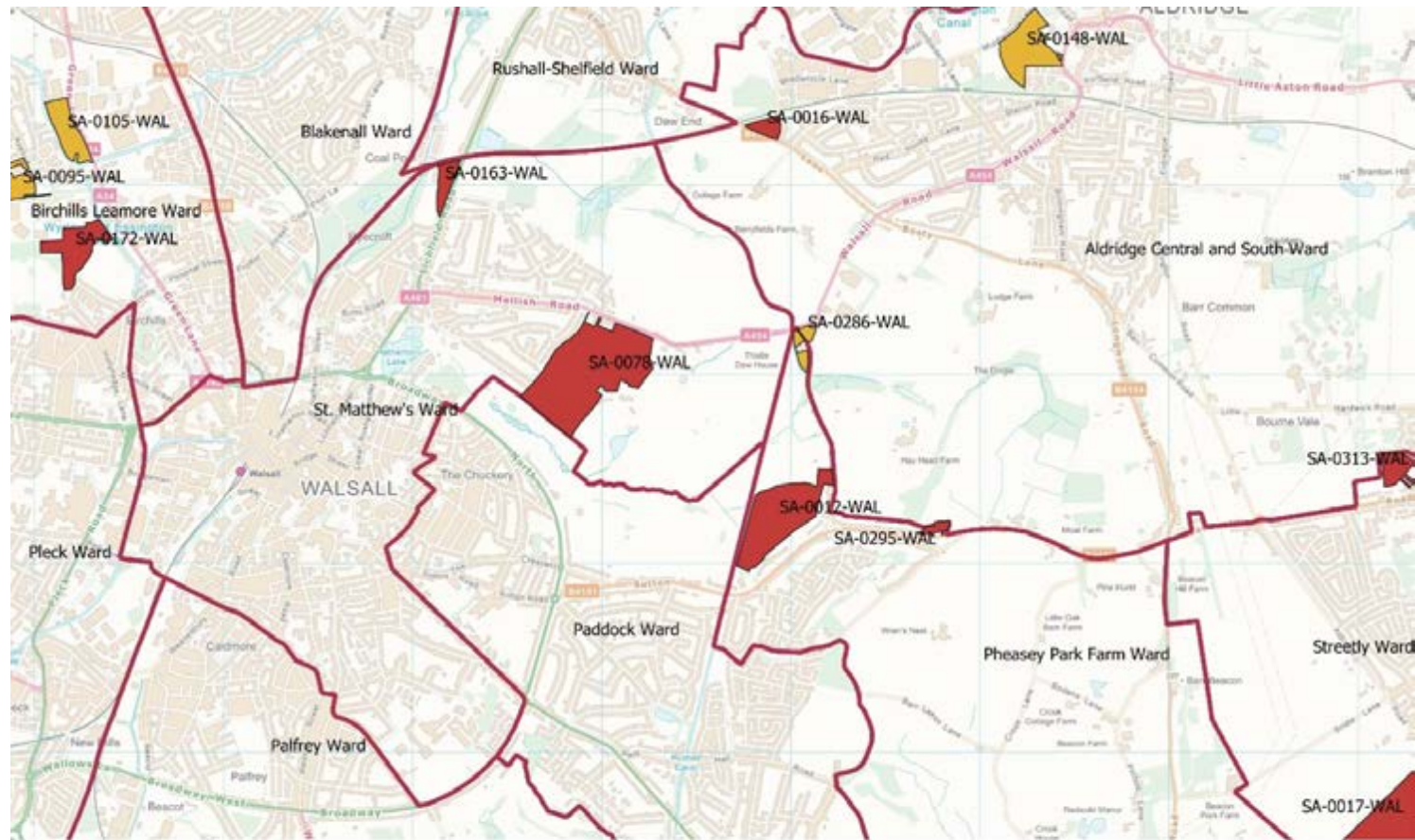
### **Pheasey Park Farm – Rejected Sites**





## C-3 Walsall Ward Maps

### St Matthew's – Selected Sites



 Walsall Council

St Matthew's Ward

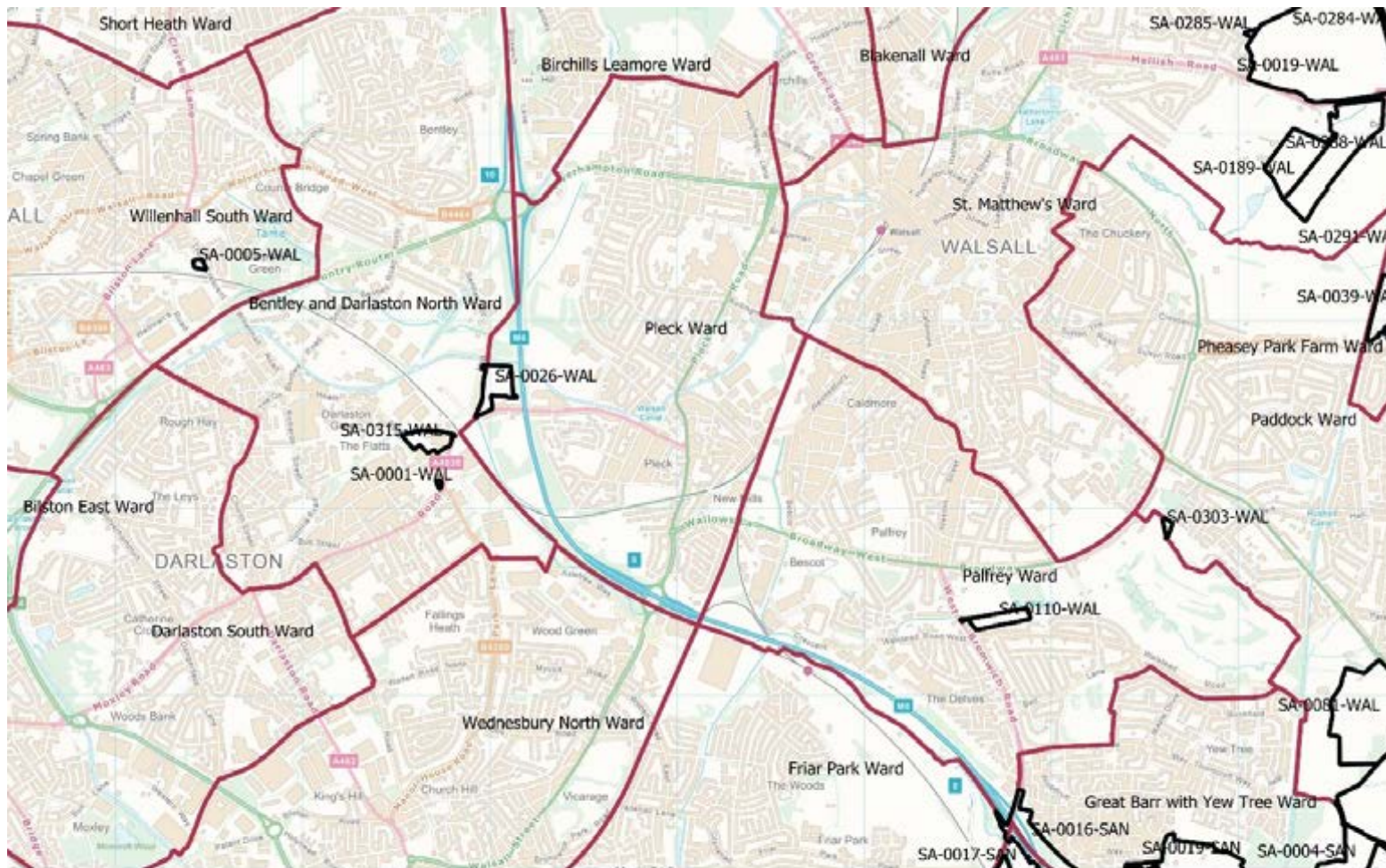
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## Pleck – Rejected Sites

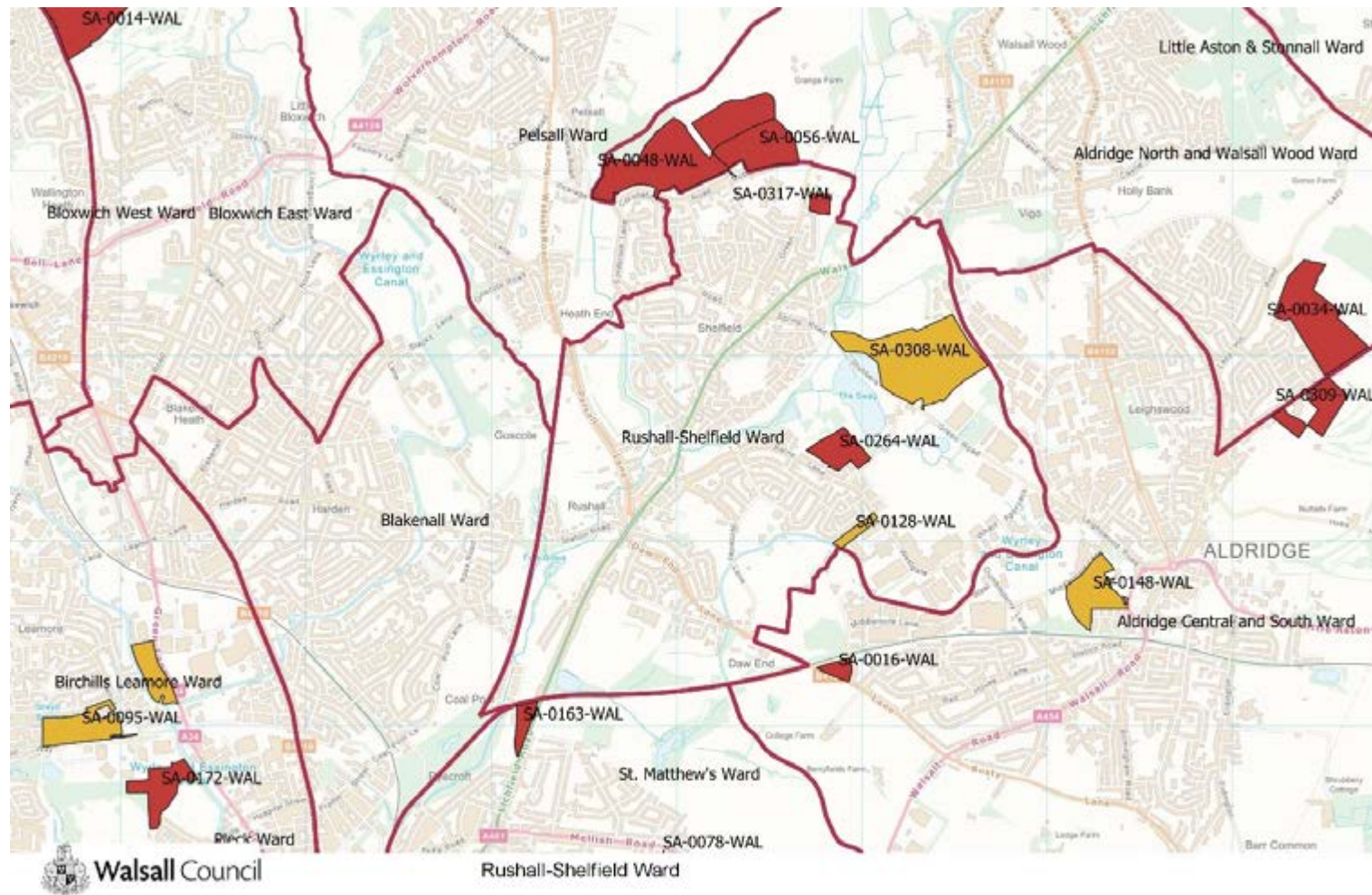


Walsall Council

Pleck Ward

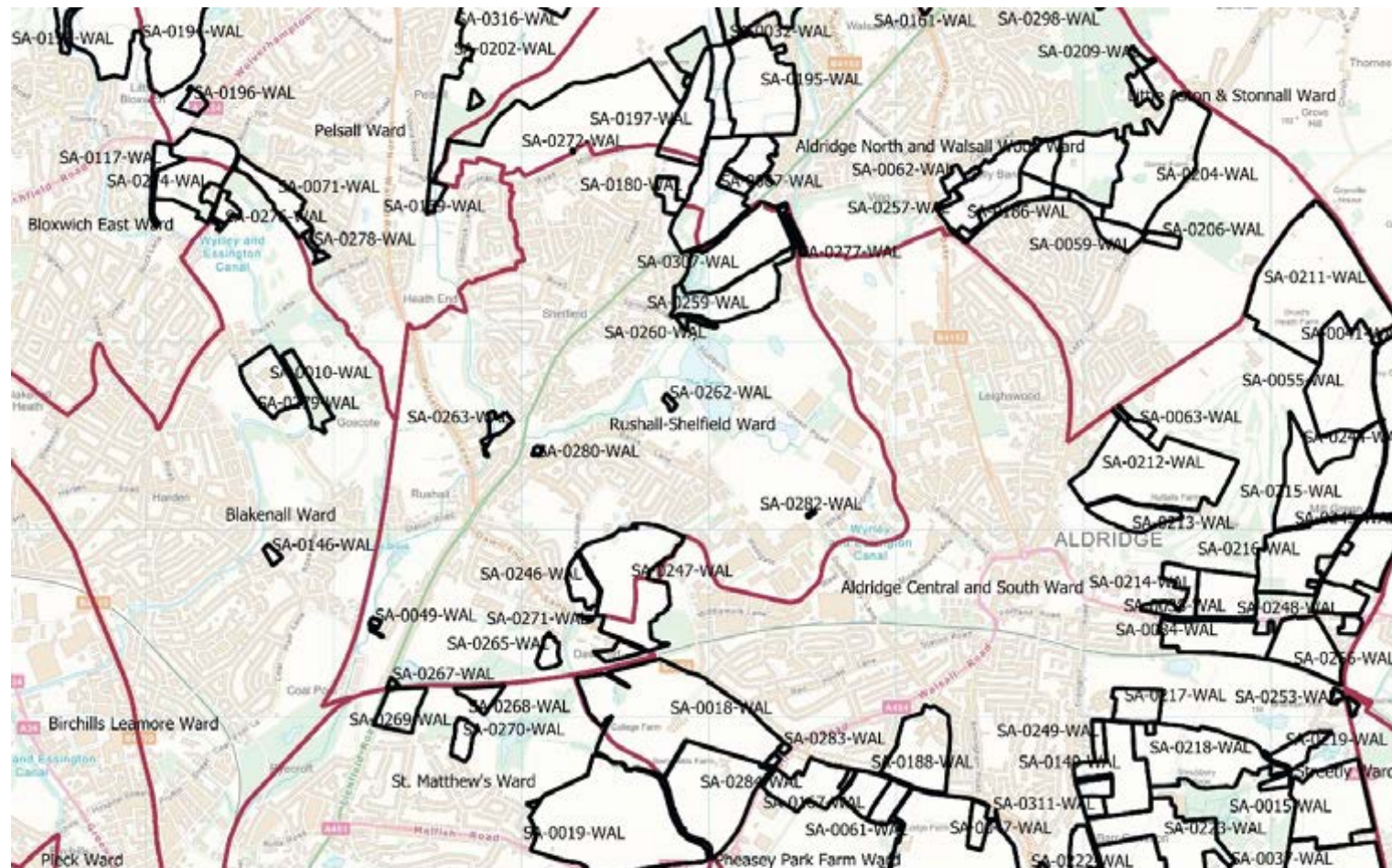
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## Rushall-Shelfield – Selected Sites





## Rushall-Shelfield – Rejected Sites



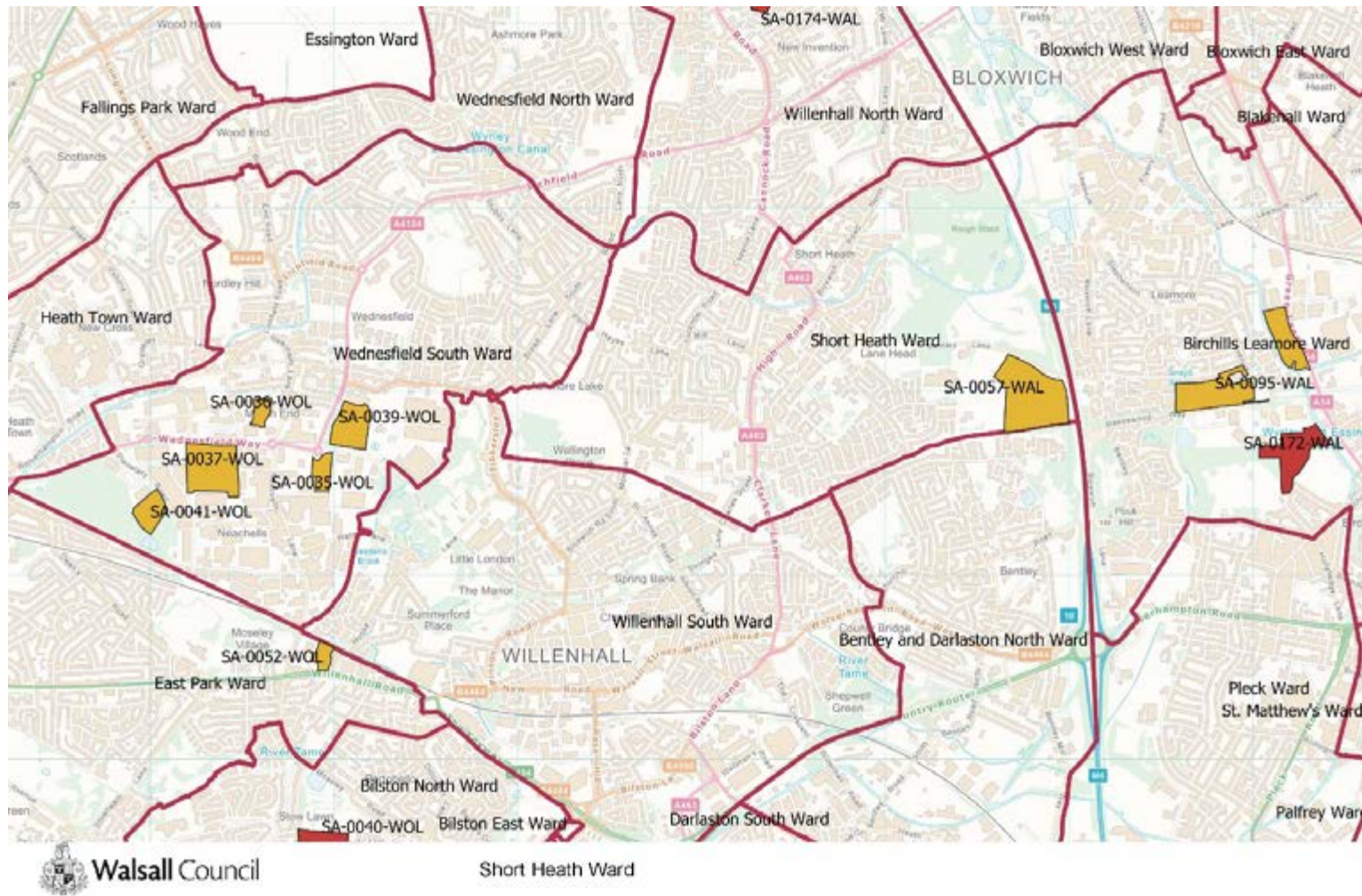
Walsall Council

Rushall-Shelfield Ward

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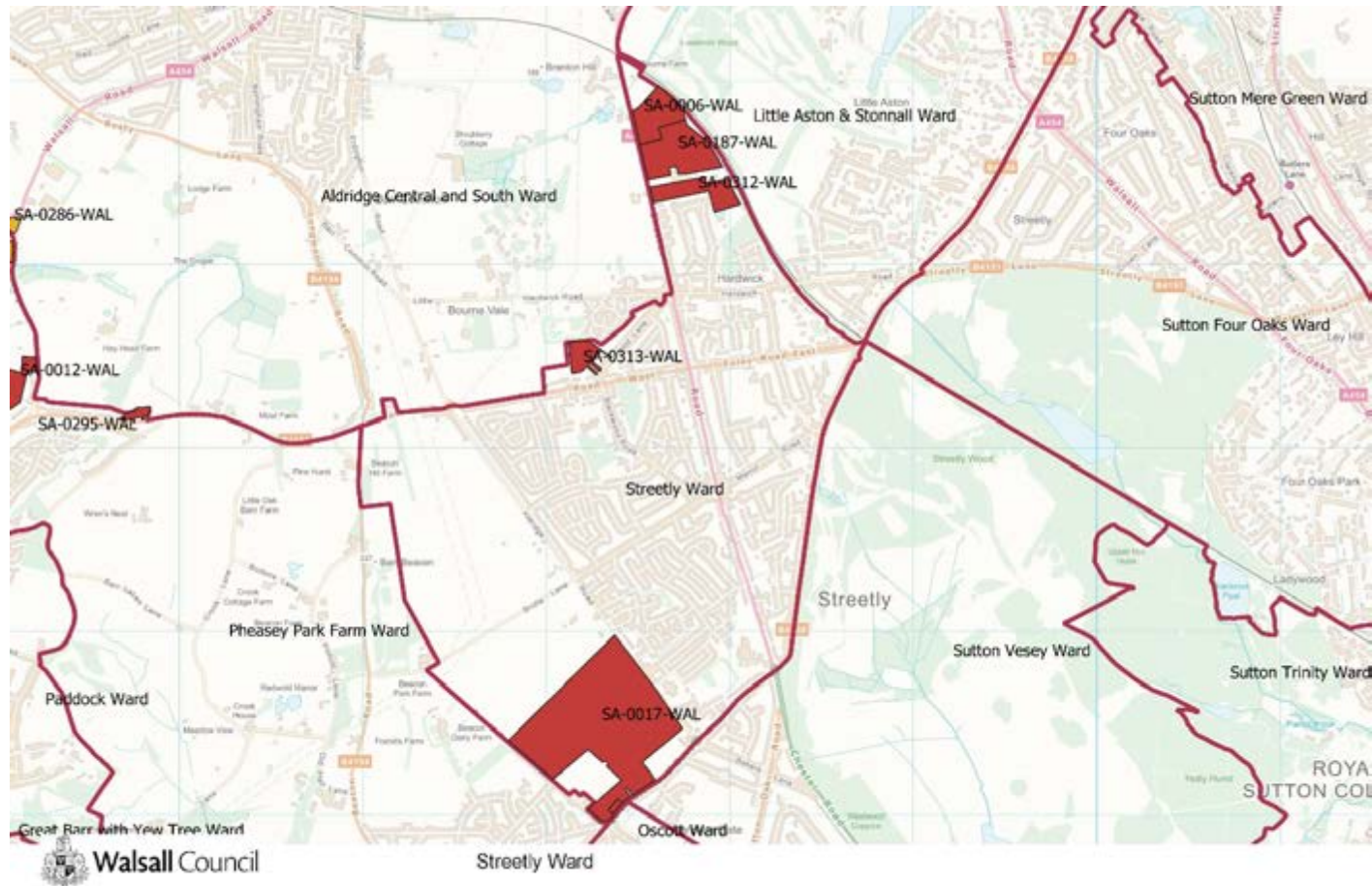
## Short Heath – Selected Sites



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**Streetly – Selected Sites**

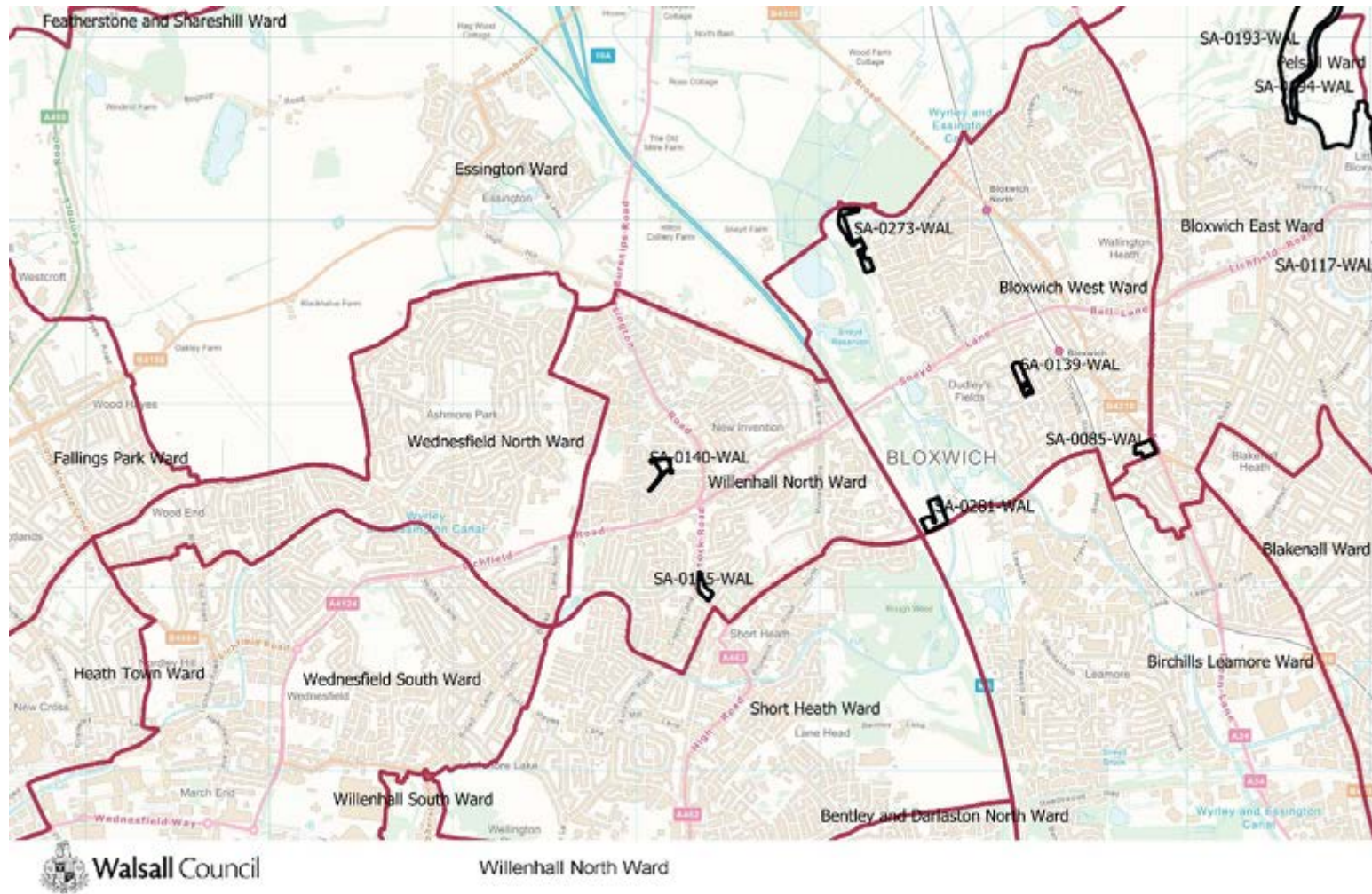


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**Willenhall North – Rejected Sites**



## Appendix C-4: Sites Assessed for Housing and Selected (Walsall)

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

**C-4 Sites Assessed for Housing and Selected (Walsall)**

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 Address	Land at junction of Middlemore Lane West and Bosty Lane, Aldridge - Middlemore Lane West, Aldridge							
Ward	Aldridge Central and South	Call for Site Ref	10112					
Site Area (ha)	1.35							
Site Reference	SA-0016-WAL							
Background/Context								
Current uses (list)	Agricultural land - At the time of the site visit the land was being used to keep horses							
Surrounding land uses	To the North boundary is the railway line, to the East housing and to the South and West agriculture uses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 policy ENV1 Green belt							
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 and Aldridge/Rushall and preventing encroachment on the countryside. This part of the sub-parcel is tightly contained by the railway line, Bosty Lane, and the adjoining inset settlement. As such, release of this land would have a limited effect on the wider Green Belt.	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				
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	High	Mod High	Mod		Low Mod		Low
			X					



#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield land.		X			
Topography	Gentle slope from East to West.					X
Agricultural Land Quality	Not agricultural land.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The site boundary is defined by trees and established planting none of which is protected. A tree assessment is required. If the trees were retained it would still be possible to develop a large part of the site.			X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees or hedges would require an Ecology assessment. The North boundary adjoins a SSSI site 'Daw End Railway Cutting' and the site is within the consultation zone. 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			X		
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets recorded here.					X
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.					X
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	No evidence of ground stability issues.					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.					X
Noise impact of adjoining uses	Bosty Lane is a District Distributer 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	X-Em plo yme nt	X-Res ide ntia l			

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	required. An employment use here may require mitigation due to the proximity to residential properties.			
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The size of the site and proximity to houses would severely restrict any employment potential to be unviable. The site has been assessed for market attractiveness by Colliers for EDNA 2 which concludes "This site is unsuitable for commercial development".	X		
Employment Land	Not employment land near to residential uses.	X		
Delivery / Phasing	This is a small infill site in an urban area and unlikely to have any significant delivery or phasing requirements.			X
Viability	There are no known significant risks to viability.			X
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 constraints 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 Middlemore Lane preferred. There are existing traffic calming measures on Bosty Lane. Footpath improvements required on Middlemore Lane. No significant concerns.			X
Impact on the wider road network	Low number of units possible so unlikely to have wider impacts.			X
Other Economic (specify)				
<b>Social</b>				
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	X		

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Secondary School	The whole site is 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 site is predominantly 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	X			
Any character constraints on density (list)	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 local cycle route networks	No connection 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.			X	
Other Social					
Opportunities					
The site has the constraints of the railway line and a highway which would prevent any opportunity to justify extending the site.				X	
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9, 12, 14 and positive impact for SA Objectives 5, 10 and 12				
Sustainability Appraisal Employment Conclusion	Assessment requested				
Conclusion					
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

**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	10536							
Site Address	Land at (South of) Stonnall Road, Aldridge, WS9 8JZ							
Ward	Aldridge Central and South	Call for Site Ref	10536					
Site Area (ha)	5.07							
Site Reference	SA-0309-WAL							
Background/Context								
Current uses (list)	Predominantly Agriculture							
Surrounding land uses	Residential to the North and West, agriculture to the East and Leisure use to the South (golf club)							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 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.	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					
Landscape Sensitivity	The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on its combination	High	Mod High	Mod		Low Mod		Low
			X					



**C-4 Sites Assessed for Housing and Selected (Walsall)**

	of pronounced slopes (in parts) and its strongly rural, undeveloped character.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield.	X				
Topography	The site is predominantly flat with a slight drop from North to South not significant.		X			
Agricultural Land Quality	Submission states grade 3 which is considered to be pre 1988 classification. No up to date assessment available.	X				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The western section is predominantly tree covered and is subject to a TPO 14/1990. Development here is unlikely to be supported but enhancement is possible. The remaining part of the site has only established boundary trees which could be retaining and the site developed without significant barriers.		X			
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 Zone 2		X			
Heritage Assets on site or significantly affecting boundaries	Historic Landscape Character - HBL5905 - A late 18th century planned field system enclosing Druid's Heath.		X			
Impact on visual amenity of adjacent land users, including existing residents	There would be an impact locally on a limited number of houses along Stonnall Road. The landscaping of the golf course to the South and presence of houses to the North would minimise any wider impacts.		X			
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Surface water should be managed within the site.					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.		X			
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.		X			
Noise impact of adjoining uses	The site is adjacent a golf course which raises potential noise and disturbance issues which require mitigation. The site adjoins residential building so employment uses are likely to have unacceptable noise impacts		X - Res ide ntia l			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.					X
Waste Infrastructure	No waste infrastructure constraints					X
Other Environmental	No other issues identified.					X
Economic						
Employment Development Opportunities	Significant constraints exist within this assessment including the context of the area defined by residential development	X				

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing and likely to be developed within the plan period.			X
Viability	There are no known significant risks to viability.			X
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 constraints 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)	No known infrastructure constraints here.			X
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 road network	No wider concerns raised.			X
Other Economic (specify)				
<b>Social</b>				
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.	X		
Secondary School	The whole site is 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			
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 and large detached houses with some modern traditional styled detached houses and bungalows to the East. The character on this side of Stonnall Road is very low density and for this reason 35dph is considered acceptable.			

**C-4 Sites Assessed for Housing and Selected (Walsall)**

Connections to local cycle route networks	No connection to a 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.			X	
Other Social					
Opportunities					
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.			X		
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion		The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12, 13, 14 and positive impact for SA Objectives 10, 13			
Sustainability Appraisal Employment Conclusion		Assessment requested			
Conclusion					
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 As	10131							
Site Address	Home Farm, Sandhills, Walsall Wood, Walsall, West Midlands, WS9 9DJ - Home Farm, Sandhills							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	10131					
Site Area (ha)	85.05							
Site Reference	SA-0022-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	The North West boundary is defined by the Wyrley and Essington Canal, with housing beyond and to the far North West corner industrial uses. The North East boundary follows the boundary to Lichfield Local Authority with more land in agricultural use beyond. The South West boundary meets the rear garden boundaries to houses on Chester Road. The South East boundary meets the Lichfield Road with houses on the opposite side.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 - GB1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Brownhills, and to preventing encroachment on the countryside. It is adjacent to settlements on three sides but has significant openness to the surrounding countryside to the east. The canal which forms the settlement edge to the north-west is a strong boundary feature containing both the eastern and northern edges of Brownhills, so any release of land would weaken the distinction between settlement and countryside that this maintains, but the role of the canal in relation to this sub-parcel is limited by existing development along the A452 settlement edge. 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
			X					

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	borough boundary forming the eastern edge of the parcel does not follow any clearly defined feature, but any release of land beyond the ridge crest to the east (marked by a belt of trees) would allow development to intrude on the valley beyond, weakening its integrity and therefore increasing harm.							
Landscape Sensitivity	The landscape is considered to have moderate overall sensitivity to residential development as the majority of the criteria score moderate and no criteria override that judgement. The landscape is considered to have a moderate-high sensitivity to employment development. Large scale development on this open gently undulating rural landscape would be prominent in the wider area to the east due to its location on the edge of the Midland plateau, particularly on higher slopes at Shire Oak. The Wyrley and Essington Canal and canal side vegetation provides a strong boundary feature along the industrial estate to the north of the area.	High	Mod High	Mod	Low Mod	Low		
			X - Employment	X - Residential				
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	There are existing houses and buildings on the land. The houses belong to the farmer and relatives of the farmer in connection with the agricultural use which is the main use of the application site. The site is predominantly greenfield.	X						
Topography	The submission confirms that across the site there is a difference in land level of up to 30m AOD. Shire Oak to the South corner is a ridge which approximately follows Chester road, the ground slopes down across the site to the North corner.				X			
Agricultural Land Quality	3a / 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 development is to ensure that the remaining farm can continue to be viable.	X						
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO trees within the application site, the nearest are at Shire Oak House. There are a number of established trees along the boundary to Lichfield Road and in the centre of the site.				X			
Biodiversity or Geodiversity on site or significantly affecting boundaries	Consultation buffer zone for Water Voles, Badgers and Great Crested Newts. The North West boundary to the Canal is a SLINC. Also Home Farm Hedges and Wood form a new SLINC which can be retained in combination with development without being a significant issue. Phase 1 habitat survey undertaken in 2013 and updated in 2015. "Based on the results of the work undertaken, the majority of the site is considered to be unconstrained in terms of ecology. A number of minor potential constraints				X			

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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



#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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 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, gas and broadband. 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 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.		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	The submission suggests access could be achieved from 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. 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.		X	
Impact on the wider road network	The capacity of the Chester Road and Lichfield Road would need to be assessed.			X
Other Economic (specify)				
<b>Social</b>				
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	X		
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	X		
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	X		
Any character constraints on density (list)	The site is very large and it is considered that there is scope and justification for a mix of densities to reflect the existing ribbon development and some of the higher densities found in Brownhills centre. 15dph was proposed and while it is			

**C-4 Sites Assessed for Housing and Selected (Walsall)**

	accepted that densities are low they are not to this extent and it is considered appropriate to apply 35dph here.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	The submission proposes open space within the site.			X
Loss of Playing Field / Sports Pitches	Not a Playing Field or a Sport Pitch			X
Other Social				
Opportunities				
The site is large and could accommodate a high number of houses in excess of 1200. It is large enough to be able to provide public open space, school and or health centre. The site is in a sustainable location near to public transport routes into Brownhills, Aldridge, Walsall and Lichfield.		X		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
The site capacity, existing infrastructure and sustainable location would 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 employment delivery and for this reason in particular housing is more appropriate here. Employment use development here would have a significant impact on the character of the area which would be amplified by the topography.				
Developable Area	54	Density	35	Estimated Housing Units 1417

**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	10162							
Site Address	Land North of Stonnall Road, Aldridge, Walsall,WS9 8JY - Land north of Stonnall Road, Aldridge							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	10162					
Site Area (ha)	13.82							
Site Reference	SA-0034-WAL							
Background/Context								
Current uses (list)	Agricultural.							
Surrounding land uses	To the North, East and South is agriculture and to the West is a modern housing estate.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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							
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 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.	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					
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.	High	Mod High	Mod		Low Mod		Low
			X					



**C-4 Sites Assessed for Housing and Selected (Walsall)**

Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	The site is greenfield.	X		
Topography	The site is predominantly flat with a shallow slope down West to East.			X
Agricultural Land Quality	3b Holford Map which is less than the grade to be considered best and most versatile for agriculture.		X	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no TPO trees at the site. The land is sub-divided into fields which is defined by hedges and tree planting. An assessment would be required to determine those worthy of retention, it is considered that if trees are retained the site would still be developable.		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	If any trees were identified to be removed a bat 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 = 2 The site falls within Nature Recovery Network Zone Core Expansion Zone 1		X	
Heritage Assets on site or significantly affecting boundaries	On the northern part of the site is a record of a ridge and furrow, HER number 10409. For this reason an archaeological survey is required.		X	
Impact on visual amenity of adjacent land users, including existing residents	There would be a significant local impact in relation to the neighbouring residential properties, however this impact is limited and any wider impact is reduced to moderate due to favourable topography.		X	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS. Existing drainage systems are unknown and further information and upgrades may be required.		X	
Ground Contamination	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.			X
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 adjacent residents.	X - Em plo yme nt		X - Res ide ntia l
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	

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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.			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 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.			X
Highways access and transportation	Site area should be increase to provide a link to Lazy Hill Road. Stonnall Road would require access improvements.		X	
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.			X
Other Economic (specify)				
<b>Social</b>				
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	X		
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	X		

**C-4 Sites Assessed for Housing and Selected (Walsall)**

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)	The adjacent estate is a mix of detached bungalows and houses, modern but traditionally styled.				
Connections to local cycle route networks	No connection 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.			X	
Other Social					
Opportunities					
No specific opportunities identified.			X		
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 4, 5, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 10, 13				
Sustainability Appraisal Employment Conclusion	Assessment requested				
Conclusion					
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

**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	10213 & 10279							
Site Address	Land at Vicarage Road / Coronation Road, High Heath, Walsall							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	10213 & 10279					
Site Area (ha)	22.52							
Site Reference	SA-0048-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North and East is agriculture, to the South is residential and to the West is an area of trees which has no use.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		Fordbrook					2.8	
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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The Northern section and Western tip of 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, the edge of the High Heath area of Shelfield forms a weaker distinction between settlement and countryside than is the case along other urban edges fronting onto this sub-parcel, and is contained to the west by Woodland; limited expansion here would constitute slightly less harm to Green Belt purposes. The sub-parcel along the southern boundary of the submission site 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, the edge of the High Heath area of Shelfield forms a weaker distinction between settlement	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X - North	X - South				



**C-4 Sites Assessed for Housing and Selected (Walsall)**

	and countryside than is the case along other urban edges fronting onto this sub-parcel, and is contained to the west by woodland; limited expansion here would constitute slightly less harm to Green Belt purposes.							
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.	High	Mod High	Mod	Low Mod	Low		
				X				
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	The site is greenfield	X						
Topography	The site rises slightly up from South to North. Would not present a significant constraint to development.			X				
Agricultural Land Quality	Grade 2 and Grade 3a Holford Farm Group.	X						
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are 17 protected Oak trees recorded at this site under tree preservation order 11/1970. In addition there may be other trees present which would justify protection. An assessment of trees at this site would be required to justify any removal or retention. Most of the site is clear of trees and the retention of all or some of them would not significantly reduce the developable area.		X					
Biodiversity or Geodiversity on site or significantly affecting boundaries	The intact native hedgerows, woodland plantation and semi-improved neutral grassland now forms part of the High Heath Common Farm SLINC. These features should be retained although they are not a significant barrier to developing the whole site. As part of a response received through call for sites 2 we received an ecological walk over survey which made the following recommendations: Protection of the Ford Brook corridor through the retention of a 10 m wide buffer zone adjacent to the bank top. Protection and enhancement of the hedgerow and associated ditch network. Protection and enhancement of the plantation woodland in the west of the survey area. 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 lacks aquatic vegetation and may also be impacted by 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 appropriately designed to provide varied depths, sinuous shoreline and planted up with native aquatic species local to the area would offset its loss.		X					

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	This site falls within two Nature Recovery Network Zones 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.	X		
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.		X	
Ground stability	Not in limestone or High Risk coal area.			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 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 - Employment	X - Residential	
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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			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	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.		X	

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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.		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.	X		
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.	X		
Other Economic (specify)				
<b>Social</b>				
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	X		
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	X		
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 semi-detached houses and an appropriate density here would be 35dph.			
Connections to local cycle route networks	Within 250 metres of cycle network route CR001 which could serve occupiers of the development.			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.			X
Other Social				
<b>Opportunities</b>				
The agent has identified a possible opportunity to provide a larger developable area by extending the site Northwards making a larger site.			X	
<b>Sustainability Appraisal</b>				
Sustainability Appraisal Housing Conclusion	The site 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			

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Sustainability Appraisal Employment Conclusion		Assessment requested			
Conclusion					
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



**C-4 Sites Assessed for Housing and Selected (Walsall)**

<b>Site Known As</b>	10266							
<b>Site Address</b>	Land at Mob Lane, Pelsall, Walsall, West Midlands - Mob Lane							
<b>Ward</b>	Aldridge North and Walsall Wood	<b>Call for Site Ref</b>	10266					
<b>Site Area (ha)</b>	7.99							
<b>Site Reference</b>	SA-0056-WAL							
<b>Background/Context</b>								
Current uses (list)	Agriculture							
Surrounding land uses	School opposite to the South, residential to the East, agriculture to the North and West.							
<b>Constraints</b>								
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>					<b>Amount covered (ha's)</b>		
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					0		
Common Land	N/A					0		
Existing Policy Designations (list)	SAD Green Belt - ENV1							
<b>Green Belt and Landscape Sensitivity Assessment</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
Green Belt 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, the edge of the High Heath area of Shelfield forms a weaker distinction between settlement and countryside than is the case along other urban edges fronting onto this sub-parcel, and is contained to the west by Woodland; limited expansion here would constitute slightly less harm to Green Belt purposes.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X					
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.	High	Mod High	Mod		Low Mod		Low
				X				
<b>Detailed assessment against environmental, social and economic criteria</b>								
<b>Criteria</b>	<b>Assessment</b>					<b>Rating</b>		

**C-4 Sites Assessed for Housing and Selected (Walsall)**

<b>Environmental</b>				
Greenfield/ Previously Developed Land	The site is greenfield.	X		
Topography	The site is flat.			X
Agricultural Land Quality	Grade 2 and Grade 3a Holford Farm Group.	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. Within the Jockey Fields SSSI consultation zone. 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 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	There would be limited local visual amenity impact affecting the view from the rear of a limited number of houses on Mob Lane and from the school. The submission site being next to existing development with favourable topography and significant established tree numbers to the East limits any wider impact.		X	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
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.		X	
Ground stability	Not in limestone or High Risk coal area.			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 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 l	
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	

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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.	X		
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.	X		
Impact on the wider road network	240 houses may have wider impacts, a highway impact assessment is required.		X	
Other Economic (specify)				
<b>Social</b>				
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	X		
Secondary School	The whole site is within 20 minutes public transport distance of a Secondary School			X

**C-4 Sites Assessed for Housing and Selected (Walsall)**

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	The site is predominantly within 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 semi-detached houses with a density of 27dph, for this reason a low density of 35dph is considered suitable.				
Connections to local cycle route networks	No connection 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.			X	
Other Social					
Opportunities					
Opportunity to form a larger site and there is an opportunity to improve existing access to the school.		X			
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 4, 5, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 10, 13				
Sustainability Appraisal Employment Conclusion	Assessment requested				
Conclusion					
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, limited number of units could unviable. Because of the limited size of this site compared with adjacent large sites housing would be more suitable than employment as local highway upgrades may be achievable to provide suitable access here for housing. Highway works require further assessment and there is potential for this site to be rejected.					
Developable Area	7.99	Density	35	Estimated Housing Units	209



**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	Green Belt Parcel 013							
Site Address	Land to the North East of Shire Oak, Lichfield Road							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	Green Belt Parcel 013					
Site Area (ha)	0.37							
Site Reference	SA-0207-WAL							
Background/Context								
Current uses (list)	No known use. Previous application for the nursing home included this land.							
Surrounding land uses	To the North and North West agriculture, East and South East residential, and to the South West is a Nursing Home.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Brownhills, and to preventing encroachment on the countryside. It is adjacent to settlements on three sides but has significant openness to the surrounding countryside to the east. The canal which forms the settlement edge to the north-west is a strong boundary feature containing both the eastern and northern edges of Brownhills, so any release of land would weaken the distinction between settlement and countryside that this maintains, but the role of the canal in relation to this sub-parcel is limited by existing development along the A452 settlement edge. The borough boundary forming the eastern edge of the parcel does not follow any clearly defined feature, but any release of land beyond the ridge crest to the east (marked by a belt of trees) would allow development to intrude on the valley beyond, weakening its integrity and therefore increasing harm.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Landscape Sensitivity	The landscape is considered to have moderate overall sensitivity to residential development as the majority of the criteria score moderate and no criteria override that judgement. The landscape is considered to have a moderate-high sensitivity to employment development. Large scale development on this open gently undulating rural landscape would be prominent in the wider area to the east due to its location on the edge of the Midland plateau, particularly on higher slopes at Shire Oak. The Wyrley and Essington Canal and canal side vegetation provides a strong boundary feature along the industrial estate to the north of the area.	High	Mod High	Mod	Low Mod	Low
			X - Employment	X - Residential		
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield with no evidence of any previous development.			X		
Topography	The parcel slopes down from South to North and is not considered to be a significant constraint in developing the parcel.				X	
Agricultural Land Quality	Not agricultural land.					X
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 due to shading.			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 = 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	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 reasons there would be no significant local or wider harm.					X

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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.			X
Ground stability	No record of ground stability issues here.			X
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.	X		
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 - Employment	X - Residential	
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	This site does not meet the threshold for employment 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 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.		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.			X
Impact on the wider road network	No significant issues.			X

**C-4 Sites Assessed for Housing and Selected (Walsall)**

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	X		
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	X		
Strategic Centre/Employment 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	X		
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	No connection to a 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.			X
Other Social				
Opportunities				
Could form a comprehensive scheme with adjoining site in respect of housing.				X
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.			
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				
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 uses this would be incompatible with the adjacent nursing home use. 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 be unsustainable.				
Developable Area	0.37	Density	35	Estimated Housing Units 10



**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	Green Belt Parcel 014							
Site Address	Land to the South West of Shire Oak, Lichfield Road							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	Green Belt Parcel 014					
Site Area (ha)	0.32							
Site Reference	SA-0208-WAL							
Background/Context								
Current uses (list)	Unknown there is history that this was a former gravel pit.							
Surrounding land uses	To the East and North West is agriculture, to the North East a residential care home and to the West and South West are residential properties.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Brownhills, and to preventing encroachment on the countryside. It is adjacent to settlements on three sides but has significant openness to the surrounding countryside to the east. The canal which forms the settlement edge to the north-west is a strong boundary feature containing both the eastern and northern edges of Brownhills, so any release of land would weaken the distinction between settlement and countryside that this maintains, but the role of the canal in relation to this sub-parcel is limited by existing development along the A452 settlement edge. The borough boundary forming the eastern edge of the parcel does not follow any clearly defined feature, but any release of land beyond the ridge crest to the east (marked by a belt of trees) would allow development to intrude on the valley beyond, weakening its integrity and therefore increasing harm.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X					

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Landscape Sensitivity	The landscape is considered to have moderate overall sensitivity to residential development as the majority of the criteria score moderate and no criteria override that judgement. The landscape is considered to have a moderate-high sensitivity to employment development. Large scale development on this open gently undulating rural landscape would be prominent in the wider area to the east due to its location on the edge of the Midland plateau, particularly on higher slopes at Shire Oak. The Wyrley and Essington Canal and canal side vegetation provides a strong boundary feature along the industrial estate to the north of the area.	High	Mod High	Mod	Low Mod	Low
			X - Employment	X - Residential		
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The land has a history as a gravel pit and is considered to be previously developed.					X
Topography	The parcel slopes down from South to North and is not considered to be a significant constraint in developing the parcel.			X		
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 within the parcel, there are some on the adjoining boundary within the grounds of the Nursing which would not significantly impact on the developable area in this parcel. There maybe trees which form the boundary of the parcel which may be worthy of retention and requires a tree survey. The number of established trees is low and even if they were retained 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 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 Assets on site or significantly affecting boundaries	HER 10217 - GRAVEL PIT; FIELD ADJ TO SHIRE OAK HOUSE; BROWNHILLS - Gravel pit marked on OS 1st edition, 1884. An archaeological survey would be required prior to development.			X		

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Impact on visual amenity of adjacent land users, including existing residents	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 reasons there would be no significant local or wider harm.			X
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.			X
Ground stability	No record of ground stability issues here.			X
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.	X		
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 - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	This site does not meet the threshold for employment 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 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.		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

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Highways access and transportation	No significant issues.				X
Impact on the wider road network	No significant issues.		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		X		
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		X		
Strategic Centre/Employment 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		X		
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	No connection to a 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.				X
Other Social					
Opportunities					
Could form a comprehensive scheme with adjoining site in respect of housing.					X
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.				
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					
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 Area	0.32	Density	35	Estimated Housing Units	8



## Birchills Leamore

<b>Site Known As</b>	10426							
<b>Site Address</b>	Former Reedswood Golf Course, Rayboulds Bridge, Walsall.							
<b>Ward</b>	Birchills Leamore	<b>Call for Site Ref</b>	10426					
<b>Site Area (ha)</b>	5.6							
<b>Site Reference</b>	SA-0172-WAL							
<b>Background/Context</b>								
Current uses (list)	Amenity, site is adjacent to Reedswood Park some evidence of people walking through this area.							
Surrounding land uses	To the North is Reedswood Retail park to the East is the former Caparo Site which has permission for housing, to the South is residential and to the West is Reedswood Park.							
<b>Constraints</b>								
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>					<b>Amount covered (ha's)</b>		
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					0		
Common Land	N/A					0		
Existing Policy Designations (list)	Open Space OS1 - OS8009							
<b>Green Belt and Landscape Sensitivity Assessment</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
Green Belt Harm	N/A	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Landscape Sensitivity	N/A	High	Mod High	Mod	Low Mod	Low		
		N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Detailed assessment against environmental, social and economic criteria</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
<b>Environmental</b>								
Greenfield/ Previously Developed Land	Greenfield	X						
Topography	Although the ground is undulating this is not significant.							X
Agricultural Land Quality	Not agricultural land.							X
Tree Preservation Orders / Mature	There are a number of tree across the site however half are not established and many could be retained whilst also		X					

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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		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 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.			X
Ground Contamination	Ground remediation is also required for the former power station towers		X	
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.	X		
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 l	
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.			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.			X
<b>Economic</b>				
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.	X		
Delivery / Phasing	Some outstanding questions on delivery with further information being sought.	X		
Viability	More information would be required to determine viability.	X		

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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.	X		
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.	X		
Other Economic (specify)				
<b>Social</b>				
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		X	
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			X
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.			X
Any character constraints on density (list)	The character here is a mix of traditional detached and semi-detached, Victorian and modern terraced and modern 2 and 3 storey flats with flat roofs. There are no character constraints to density.			
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.	X		
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
<b>Opportunities</b>				

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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 Appraisal Employment Conclusion		Assessment requested		
Conclusion				
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 Address	Stafford Road (A3), To the north of Bloxwich,WS3 3PJ - Land at Yieldsfield Farm (sometimes recorded as Yieldfields)							
Ward	Bloxwich East	Call for Site Ref	10106					
Site Area (ha)	39.55							
Site Reference	SA-0014-WAL							
Background/Context								
Current uses (list)	Farm agriculture and dairy							
Surrounding land uses	To the South is a golf course to the North and East is more agriculture and to the West is residential. A former Canal stretches West to East across the Northern part of the site.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 policy ENV1 Green belt SAD policy LC5 Greenways SAD policy EN4							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing urban sprawl, loss of separation between towns (Bloxwich and Great Wyrley / Cheslyn Hay), and encroachment on the countryside. Its release would weaken the integrity of Green Belt land to the south (the golf course) and land separating the parcel from washed-over development to the west, and although development would not narrow the existing gap between the edge of Walsall and Great Wyrley (part of the large built-up area of Cannock), it would significantly increase its frontage. Tree cover on the golf course forms a strong edge to the urban area beyond and development negating this role would constitute a significant change, given the fragility of the settlement gap, despite the fact that the double-hedgerow marking the former canal along 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
		X						

**C-4 Sites Assessed for Housing and Selected (Walsall)**

	borough boundary would form a clear Green Belt edge.							
Landscape Sensitivity	The landscape is considered to have low-moderate overall sensitivity to residential development as the majority of criteria score low or moderate, and no criteria override that judgement. The landscape is considered to have moderate sensitivity to employment development. Large scale development would disrupt the small to medium scale historic pattern of the landscape. Development would reduce the contribution of the landscape as a rural setting to Bloxwich which provides separation between Newtown and Bloxwich.	High	Mod High	Mod	Low Mod	Low		
					X			
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	There are existing houses and buildings on the land and a former canal. The houses and buildings appear to be connected with the existing agricultural use which is the main use of the application site and in the same ownership. The site is predominantly g	X						
Topography	There is a peak to the site in the centre running from West to East with the land sloping down to the North and South. The topography is not considered a significant barrier to development.		X					
Agricultural Land Quality	3a 1988. Post 1988 SAD Grades 3a, 3b and 4 cover the site.	X						
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are established hedges and trees within the site and which define the boundary. None are protected but an assessment would be required to determine if any are worthy of retention.		X					
Biodiversity or Geodiversity on site or significantly affecting boundaries	Potential impact on farms buildings and trees. The submitted Vision Document states that a preliminary ecological review has taken place and it advises that the land has negligible to low ecological value. The former Canal is designated in the SAD as a greenway and would have the potential to link up with the Hatherton Canal to the East if reinstated. The northern and eastern hedgerows and former canal line (now a combination of semi-improved grassland, tall ruderal and scrub habitat) merit designation as a SLINC (Lords' Hays Canal Hedges) which is now confirmed. 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	Yieldfields Hall Farmhouse is a grade 2 listed farmhouse. SJ 90 SE. The land around the building has at least 4 large modern predominantly corrugated steel industrial style ancillary farm buildings the footprints of which dwarf the listed farmhouse which		X					
Impact on visual amenity of adjacent	Strong local impact which would be experienced by users of the highway and occupiers of houses on the Turnberry Estate in particular, sensitive design and landscape	X						

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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.			X
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.		X	
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.			X
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.		X	X
<b>Economic</b>				
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.	X		
Employment Land	Not existing employment land. Employment uses out of character with the listed buildings.	X		
Delivery / Phasing	The agent has confirmed that the site is in 95% single ownership. Remaining 5% belongs to the golf club but is not in use.			X
Viability	The agent advises that the scheme can deliver a primary school and later living accommodation.			X

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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 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.			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.			X
Impact on the wider road network	No significant wider impacts which would limit development.			X
Other Economic (specify)				
<b>Social</b>				
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	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			
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)	Adjacent housing is predominantly detached and would define the appropriate character. For this reason an appropriate net density for this site is considered to be 35dph.			
Connections to local cycle route networks	No connection 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.			X
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.			
<b>Opportunities</b>				
The assessment has taken into account the area within Walsall Council boundary. If the scheme has potential there would be an opportunity to			X	



#### C-4 Sites Assessed for Housing and Selected (Walsall)

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.					
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14 and a positive impact for SA Objective 10				
Sustainability Appraisal Employment Conclusion	Assessment requested				
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 accepted 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

## Brownhills

Site Known As	10221							
Site Address	Land North of Northfields Way, Clayhanger, Brownhills, Walsall, WS8 7DT (nearest post code) - Land North of Northfields Way							
Ward	Brownhills	Call for Site Ref	10221					
Site Area (ha)	1.87							
Site Reference	SA-0052-WAL							
Background/Context								
Current uses (list)	There are paths which run across the site and which provide access to the Canal. The submission states that grass is maintained on part of the site. The site is considered to have an abandoned use.							
Surrounding land uses	To the North is public open space, to the West and South are residential properties. To the East is the Canal and Clayhanger Village SLINC.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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)	Walsall SAD ENV1 Green Belt							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
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.	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	
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	High	Mod High	Mod		Low Mod		Low
				X				

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
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.			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 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	<p>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.</p> <p>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.</p> <p>Predominant Ecological Valuation of the Black Country Green Belt Score = 5</p> <p>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.</p> <p>The site falls within a Nature Recovery Network Core Habitat Zone</p>		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 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.			X		

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
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.		X	
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			X
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 - Employment		X - Residential
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			X
Other Environmental	No other issues identified.		X	X
<b>Economic</b>				
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 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.			X
Viability	There are no known significant risks to viability.			X
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 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.		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	



#### C-4 Sites Assessed for Housing and Selected (Walsall)

water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	Northfield Way is stopped up to prevent travellers accessing the road and anti-social behaviour. No barriers to development.			X
Impact on the wider road network	Unlikely to be significant			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 10 minutes walking distance of a Primary School			X
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 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			
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 of Clayhanger estate is defined by modern detached houses, however the site is on the urban edge next to undeveloped land with environmental protection and the transition between the two character areas justifies a dph of 40.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	The land is not public open space, the potential harm to the existing adjoining public open space is considered above.			X
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social	Public footpath BRO32 runs through the site and would need to be taken into account for any redevelopment of the site.			
Opportunities				
The site is partly untidy with remains and rubble from the previous farm buildings. Northfields Way is partly blocked off due to anti-social behaviour, the redevelopment of this site would provide visual surveillance and put the road back into use which would improve the amenities of the area.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
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.				

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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

**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	Green Belt Parcel 004							
Site Address	Sandfield Farm, Lichfield Road, Brownhills							
Ward	Brownhills	Call for Site Ref	Green Belt Parcel 004					
Site Area (ha)	1.64							
Site Reference	SA-0199-WAL							
Background/Context								
Current uses	Agriculture and horsiculture.							
Surrounding land uses	To the North are agricultural and horsicultural uses, to the East is a mobile home park, to the South the canal and basin and to the West is an Industrial Estate.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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	SAD Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Brownhills, and to preventing encroachment on the countryside. Releasing this more contained area, in association with release of the existing urbanising development in B110A, would not significantly weaken the integrity of surrounding Green Belt land.	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				
Landscape Sensitivity	The majority of criteria score low/reduced sensitivity, however this is counterbalanced by the fact that this landscape is relatively open and visually prominent, and contains a predominance of small-scale fields, with some sense of rural character. Therefore, the overall sensitivity is considered to be low-moderate to residential and employment development.	High	Mod High	Mod		Low Mod		Low
						X		
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	The parcel is greenfield.					X		

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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.		X	
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.			X
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.		X	
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.		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.			X
Ground stability	There are no record of ground stability issues here.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X



#### C-4 Sites Assessed for Housing and Selected (Walsall)

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 - Employment	X - Residential	
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 - Residential	X - Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 sensitive 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).		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 constraints 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.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons,	No evidence of infrastructure constraints.			X

#### C-4 Sites Assessed for Housing and Selected (Walsall)

culverts, rights of way)					
Highways access and transportation	Access issues, ideally could be an extension to Sandfields and an access can be shared with this site. Concerns about sustainability of the parcel in terms of links to services and public transport.		X		
Impact on the wider road network	No significant concerns (Transportation). Highways England raise no concerns.			X	
Other Economic	None			X	
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	X			
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	X			
Strategic Centre/Employment 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	X			
Any character constraints on density (list)	The only residential buildings other than detached farm houses which could define the character are the adjacent mobile homes, overall a low density of 35dph is considered suitable here.				
Connections to local cycle route networks	No connections to a 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.			X	
Other Social					
Opportunities					
Could be part of a larger site and potential to provide an access for other sites to Lichfield Road.				X	
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13				
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					
Only residential is considered acceptable here due to the topography and relationship to the mobile home park adjoining so development could be significantly constrained in design terms, for instance bungalows may be more acceptable than two storey housing to ensure no unacceptable adverse impact in relation to neighbouring uses. Could form an extension to Sandfields. 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.					
Developable Area	1.64	Density	35	Estimated Housing Units	33

## C-4 Sites Assessed for Housing and Selected (Walsall)

### Pelsall

Site Known As	10152 & 10338							
Site Address	Land at Yorks Bridge, Lichfield Road, Pelsall, Walsall - Land at Yorks Bridge							
Ward	Pelsall	Call for Site Ref	10152 & 10338					
Site Area (ha)	17.67							
Site Reference	SA-0030-WAL							
Background/Context								
Current uses (list)	Agricultural Land							
Surrounding land uses	Agriculture and some residential to the North and East, residential to the South beyond the canal and a nature reserve to the West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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)	Suitable and deliverable in 2018 SHLAA Brownfield Land Register SAD ENV1 Land at Yorks Bridge SLINC (4.2ha)							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to safeguarding the countryside from encroachment, checking sprawl from the West Midlands conurbation, and preventing the merging of settlements. Constraints leave little 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	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			

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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 harm. It should be noted that the small area of unconstrained land to the south of the A5 at Brownhills West, occupied by a single dwelling and the site of the former Rising Sun public house, makes a weaker contribution to the Green Belt purposes. Its isolation from the rest of the Green Belt by the constrained Brownhills Common mean that low harm would result from its release.							
Landscape Sensitivity	The landscape is considered to have moderate-high overall sensitivity to residential development as the majority of the criteria score either moderate or greater and no criteria override that judgement. The landscape character of the farmed landscape to the west with its intact field pattern and mature boundary hedgerows and trees extends across the borough boundary into Cannock Chase District. The landscape is considered to have a moderate-high sensitivity to employment development. Large scale development would disrupt the complex pattern of natural and historic features, and the contribution of the area to the setting of Pelsall and Brownhills. However, modern development around the fringes of the area, including the Coppice Side Industrial Estate reduces sensitivity locally.	High	Mod High	Mod	Low Mod	Low		
<b>Detailed assessment against environmental, social and economic criteria</b>								
Criteria	Assessment	Rating						
<b>Environmental</b>								
Greenfield/ Previously Developed Land	The site is greenfield.				X			
Topography	The site is predominantly flat with the North part rising slightly Northwards, not significant.							X
Agricultural Land Quality	An agricultural land survey was received and concluded as follows: The predominant Land Grade designation for the site was Sub-grade 3a which constitutes best and most versatile, covering approximately 86% of the land (18.53 hectares). The remaining areas comprised approximately 9% (1.94 hectares) of Sub-grade 3b and 5% (1.13 hectares) of non agricultural land. At 18.53ha the amount of BMV land falls below the 20ha threshold for being significant in size and in this instance there is no alternative location for development on lower grade land, this combination of issues is considered to be less than significant.					X		



#### C-4 Sites Assessed for Housing and Selected (Walsall)

Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are 10 protected trees within the site, numbered 5/1961 T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, 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		X	
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 advises 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.		X	
Ground stability	High Risk Coal Area, requires assessment.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of 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 - Employment		X - Residential
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

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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."	X		
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.			X
Availability of utilities – electricity, gas, water, sewage treatment	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 constraints 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	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.		X	
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.		X	
Other Economic (specify)				
<b>Social</b>				

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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			X	
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		X		
Strategic Centre/Employment 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		X		
Any character constraints on density (list)	The adjacent estate to the South has modern traditionally styled detached houses and an appropriate net density for this site is considered to be 45dph.				
Connections to local cycle route networks	No connection to Local Cycle Route Network.		X		
Public Open Space	The site is not public open space but is adjacent and would have visual impact on this space as indicated above.			X	
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 extend the value and landscape character of Pelsall North Common within the site to the north to provide a recreational landscape.			X		
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion	The site 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				
Sustainability Appraisal 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					
The submission identifies a number of constraints but proposes mitigation. Retention and enhancement of the SLINC is possible. Potential impact on visual amenity locally, significant access issues, to the East is common land preventing access onto Lime Lane, to the South is the Canal leaving a single point of access onto Pelsall Road. Road widening and junction improvements are required here. The potential need to provide an access in another borough could cause issues for deliverability of this site, however it has now been demonstrated that with highway improvements access can be attained in Walsall on Pelsall Lane. It is estimated that approximately 2.8 hectares would not be developable due to constraints, trees, SLINC and common land. Although the Colliers assessment for employment uses concludes there is potential, taking account of the highway infrastructure restrictions for access and proximity to residential, mitigation is not feasible to support employment here.					
Developable Area	13.47	Density	45	Estimated Housing Units	580

## Pheasey Park Farm

Site Known As	10102							
Site Address	Longwood Lane, Walsall - Land off Sutton Road							
Ward	Pheasey Park Farm	Call for Site Ref	10102					
Site Area (ha)	11.9							
Site Reference	SA-0012-WAL							
Background/Context								
Current uses (list)	Agriculture and horsiculture.							
Surrounding land uses	To the East are houses, the canal and arboretum beyond to the West, horsiculture and agriculture uses to the North.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 policy ENV1 Green belt Wood End Farm SLINC							
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, Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. However release of land on the urban fringes of the sub-parcel that have less significant boundaries between settlement and countryside would result in slightly less harm than release of the core area between towns.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X					
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 also have moderate-high sensitivity to employment development as large-scale	High	Mod High	Mod		Low Mod		Low
			X					



#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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. 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	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield land, with some small structures present ancillary to the agriculture use.	X				
Topography	The site is predominantly flat, there are no significant changes which would affect the developable area.					X
Agricultural Land Quality	Grade 3, pre 1988 an up to date assessment is required. The submission does not provide any up to date details.					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no TPO trees at the site. The land is sub-divided into fields which is defined by hedges and tree planting. The submission proposes to retain much of the site boundary trees/hedges and some within the site. There is not a tree 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.			X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	A summary of an ecological appraisal has been received which concludes that there is limited habitat opportunities, the most suitable is along the canal which is a designated 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 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, however maps illustrate a former moat feature. The HLC identifies the site as a Archaeological Priority Area due to the possible medieval moated site shown on the 1st edition OS map. A summary of an archaeological					X
Impact on visual amenity of adjacent land users, including existing residents	There is significant boundary planting and trees along the canal which prevents any views of the land, the ribbon development of houses along Sutton Road and Longwood Road screens the site from the West. There would be a local			X		

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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.		X	
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.		X	
Ground stability	No evidence of ground stability issues.			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.			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
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site is surrounded by residential uses with access 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.			X
Viability	There are no known significant risks to viability.			X
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,	Three watercourses exist which are maintained by the Council. There is a bridleway which is also maintained by the Council along the Southern boundary.		X	

**C-4 Sites Assessed for Housing and Selected (Walsall)**

culverts, rights of way)					
Highways access and transportation	Access onto Longwood Lane would have poor visibility and it would be preferable to obtain access onto Sutton Road through the purchase of property.		X		
Impact on the wider road network	Could be wider impacts to the junction onto Sutton Road which may need to be assessed.		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 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			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				
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)	This part of Sutton road is characterised predominantly by traditional styled detached houses with long gardens at low densities. For this reason an appropriate net density for this site is considered to be 35dph.				
Connections to local cycle route networks	Within 300m of route CR012. To link up to the route could be achieved utilising the greenway to the South boundary which connects to the arboretum allowing access to the B4151 where the route begins.			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.			X	
Other Social					
Opportunities					
The site is on the edge of an existing settlement and due to existing development and the established tree boundary to the canal if retained, development here can be achieved without having any significant detrimental impact on the adjoining land users. Additional land if secured could provide a safe access into the site.			X		
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 8, 9, 12, 14 and a positive impact for SA Objective 9, 10, 13				
Sustainability Appraisal Employment Conclusion	Assessment requested				
Conclusion					
Some constraints could impact on the developable area, the existing pattern of development and arboricultural features could be used to mitigate any significant harm. A strategy for impact on the SLINC would need to consider mitigation and or compensation. Residential uses compatible with existing character but employment uses are not and would have a significant impact on amenity.					
Developable Area	7.74	Density	35	Estimated Housing Units	202

**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	10288							
Site Address	Former NHS site, Land east of Nether Hall Avenue, Great Barr Walsall							
Ward	Pheasey Park Farm	Call for Site Ref	10288					
Site Area (ha)	1.43							
Site Reference	SA-0064-WAL							
Background/Context								
Current uses (list)	Former NHS site. Buildings have been demolished there is still the highway and hard surfacing across the site. Previous expired permission for housing exists to the East.							
Surrounding land uses	Housing estate to the West. The former Queslett Centre to the East which had a permission for housing. Significant trees to the South and North.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 is largely developed, but makes a moderate contribution to preventing encroachment on the countryside due to its containment by woodland belts. The sub-parcel is contained to the south and east by the settlement edge of Birmingham, which forms part of the West Midlands conurbation. The expansion of Pheasey westwards into sub-parcel B90A would create a stronger and more consistent Green Belt boundary, bounded to the west by constrained land (the Great Barr Hall Registered Park and Garden) with its sizeable linear Fish Pond forming a strong boundary. Release of the unconstrained areas of the subparcel would not weaken adjacent Green Belt land.	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	
Landscape Sensitivity	The landscape sensitivity of this area to residential development is considered to be moderate-high as although the woodland cover and links with the historic landscape of Great Barr Park	High	Mod High	Mod		Low Mod		Low
			X					



#### C-4 Sites Assessed for Housing and Selected (Walsall)

	are of higher sensitivity, the proximity to modern development and major infrastructure decreases the sensitivity of this area.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is predominantly previously developed.					X
Topography	The land is on higher ground than the adjoining nether hall park estate, by at least 3 metres. The site itself is general flat with a slight increase from South to North.					X
Agricultural Land Quality	Not agricultural land.					X
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.	X				
Biodiversity or Geodiversity on site or significantly affecting boundaries	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	X				
Heritage Assets on site or significantly affecting boundaries	The site is in a Conservation Area. Subject to the design and materials this is not considered to be a significant issue.					X
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.	X				
Flood risk, drainage and ground water	Not in a High Risk flood zone. There is a nearby reservoir, FRA required and SUDS scheme.			X		
Ground Contamination	There is evidence that there is contamination which required assessment prior to development.			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.					X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.					X

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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 - Employment	X - Residential
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			X
Other Environmental	To the South is a SLINC which the access road also passes, consideration is required for potential construction disruption.			X
<b>Economic</b>				
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 and out of character.	X		
Delivery / Phasing	Single ownership and site aspirations are reasonable considering the constraints. No significant delivery or phasing requirements.			X
Viability	There are no known significant risks to viability.			X
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.			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. 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		

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	<p>down a significant gradient in places and hence not really a 'fully inclusive' route.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The additional information does not demonstrate that access is achievable to the North and for this reason the constraints are still significant.</p>			
Impact on the wider road network	No significant wider issues.			X
Other Economic (specify)				
<b>Social</b>				
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	X		
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			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 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 Conservation Area and existing adjacent buildings which are Victorian/ Georgian style, the character and constraints of this site means a density of 25dph is considered acceptable.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	The site is 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				
<b>Opportunities</b>				
The site is gated and has existing hardsurfaced access, it is previously developed and has potential for future development which would			X	

#### C-4 Sites Assessed for Housing and Selected (Walsall)

avoid the need to secure the site and prevent potential anti-social behaviour.					
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					
<p>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.</p> <p>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.</p>					
Developable Area	0.71	Density	35	Estimated Housing Units	18

**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	Green Belt Parcel 096							
Site Address	The Three Crowns							
Ward	Pheasey Park Farm	Call for Site Ref	Green Belt Parcel 096					
Site Area (ha)	0.7							
Site Reference	SA-0295-WAL							
Background/Context								
Current uses (list)	Former public house which had not been in use for a number of years. This parcel had planning permission in February 2020 for 7 detached houses.							
Surrounding land uses	To the North and East horsiculture to the South Sutton Road, highway verge and residential beyond, to the West is a public footpath and residential beyond.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt							
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, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.	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						
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 also have moderate-high sensitivity to employment development as large-scale built form would impact the small-scale	High	Mod High	Mod		Low Mod		Low
			X					



#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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	Rating				
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.					X
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	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.					X
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.					X
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.					X
Ground Contamination	The parcel has a record of ground contamination which requires assessment during development. Possible			X		

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	contamination due to tarmac car park and boiler room, car wash materials.			
Ground stability	The Western edge of the boundary maybe on ground recorded as a treated limestone area. The edge of the parcel may be within the limestone consideration zone for the Three Crowns mine. Part of this mine which the parcel is within has been treated but a		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 does not directly adjoin residential uses to the, housing here would be acceptable in noise impact terms and an employment use could be acceptable with mitigation.		X-Em plo yme nt	X-Res ide ntia l
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	Permission already granted, there are no known constraints to deliver and the site is small so no phasing requirements.			X
Viability	There are no known significant risks to viability.			X
Availability of utilities – electricity, gas, water, sewage treatment	Unknown - But likely as the pub was in use up to 2007. 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)	Definitive public footpath 98 Walsall runs alongside the western site boundary and there may be public rights of way requirements for any proposed development which may affect this footpath.		X	
Highways access and transportation	This site already has approval for residential development therefore the principle of housing on this site has been approved. The site has two existing accesses onto Sutton Road which can be utilised.			X

**C-4 Sites Assessed for Housing and Selected (Walsall)**

Impact on the wider road network	No significant issues.				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		X		
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		X		
Strategic Centre/Employment 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		X		
Any character constraints on density (list)	The nearest housing on Sutton Road is defined by large traditional styled detached houses and an appropriate compatible density here is 35dph				
Connections to local cycle route networks	No connection to a 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.				X
Other Social					
Opportunities					
The site is subject to tipping, vandalism and has been the location of unauthorised car washes. Redevelopment of the site would represent an improvement to the amenities of the area.				X	
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13				
Sustainability Appraisal Employment Conclusion	Permission for housing exists, unwilling land owner is a gateway constraint and the site is not a reasonable alternative for employment uses.				
Conclusion					
Although in the highest harm categories for both green belt harm and landscape sensitivity the parcel is previously developed, in a sustainable location and there is now a planning permission for houses on the parcel.					
Developable Area	0.7	Density	35	Estimated Housing Units	7

## Rushall-Shelfield

Site Known As	Green Belt Parcel 44							
Site Address	Barns Farm							
Ward	Rushall-Shelfield	Call for Site Ref		Green Belt Parcel 44				
Site Area (ha)	4.26							
Site Reference	SA-0264-WAL							
Background/Context								
Current uses (list)	Horsiculture							
Surrounding land uses	To the North and West is open space, to the East is a quarry and to the South are houses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the fragile separation of Aldridge and Brownhills, and Aldridge and 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.	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					

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Landscape Sensitivity	The landscape is considered to have overall moderate sensitivity to residential and employment development. Whilst there are some criteria indicating a low-moderate sensitivity, this is counter balanced by the higher sensitivity of natural character, with semi-natural habitats and statutory sites extending across large parts of the area.	High	Mod High	Mod	Low Mod	Low
				X		
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.			X		
Topography	There is a slight gradient across the site, the highest part is in the West and decreases to the East.					X
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. 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.				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. Survey work is required to assess the impact on the wildlife corridor and to determine suitable mitigation at the point of applying for planning permission. 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	There would be an impact on the green character of the area as experienced from the adjacent houses and users of open space, however the retention of trees and landscape mitigation could reduce this impact to less than significant. The wider impact due to the presence of buildings and established trees would not be significant.				X	
Flood risk, drainage and ground water	The parcel is not in a flood risk zone 2 or 3.					X
Ground Contamination	The parcel is a historic landfill site with likely ground gas issues.	X				



#### C-4 Sites Assessed for Housing and Selected (Walsall)

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.			X
Noise 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.	X - Employment		X - Residential
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 phasin		X	
Mineral Infrastructure and Brickworks	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 residential		X	
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	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.	X		
Employment Land	Not employment land near to residential uses and out of character.	X		
Delivery / Phasing	Single ownership. Delivery is likely during the plan period. No significant constraints to delivery or phasing requirements beyond plan period.			X
Viability	There are no known significant risks to viability.			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 may be Severn Trent apparatus constraints in the verge along Barns Lane along the SE boundary.		X	
Highways access and transportation	There is potential for access to this site either directly from Barns Lane or possibly through Pool View subject to third party land checks. The site would potentially be suitable for residential rather than commercial uses. It could provide an access link to CFS433, GBP041. SEE INFRASTRUCTURE	X-Commercial	X-Residential	

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Impact on the wider road network	No concerns raised.			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 within 10 minutes walking distance of a Primary School			X	
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	X			
Strategic Centre/Employment 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	X			
Any character constraints on density (list)	Houses to the East and South are a mix of pre-war traditional semi-detached, 1970's modern semi-detached and modern traditionally designed detached on small plots. There are no character constraints to density here.				
Connections to local cycle route networks	No connections to a 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 a sports pitch.			X	
Other Social					
Opportunities					
Addition land to Pools View would achieve a second suitable access.			X		
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 4, 5, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 10, 13				
Sustainability Appraisal Employment Conclusion	Assessment requested				
Conclusion					
Constraints identified would not be barriers to development but could impact on viability, ground investigation surveys and mitigation for gas are likely. Should development come forward further survey work should inform the development to mitigate for and enhance ecology. Employment uses not suitable due to proximity to existing houses. In addition the site is within 250m of the access to a permitted minerals working site Atlas Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic and mitigation is required in respect of housing.					
Developable Area	4.26	Density	45	Estimated Housing Units	112

**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	10434 North							
Site Address	Land to the rear of 114-130 Green Lane							
Ward	Rushall-Shelfield	Call for Site Ref	10434 North					
Site Area (ha)	1.11							
Site Reference	SA-0317-WAL							
Background/Context								
Current uses (list)	No use recorded							
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								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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	SAD policy ENV1 Green belt							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt 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 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.	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				
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	High	Mod High	Mod		Low Mod		Low
				X				

**C-4 Sites Assessed for Housing and Selected (Walsall)**

	relatively strong sense of rurality and tranquillity in extensive parts of the area are aspects of greater/ high sensitivity.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield.					X
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.					X
Agricultural Land Quality	Not agricultural land.					X
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 some development reducing the developable are by 0.5ha.	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. 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	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, drainage and ground water	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.		X			
Ground Contamination	There is no recorded contamination within the site area.					X
Ground stability	No evidence of ground stability issues.					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 the Air Quality SPD.					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 or any uses which would attract comings and goings.	X-Em plo yme nt				X-Res ide ntia l
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 t		X			
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.		X			
Waste Infrastructure	No waste infrastructure constraints					X
Other Environmental	No other issues identified.					X
Economic						

**C-4 Sites Assessed for Housing and Selected (Walsall)**

Employment Development Opportunities	The site is surrounded by residential uses with access through residential estate roads. There are no notable employment opportunities here.	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	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.		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 onto Greenfields Road, access also need to be preserved to allotments.	X		
Impact on the wider road network	No significant wider issues which raised concern.			X
Other Economic (specify)				
<b>Social</b>				
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		X	
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 whole site is within 20 minutes public transport distance of an Employment Area			
Centre/Foodstore	The site is predominantly within 10 minutes walking distance of a Fresh Food and Centre Area			X
Any character constraints on density (list)	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	No connection 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.			X
Other Social				
<b>Opportunities</b>				



#### C-4 Sites Assessed for Housing and Selected (Walsall)

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.				X	
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion		The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12, and positive impact for SA Objectives 10, 13, 14			
Sustainability Appraisal Employment Conclusion		Assessment requested			
Conclusion					
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	37

## Shortheath

<b>Site Known As</b>	10428							
<b>Site Address</b>	Former Allens Centre and Hilton Road Amenity Greenspace							
<b>Ward</b>	Shortheath	<b>Call for Site Ref</b>	10428					
<b>Site Area (ha)</b>	2.09							
<b>Site Reference</b>	SA-0174-WAL							
<b>Background/Context</b>								
Current uses (list)	Former community use, building has been removed.							
Surrounding land uses	The site is surrounded by residential uses.							
<b>Constraints</b>								
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>						<b>Amount covered (ha's)</b>	
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						0	
Common Land	N/A						0	
Existing Policy Designations (list)	SAD OS1 - OS9047							
<b>Green Belt and Landscape Sensitivity Assessment</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
Green Belt Harm	N/A	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
Landscape Sensitivity	N/A	High	Mod High	Mod	Low Mod	Low		
		N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Detailed assessment against environmental, social and economic criteria</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
<b>Environmental</b>								
Greenfield/ Previously Developed Land	The site is previously developed.							X
Topography	The ground is generally flat but increase to the South West where there is a spoil heap which now has trees and bushes growing on it.							X
Agricultural Land Quality	Not agricultural land.							X

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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.			X
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 l
Flood risk, drainage and ground water	Not in a flood risk zone.			X
Ground Contamination	<p>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.</p> <p>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.</p> <p>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 whether any potential pollutant linkages need to be assessed further. If necessary, appropriate site investigations should be scoped based on the findings of the desk study.</p>	X		

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	<p>In general, we recommend that developers should:</p> <ul style="list-style-type: none"> <li>Follow the risk management framework provided in LCRM – Land Contamination Risk Management when dealing with land affected by contamination.</li> <li>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 local authority can advise on risk to other receptors, such as human health.</li> <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> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>Waste management</li> <li>Discharge of liquid effluents</li> <li>Land contamination</li> <li>Ground source heat pumps</li> <li>Cemetery developments</li> <li>Drainage</li> </ul>			
Ground stability	The site has mineshafts and a coal mining risk assessment would be 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 the Air Quality SPD.			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 or any uses which would attract comings and goings.	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	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site is surrounded by residential uses with access through residential estate roads. There are no notable employment opportunities here.	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,	Previous buildings here and urban location means likely availability of all utilities.			X

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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.			
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 is already established via the previous school access. An alternative access on Hilton Road should 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 a potential to link the development from Hilton Road to Sherringham Close via the adopted footpath link to the former school off Sherringham Close.			X
Impact on the wider road network	No wider issues identified.			X
Other Economic (specify)				
<b>Social</b>				
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 10 minutes walking distance of a Primary School			X
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 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	The whole site is within 10 minutes walking distance of a Fresh Food and Centre Area			X
Any character constraints on density (list)	The predominant character of housing is modern flats and terraced. There are no character constraints to density.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	The open space study has identified this open space to be of low quality/value and not serving an accessibility catchment gap. The retention of the open space for these reasons is not justified.			X
Loss of Playing Field / Sports Pitches	Further consultation is required for a potential sports pitch in the North West corner.	X		
Other Social				
<b>Opportunities</b>				



#### C-4 Sites Assessed for Housing and Selected (Walsall)

Opportunity to remediate a previously contaminated site and bring a derelict site back 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 Appraisal Employment Conclusion		Assessment requested			
Conclusion					
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

## C-4 Sites Assessed for Housing and Selected (Walsall)

### St. Matthews

Site Known As	10326 - West							
Site Address	Aldridge Road, Walsall - Land at Aldridge Road							
Ward	St. Matthews	Call for Site Ref	10326 - West					
Site Area (ha)	22.55							
Site Reference	SA-0078-WAL							
Background/Context								
Current uses (list)	Agriculture, residential and golf driving range.							
Surrounding land uses	Agriculture to the North, residential to the West, Golf Course and park to the South, public house and Golf Course to the East.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	North East	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.	X - North East	X - West					
	West							
	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Walsall,							

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. However release of land on the urban fringes of the sub-parcel that have less significant boundaries between settlement and countryside would result in slightly less harm than release of the core area between towns.							
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 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. large-scale commercial buildings and agricultural storage sheds are scattered throughout the area, reducing sensitivity.	High	Mod High	Mod	Low Mod	Low		
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	The site is predominantly greenfield with some development in association with existing residential properties and the golf club.	X						
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 existing flooding issues at the arboretum discussed elsewhere in this assessment.		X					
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-		X					

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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.			X
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 semi-rural 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.		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.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
Noise impact of adjoining uses	Aldridge Road is a district distributor 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 - Employment	X - Residential	
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			X

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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.		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 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.			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	Access could be provided onto Aldridge Road, upgrades may be required. Access could also in addition be obtained from Buchanan Road. No significant concerns.			X
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.		X	
Other Economic (specify)				
<b>Social</b>				
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	X		
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	X		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			



**C-4 Sites Assessed for Housing and Selected (Walsall)**

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)	Nearby housing estate of 1960s styled detached houses and further North West more traditional detached and semi-detached inter-war houses with a dph of less than 10. For this reason an appropriate net density for this site is considered to be 35dph.				
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X			
Public Open Space	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.			X	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X	
Other Social					
Opportunities					
Aldridge Road improvements could be achieved in conjunction with Stencils Farm site to the North for a more comprehensive scheme.		X			
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion	The site 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				
Sustainability Appraisal Employment Conclusion	Assessment requested				
Conclusion					
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

**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	10417							
Site Address	Cartbridge Lane South Open Space							
Ward	St. Matthews	Call for Site Ref	10417					
Site Area (ha)	1.81							
Site Reference	SA-0163-WAL							
Background/Context								
Current uses (list)	Open space - possibly used informally for horsiculture.							
Surrounding land uses	To the North is a railway line, open space and flats, to the East a field and residential to the South residential and to the West is a sub station and allotments.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 - Open Space - OS1 - OS8044							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the separation of Aldridge and Walsall 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 northwest, northeast, and south by the settlement edges of Walsall and Aldridge, both forming part of the West Midlands conurbation; but existing development has a fragmenting effect on the gap. Any extension of inset settlement would reduce the gap, but the extent of existing development in the area limits harm to Green belt purposes.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
				X				
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a moderate-high overall sensitivity to residential development. 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	High	Mod High	Mod		Low Mod		Low
			X					

**C-4 Sites Assessed for Housing and Selected (Walsall)**

	recreational value and by its role in providing a gap between settlements which override other criteria.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield.					X
Topography	The site slopes down from East to West but is not significant and would have little if any impact on developing the site.					X
Agricultural Land Quality	Not agricultural land.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are established trees around the perimeter and some within the site to the North. Many of these trees can be retained if the site was developed.			X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecology assessment to determine the impact, mitigation and enhancement requirements in relation to protected species. 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.					X
Impact on visual amenity of adjacent land users, including existing residents	This part of Cartbridge Lane is remote and has little visual surveillance, the small scale of the site and the urban nature of its surrounding means that development would have little if any detrimental impact on the character of the area which are in any case outweighed by the benefits to developing this site. Lichfield Road is part of the strategic highway which although would be beneficial to employment uses, here such uses would be out of character with the surrounding residential character and there is little if any opportunity here to mitigate against such impacts.	X-Em plo yme nt				X-Res ide ntia l
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.					X
Ground Contamination	No information available, if there is evidence of any kind of allotment or agricultural use in the past ground investigations would be required.			X		
Ground stability	There are no record of ground stability issues here.					X
Air Quality impact of adjoining uses	The site is in an area which is identified on the Black Country Nitrogen Dioxide Exceedance 2018 plan to exceed these requirements and development here may require air quality mitigation for employment and or residential uses.	X				
Noise impact of adjoining uses	The site is near to the railway and busy road so separate and mitigation will be required for residential in particular. Employment uses would be located sufficiently away from residential to be viable in noise terms.			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.					X

**C-4 Sites Assessed for Housing and Selected (Walsall)**

Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	X		
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.			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 known infrastructure constraints here.			X
Highways access and transportation	Access to this site shall be taken from Cartbridge Lane South. Localised carriageway and new footway provision may be required. Potential issues with surface water drainage may need to be resolved.		X	
Impact on the wider road network	No wider concerns raised.			X
Other Economic (specify)				
<b>Social</b>				
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		X	
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	X		
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)	The character of the area is residential but a mix of house types, Victorian terraced, semi-detached, modern flats and traditional bungalows with low densities, however the proximity to the Walsall and accessibility justifies an accessibility 45dph.			

**C-4 Sites Assessed for Housing and Selected (Walsall)**

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.			X	
Public Open Space	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			X	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X	
Other Social					
Opportunities					
No specific opportunities identified.			X		
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion	Assessment requested				
Sustainability Appraisal Employment Conclusion	Assessment requested				
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 Address	Land opposite The Coach House with metal gate, WS9 0PU, Chester Rd, Aldridge, Walsall							
Ward	Streetly	Call for Site Ref	10046					
Site Area (ha)	5.09							
Site Reference	SA-0006-WAL							
Background/Context								
Current uses (list)	No lawful use, horses present nearby indicate possible horsiculture use. Previously agriculture.							
Surrounding land uses	Horsiculture to the North, agriculture to the South and West, some housing and a water pumping station to the West and railway to the East.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 policy ENV1 Green belt							
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 A452 Chester Road forms a clear boundary that would contain release of the area to the east without having too great an impact on the settlement gap, and the railway line with associated tree cover that forms its boundary to the east would limit impact on the countryside beyond.	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				
Landscape Sensitivity	The landscape is considered to have an overall moderate sensitivity to residential development, based on the absence of pronounced landform features. some	High	Mod High	Mod		Low Mod		Low
						X		

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	<p>degree of rural character with regular field patterns, the combination of open and enclosed areas and the presence of prominent pylon routes.</p> <p>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.</p>					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	There is no record of previous development on the site which is therefore considered to be greenfield.			X		
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.				X	
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.			X		
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.					X
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		

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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 and ground water	Not 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	
Ground Contamination	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	
Ground stability	No evidence of ground stability issues.			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			X
Noise impact of adjoining uses	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.		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		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 res		X	
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 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 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."	X		
Employment Land	Not employment land near to residential uses.	X		
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		X	

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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 than the Benchmark Land Viability.			X
Availability of utilities – electricity, gas, water, sewage treatment	The submission advises that none are available. 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 can be achieved, there may need to be speed restrictions on Chester Road.			X
Impact on the wider road network	No significant concerns.			X
Other Economic (specify)				
<b>Social</b>				
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	X		
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	X		
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	X		
Any character constraints on density (list)	Opposite on the Chester Road are some traditional terraced houses, however the character of the area is defined by development which is low in density. For this reason an appropriate net density for this site is considered to be 35dph.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
<b>Opportunities</b>				

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Opportunity to combine with adjacent call for site submission to form a larger more comprehensive development.			X		
Sustainability 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 Employment Conclusion		Assessment requested			
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



**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	10116 & 10538							
Site Address	Land at Queslett Road/ Aldridge Road, Walsall, B74 2DT - Columba Park							
Ward	Streetly	Call for Site Ref	10116 & 10538					
Site Area (ha)	42.47							
Site Reference	SA-0017-WAL							
Background/Context								
Current uses (list)	Agriculture use							
Surrounding land uses	There is a former abandoned petrol station to the South with Queslett Road beyond. Housing and Beacon Dairy Farm to the West, agriculture to the North with housing and retail to the East. The East corner of the site has a builders yard.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 sprawl of the West Midlands conurbation, 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.	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						
Landscape Sensitivity	This is a largely open and visually prominent area. culminating in a	High	Mod High	Mod		Low Mod		Low

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	<p>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.</p> <p>*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.</p>	X - Emplo yment	X - Reside ntial*			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	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.		X			
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.		X			
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			

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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.	X		
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.			X
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.		X	
Ground stability	No evidence of ground stability issues.			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			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 ide ntia l
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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		X	

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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 residential uses and 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.		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.			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, 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)	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	
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 be 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.		X	
Impact on the wider road network	Surveys would be required to assess impact of additional traffic on nearby junctions.		X	
Other Economic (specify)				
<b>Social</b>				
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		X	
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 whole site is within 20 minutes public transport distance of an Employment Area			

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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)	Two storey semi-detached houses to the East with a mix of terraced, detached and semi-detached housing to the East would allow flexibility. The density which forms part of the character here is 27dph and so an appropriate net density for this site is considered to be 35dph.				
Connections to local cycle route networks	No connection 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.			X	
Other Social					
Opportunities					
The site misses out the farm and farm buildings which could offer an opportunity to be incorporated in the developable area without significant further harm to the green belt if the site is otherwise considered acceptable. The remaining hardstanding of the petrol station is open to anti-social behaviour if not secured, the secured fencing itself is out of character and development could represent some improvement in this respect if it was included as part of the submission site.			X		
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12 and positive impact for SA Objectives 10, 13 and 14				
Sustainability Appraisal Employment Conclusion	Assessment requested				
Conclusion					
<p>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.</p> <p>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.</p> <p>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.</p>					
Developable Area	42.47	Density	45	Estimated Housing Units	1426



**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	10107 East							
Site Address	Land to the East of Chester Road, Hardwick, Walsall,WS9 0PH							
Ward	Streety	Call for Site Ref	10107 East					
Site Area (ha)	8.69							
Site Reference	SA-0187-WAL							
Background/Context								
Current uses (list)	The site is predominantly used for agriculture.							
Surrounding land uses	To the North is land formerly used for agriculture but which has signs of horsicultural use, the south is a bungalow and garden centre, to the East the district boundary which is defined by a railway and to the West is the Chester Road with agricultural fields beyond.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 policy ENV1 Green belt							
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 Streety (adjoining Sutton Coldfield), and preventing encroachment on the countryside. The A452 Chester Road forms a clear boundary that would contain release of the area to the east without having too great an impact on the settlement gap, and the railway line with associated tree cover that forms its boundary to the east would limit impact on the countryside beyond.	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				
Landscape 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 field patterns, the combination of open	High	Mod High	Mod		Low Mod		Low
				X				

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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 assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield land.					X
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.			X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are few trees on site, but an number of established hedgerows which would require assessment.			X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	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 = 2 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.					X
Impact on visual amenity of adjacent	There would be local impact when travelling along Chester Road from North to South as the topography of the site			X		

#### C-4 Sites Assessed for Housing and Selected (Walsall)

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 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	The site in the South East 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	
Ground stability	No evidence of ground stability issues.			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. The nearby Quarry could be a source of air pollution, potential for blasting. More information is required.			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		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 res		X	
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 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	X		

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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.	X		
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 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 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.		X	
Impact on the wider road network	No significant wider impacts.			X
Other Economic (specify)				
<b>Social</b>				
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	X		
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 whole site is within 30 minutes public transport distance of an Employment Area			

**C-4 Sites Assessed for Housing and Selected (Walsall)**

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)	Detached two storey family housing exists along Chester Road. Housing density here is low and as development here would be on the edge of the urban area a lower density of 35dph would be appropriate.				
Connections to local cycle route networks	No connection 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.				X
Other Social					
Opportunities					
Opportunity to combine with adjacent call for site submission to form a larger more comprehensive development.			X		
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14 and positive impact for SA Objectives 10,				
Sustainability Appraisal Employment Conclusion	Assessment requested				
Conclusion					
<p>On balance it is considered that the impact on visual amenity and the character of Streetly would not result in a significant unacceptable impact on the semi-rural character of streetly due to the topography, railway line and existing development here, there are no other significant issues which are a barrier to developing this site.</p> <p>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.</p>					
Developable Area	8.69	Density	35	Estimated Housing Units	228



**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	Green Belt Parcel 006							
Site Address	Former Star Service Station, Queslett Road East, Streetly.							
Ward	Streetly	Call for Site Ref	Green Belt Parcel 006					
Site Area (ha)	0.27							
Site Reference	SA-0233-WAL							
Background/Context								
Current uses (list)	Nil use - Abandoned petrol filling station use, all ancillary structure and tank were removed. History of unlawful car wash use.							
Surrounding land uses	To the North West and North East are farmhouses/ buildings and agricultural uses, to the South East and South West residential and leisure uses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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)	Great Barr Conservation Area SAD Green Belt ENV1							
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, 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.	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						
Landscape Sensitivity	This is a largely open and visually prominent area, culminating in a	High	Mod High	Mod		Low Mod		Low

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	<p>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.</p> <p>*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.</p>	X- Empl oyment	X- Reside ntial*			
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is predominantly hard standing and was previously developed.					X
Topography	The site is flat.					X
Agricultural Land Quality	Not agricultural land.					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,				X	

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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	The site is within the Great Barr Conservation Area as well as being within close proximity to Doe Bank Farm, a Grade II Listed farmhouse and ancillary farmstead. Any development would need to be sympathetic to the setting of these buildings.		X	
Impact on visual amenity of adjacent land users, including existing residents	The character of this part of Queslett Road East is defined by open land, although previously there was a garage at the site there is little trace of this when travelling along Queslett Road East. There would be a local impact but mitigation would be possible through landscaping. Limited wider impact due to existing context of development and favourable topography.		X	
Flood risk, drainage and ground water	Not in a flood zone 2 or 3 area. Scope for SUDs.			X
Ground Contamination	The parcel is a former petrol filling station. Activities carried 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.	X		
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.			X
Noise impact of adjoining uses	There is sufficient distance to housing that there would not be significant noise impacts from an employment use and noise from the highway in relation to residential use could be mitigated for.			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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	X		
Employment Land	Not employment land mitigation could offer some potential.		X	
Delivery / Phasing	Permission has been granted and there are no known constraints regarding delivery.			X
Viability	There are no known significant risks to viability.			X

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Availability of utilities – electricity, gas, water, sewage treatment	Likely considering previous use. Information required in terms of capacity. 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.			X
Highways access and transportation	Minor localised highway improvements required to improve pedestrian accessibility to the local centre. Residential or commercial raise no concerns.		X	
Impact on the wider road network	No concerns raised.			X
Other Economic (specify)				
<b>Social</b>				
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		X	
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	X		
Strategic Centre/Employment 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	X		
Any character constraints on density (list)	The character of housing here is defined predominantly by mid-20c styled semi-detached traditional styled houses. Planning permission has already been granted for high density development.			
Connections to local cycle route networks				
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				
<b>Opportunities</b>				
No specific opportunities identified.			X	
<b>Sustainability Appraisal</b>				
Sustainability Appraisal Housing Conclusion	Planning permission already exists for housing.			
Sustainability Appraisal Employment Conclusion	Planning permission already exists for housing.			

#### C-4 Sites Assessed for Housing and Selected (Walsall)

Conclusion					
<p>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.</p> <p>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.</p>					
Developable Area	0.27	Density	45	Estimated Housing Units	53



**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	10526							
Site Address	409 Chester Road, Streetly - Pacific Nurseries, WS9 0PH							
Ward	Streetly	Call for Site Ref	10526					
Site Area (ha)	4.65							
Site Reference	SA-0312-WAL							
Background/Context								
Current uses (list)	Garden Centre							
Surrounding land uses	To the North part of the remaining garden centre beyond which is agriculture, to the East the railway with agriculture beyond, South is residential and West predominantly agriculture with some residential.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt							
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 A452 Chester Road forms a clear boundary that would contain release of the area to the east without having too great an impact on the settlement gap, and the railway line with associated tree cover that forms its boundary to the east would limit impact on the countryside beyond.	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				
Landscape 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 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	High	Mod High	Mod		Low Mod		Low
				X				

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	Previously developed partly by the garden centre, the trees to the East cover what was historically a sewage treatment works.					X
Topography	Predominantly flat.					X
Agricultural Land Quality	Not agricultural land.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The East part of the site is covered by group tree preservation order 9/1986 which affects 2ha of the developable area.	X				
Biodiversity or Geodiversity on site or significantly affecting boundaries	The protected trees are dense and any loss of these would likely have a significant detrimental impact on protected species. 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 recorded heritage assets here.					X
Impact on visual amenity of adjacent land users, including existing residents	An employment use would require mitigation to the adjoining residential properties which is likely to reduce the developable area. Houses would be in character with the existing neighbouring uses.		X-Em plo yme nt			X-Res ide ntia l
Flood risk, drainage and ground water	Not in a flood zone 2 or 3, there is a watercourse on the East of the site and surface water runoff should be managed within the site.		X			
Ground Contamination	Current garden centre use has potential to have contamination through the use of for herbicides, pesticides etc. Mitigation possible through condition.		X			
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.					X
Noise impact of adjoining uses	Garden centre use could result in unacceptable noise in relation to potential residential uses and mitigation would be required. Employment uses likely to result in amenity impacts on adjacent residents significantly limiting employment uses.	X-Em plo yme nt	X-Res ide ntia l			
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.		X			

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	The site is in a			
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 res		X	
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 agricultural 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.			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	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		X	

**C-4 Sites Assessed for Housing and Selected (Walsall)**

	redevelopment of the site. Lane acquisition may be required therefore. Residential or some light commercial uses may be appropriate.				
Impact on the wider road network	No wider concerns raised.			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 more than 15 minutes walking distance of a Primary School	X			
Secondary School	The whole site is 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 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	X			
Any character constraints on density (list)	The character here is defined by low density traditional semi-detached and detached houses and bungalows and in keeping with this character a density of 35dph is considered acceptable.				
Connections to local cycle route networks	No connection to a 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.			X	
Other Social					
Opportunities					
No specific opportunities identified.			X		
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13				
Sustainability Appraisal Employment Conclusion	Assessment requested				
Conclusion					
Employment uses would require significant mitigation and restriction on uses to protect visual 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.					
Developable Area	2.09	Density	35	Estimated Housing Units	121

**C-4 Sites Assessed for Housing and Selected (Walsall)**

Site Known As	10524							
Site Address	Land Rear of 91 Wood Lane							
Ward	Streetly	Call for Site Ref	10524					
Site Area (ha)	2.33							
Site Reference	SA-0313-WAL							
Background/Context								
Current uses (list)	Residential and horsiculture							
Surrounding land uses	To the North is open space, to the East and South residential and to the West agriculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
Landscape 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 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	High	Mod High	Mod		Low Mod		Low
				X				



#### C-4 Sites Assessed for Housing and Selected (Walsall)

	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						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is a mix of greenfield with some previous development to the North with a history of the site being affected by landfill. It is likely though that the site is predominantly greenfield.		X			
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 West. Favourable topography.					X
Agricultural Land Quality	No post 1988 classification, pre1988 classification 4. Not agricultural land.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no TPO trees within the site, there are 5 TPO trees along the existing access road to the site under reference 21/1976. There are also established trees which may be worthy of retention. These trees are largely around the perimeter of the site and are not a barrier to development.		X			
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees requires an Ecology assessment in relation to protected species. 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	Recorded as a 20th Century Farm within the Historical Landscape Area. HBL 4852					X
Impact on visual amenity of adjacent land users, including existing residents	The existing tree planting, topography and houses to the South means that the development of the site would be very limited impacts. An employment use could have unacceptable impacts on existing houses and would require mitigation, housing would be in keeping with the adjacent land use.		X - Employment			X - Housing
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.					X
Ground Contamination	Adjacent to Little Hardwick Road landfill site, known to be producing elevated levels of landfill gas. Ground Contamination survey required, mitigation possible through condition.		X			
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.					X
Noise impact of adjoining uses	No significant noise issues in relation to housing, an employment use here could have an unacceptable impact	X - Em				X - Hou

#### C-4 Sites Assessed for Housing and Selected (Walsall)

	on existing adjacent residents and noise mitigation restrictions may render such development unviable.	pl yme nt		sin g
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	Significant constraints exist within this assessment in particular the relationship with surrounding residential development and access from a residential area. In this context 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 and likely to be developed within the plan period.			X
Viability	There are no known significant risks to viability.			X
Availability of utilities – electricity, gas, water, sewage treatment	The submission states there is access to Mains water supply, Mains sewage, Electricity, Gas, Broadband internet . There is currently accommodation at this site. 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.			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	A suitable access to this site could be achieved through the demolition of the existing dwelling on Wood Lane, subject to adequate visibility being achieved. The narrow northern access could be retained as a pedestrian/cycle/emergency access subject to detail. Residential use would be the most appropriate.			X
Impact on the wider road network	No wider concerns raised.			X
Other Economic (specify)	None			X
<b>Social</b>				

**C-4 Sites Assessed for Housing and Selected (Walsall)**

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		X		
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 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)	Traditional detached houses and bungalows with small to medium length gardens and in keeping with this character a density of 35dph is considered acceptable.				
Connections to local cycle route networks	No connection to a 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.				X
Other Social					
Opportunities					
No specific opportunities identified.			X		
Sustainability Appraisal					
Sustainability Appraisal Housing Conclusion		The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12, 13, 14 and positive impact for SA Objectives 10, 13			
Sustainability Appraisal Employment Conclusion		Assessment requested			
Conclusion					
The site in relation to residential development has no significant constraints, an employment use would be harmful to existing residential uses, would be out of character with existing surrounding development and likely height constraints and siting in relation to existing houses would limit any employment uses to be unviable. There are established trees which are worthy of retention and would minimise any visual impact from land to the North and West (reduction of at least 0.2ha).					
Developable Area	1.7	Density	35	Estimated Housing Units	49

## Appendix C-5: Sites Assessed for Employment and Selected (Walsall)

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

## C-5 Sites Assessed for Employment and Selected (Walsall)

## Brownhills

Site Address		237 Watling Street, Brownhills, WS8 6JR - Walsall & 235 Watling Street, Walsall, WS8 6JR							
Ward		Brownhills		Call for Site Ref		10049			
Site Area (ha)		5.92							
Site Reference		SA-0007-WAL							
Background/Context									
Current uses (list)		Agriculture, car repairs and storage. Application 12/1179/FL confirms that the site also has an existing pig farm. No evidence has been found for car repairs and storage use.							
Surrounding land uses		To the North is the A5 Watling Street part of the strategic highway network with houses beyond. To the West is the boundary to the Chase							
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					Amount covered (ha's)	
SSSI			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					0	
Common Land			N/A					0	
Existing Policy Designations		SAD policy ENV1 Green belt							
Green Belt and Landscape Sensitivity Assessment									
Criteria	Assessment		Rating						
Green Belt Harm	East		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
	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Brownhills, and to preventing encroachment on the countryside. It has a strong relationship with further open countryside to the east. Extending development beyond the canal, which forms a consistent edge to the eastern and northern edges of Brownhills, would weaken the Green Belt boundary. Existing development beyond the canal in sub-parcels B112A and B113A retains some distinction from the inset area which further development resulting from release of land would diminish.								
	West			X East	X West				
	The sub-parcel makes a strong contribution to preventing encroachment on the countryside and a moderate contribution to preventing sprawl of the West Midlands conurbation at Brownhills. The sub-parcel is adjacent to								



## C-5 Sites Assessed for Employment and Selected (Walsall)

	industrial uses to the south and washed-over by urbanising development to the north; however, the Anglesey Branch of the Wyrley and Essington Canal, with associated tree cover, forms a consistent boundary to the northern and eastern edges of Brownhills which would weaken with any release in this area.							
Landscape Sensitivity	The majority of criteria score low/reduced sensitivity, however this is counterbalanced by the fact that this landscape is relatively open and visually prominent, and contains a predominance of small-scale fields, with some sense of rural character. Therefore, the overall sensitivity is considered to be low-moderate to residential and employment development.	High	Mod High	Mod		Low Mod	Low	
						X		
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment						Rating	
Environmental								
Greenfield/ Previously Developed Land	There is approximately 700m2 of development at the site, the rest of it is greenfield, predominantly used for agriculture.					X		
Topography	The land forms part of a hill which rises from North to South meeting the canal level. The slope is significant to have an impact on redevelopment of the site.						X	
Agricultural Land Quality	Grade three pre 1988. No current details, assessment required.						X	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no TPO trees on the site, however there are established trees and hedges defining the boundary of the site and between fields. Some of these trees and hedges may be worthy of retention so a tree assessment would be required, however there is no reason that these trees could not be incorporated into a development scheme.						X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The canal is a SLINC and a wildlife corridor which has significant boundary planting which would warrant an ecology survey to establish what may be present and 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 three Nature Recovery Network Zones Core Expansion Zones 1, Core Habitat Zone and Urban Matrix Recovery Zone 1						X	

## C-5 Sites Assessed for Employment and Selected (Walsall)

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.		X	
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.			X
Ground Contamination	No evidence of contamination. 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.			X
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.		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	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 - Residential	X- Employment
Other Environmental (specify)	No other issues identified.			X
<b>Social</b>				
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			X

## C-5 Sites Assessed for Employment and Selected (Walsall)

	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 employment area. Mitigation to residential required.		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 and for this reason is rated amber.		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	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.		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	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.	X		
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.		X	
Other Economic (specify)				
<b>Social</b>				
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			X
GP/Health Centre/Walk in	The whole site is more than 15 minutes walking distance of a Health Centre Area	X		

## C-5 Sites Assessed for Employment and Selected (Walsall)

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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The application proposes either employment or housing, or a mix of both. It is considered that due to the location and size of the site there are no character constraints to density.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
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	
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				
Opportunities				
The site is large and its favourable location and topography minimises any wider visual impacts. Adjacent land if suitable for development could provide alternative access options to the A5.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	Assessment requested			
Sustainability Appraisal 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				
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.				

## C-5 Sites Assessed for Employment and Selected (Walsall)

Site Address	Johnsons Farm & Meadow Farm, Lichfield Road and Barracks Lane								
Ward	Brownhills		Call for Site Ref		Green Belt Parcel 003				
Site Area (ha)	8.41								
Site Reference	SA-0200-WAL								
Background/Context									
Current uses (list)	Agriculture								
Surrounding land uses	To the North is the A5 with fields beyond used for agriculture and horsiculture, to the 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.								
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					Amount covered (ha's)	
SSSI			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					0	
Common Land			N/A					0	
Existing Policy Designations (list)	SAD Green Belt - ENV1								
Green Belt and Landscape Sensitivity Assessment									
Criteria	Assessment		Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Brownhills, and to preventing encroachment on the countryside. It has a strong relationship with further open countryside to the east. Extending development beyond the canal, which forms a consistent edge to the eastern and northern edges of Brownhills, would weaken the Green Belt boundary. Existing development beyond the canal in sub-parcels B112A and B113A retains some distinction from the inset area which further development resulting from release of land would diminish.		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				
Landscape Sensitivity	The majority of criteria score low/reduced sensitivity, however this is counterbalanced by the fact that this landscape is relatively open and visually prominent, and contains a predominance of small-scale fields, with some sense of rural character.		High	Mod High	Mod		Low Mod		Low
							X		



## C-5 Sites Assessed for Employment and Selected (Walsall)

	Therefore, the overall sensitivity is considered to be low-moderate to residential and employment development.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	Greenfield site.	X				
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.		X			
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.	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	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 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 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.		X			X
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.					X
Ground Contamination	No record of ground contamination here.					X

## C-5 Sites Assessed for Employment and Selected (Walsall)

	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.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
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 - Employment	X - Residential	
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			X
Other Environmental (specify)	No other issues identified.			X
<b>Economic</b>				
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."			X
Employment Land	Not employment land but no significant issues to prevent employment 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).		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 constraints regarding provision of additional treatment capacity. No broadband speed data is available There are no significant gas capacity issues here.		X	

## C-5 Sites Assessed for Employment and Selected (Walsall)

	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. Comprehensive scheme could help to address these issues. Employment uses may be more acceptable having good links to the A5. Consult Highways Agency and Staffordshire Highways.	X		
Impact on the wider road network	No significant issues. Consult Highways Agency.			X
Other Economic (specify)				
<b>Social</b>				
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			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 whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The only residential buildings other than detached farm houses which could define the character are the adjacent mobile homes and traditional bungalow on the East boundary.			
Connections to local cycle route networks	No connections to a local cycle route network.	X		
Impact on visual 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.		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.			X
Other Social (specify)	None			X
<b>Opportunities</b>				
Could be part of a larger site and potential to provide an access for other sites to Lichfield Road and Barracks Lane.				X

**C-5 Sites Assessed for Employment and Selected (Walsall)**

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

## C-5 Sites Assessed for Employment and Selected (Walsall)

## Pheasey Park Farm

Site Address		Land to the South East of Longwood Bridge						
Ward		Pheasey Park Farm		Call for Site Ref		Green Belt Parcel 79		
Site Area (ha)		1.51						
Site Reference		SA-0286-WAL						
Background/Context								
Current uses (list)		Community centre, canal boat repairs and a mobile café and a cemetery.						
Surrounding land uses		To the North is Aldridge Road and agriculture beyond to the East Longwood Lane and open space beyond, to the South horsiculture and to the West the canal with golf course beyond.						
Constraints								
Gateway Constraints (where affecting part of submitted site)			Name / Details				Amount covered (ha's)	
SSSI			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				0	
Common Land			N/A				0	
Existing Policy Designations (list)		SAD Green Belt - ENV1						
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, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.	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						
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.	High	Mod High	Mod		Low Mod		Low
			X - *					



## C-5 Sites Assessed for Employment and Selected (Walsall)

	<p>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. large-scale commercial buildings and agricultural storage sheds are scattered throughout the area, reducing sensitivity. Anomalies to the Overall Landscape Sensitivity Rating</p> <p>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).</p> <p>*For these reasons it is considered the site in isolation would score less than moderate high.</p>					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	Half of the parcel is previously developed, there is what may be a former field used for horsiculture in the centre of the parcel which is now overgrown and unused.			X		
Topography	The land slopes down from North to South, however this is not significant and would not be a constraint to development.					X
Agricultural Land Quality	Not agricultural land.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are two protected trees on the West boundary reference numbers: 14/1980 T1 & T2. 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.	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. Mitigation could reduce the developable area. In addition the canal is a SLINC and the trees within the parcel are likely to contribute to the local ecology.  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				

## C-5 Sites Assessed for Employment and Selected (Walsall)

	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			
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 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 be limited due to the topography around the parcel subject to retention of trees.	X		X
Flood risk, drainage and ground water	The parcel is not in a flood risk zone 2 or 3. Scope for SUDS.			X
Ground Contamination	No record of ground contamination here.			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.			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.			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			X
Other Environmental (specify)	No other issues identified.			X
<b>Economic</b>				
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

## C-5 Sites Assessed for Employment and Selected (Walsall)

	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 some potential for expansion.		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)	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.			X
Other Economic (specify)				
<b>Social</b>				
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			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 whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	There is no housing here which could be considered to define a housing character.			
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		X

## C-5 Sites Assessed for Employment and Selected (Walsall)

land users, including existing residents	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 be limited due to the topography around the parcel subject to retention 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.		X	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	Assessment requested			
Sustainability Appraisal 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				
<p>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.</p> <p>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.</p> <p>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.</p>				

## C-5 Sites Assessed for Employment and Selected (Walsall)

## Rushall-Shelfield

Site Address		Sandown Quarry, Stubbers Green Road, Aldridge, Walsall, WS9 8BL							
Ward		Rushall-Shelfield	Call for Site Ref				10509		
Site Area (ha)		20.85							
Site Reference		SA-0308-WAL							
Background/Context									
Current uses (list)		Quarry - no infilling							
Surrounding land uses		To the North is a Waste recycling centre and former quarry, to the East and South are employment uses and to the West Open Space.							
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					Amount covered (ha's)	
SSSI			Swan Pool & The Swag					2.6	
Ancient Woodland / Veteran Trees			N/A					0	
Local Nature Reserve			N/A					0	
Flood Risk Zone 3			North West corner of site.					0.25	
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)		Open Space - OS6051 SAD Green Belt ENV1							
Green Belt and Landscape Sensitivity Assessment									
Criteria	Assessment		Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the separation of Aldridge and Brownhills, and Aldridge and 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 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.		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	The landscape is considered to have overall moderate sensitivity to residential		High	Mod High	Mod	Low Mod	Low		



## C-5 Sites Assessed for Employment and Selected (Walsall)

	and employment development. Whilst there are some criteria indicating a low-moderate sensitivity, this is counter balanced by the higher sensitivity of natural character, with semi-natural habitats and statutory sites extending across large parts of the area. Anomalies to the Overall Landscape Sensitivity Rating: The two statutory SSSIs have a high overall sensitivity, and would be likely to require a buffer to any new development. The large scale working clay pits are of low overall sensitivity, as they have none of the positive characteristics or designations which apply to the remainder of the landscape area.					X - Anomaly-see report
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	Previously developed					X
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.			X		
Agricultural Land Quality	Not agricultural land.					X
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.					X
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 be 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	There are no recorded heritage assets here.					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				X	X

## C-5 Sites Assessed for Employment and Selected (Walsall)

	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.		X	
Ground Contamination	None recorded.			X
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.			X
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-Housing	X-Employment	
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.		X	
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.		X	
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-Residential	X-Employment
Other Environmental (specify)	No other issues identified.			X
<b>Economic</b>				
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.			X
Employment Land	Not employment land, no significant issue would prevent a change to employment use.			X
Delivery / Phasing	"The restoration of the quarry would be carried out in a phased manner, 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.			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		X	

## C-5 Sites Assessed for Employment and Selected (Walsall)

	however there are no physical constraints 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.			X
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.			X
Other Economic (specify)				
<b>Social</b>				
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		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 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 terraced bungalows and houses modern post war designs.			
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

**C-5 Sites Assessed for Employment and Selected (Walsall)**

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.		X	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or a sports pitch.			X
Other Social				
Opportunities				
Restoration of a former quarry.				X
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13			
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			
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.				

## C-5 Sites Assessed for Employment and Selected (Walsall)

## Short Heath

Site Address		Land to the South of Bentley Lane, Willenhall, Walsall, WS2 7LU - Land to the South of Bentley Lane, Willenhall, Walsall							
Ward		Short Heath		Call for Site Ref			10269		
Site Area (ha)		11.27							
Site Reference		SA-0057-WAL							
Background/Context									
Current uses (list)		Recreational open space.							
Surrounding land uses		To the North is Rough Wood Community Park, to the West are Schools to the South residential and to the East the Motorway, residential and a Fire Station.							
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					Amount covered (ha's)	
SSSI			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					0	
Common Land			N/A					0	
Existing Policy Designations (list)		Open space OS9067 SAD Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment									
Criteria	Assessment		Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing the merging of Willenhall, Wednesfield, and Bloxwich, and a moderate contribution to checking the unprotected sprawl of the West Midlands conurbation, and safeguarding the countryside from encroachment. Although within a narrow gap between towns the parcel has urban edges on two sides and urbanising influences to the west. Land to the north of Bentley Lane is constrained from development, so release of this area would only weaken the contribution of land to the west, which would not increase overall harm.		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			
Landscape Sensitivity	The landscape area has low-moderate sensitivity to both residential and employment development, with no key sensitive landscape sensitivities, aside from its potential visibility from the surrounding area due to rising landform.		High	Mod High	Mod		Low Mod		Low
							X		



## C-5 Sites Assessed for Employment and Selected (Walsall)

Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Rating		
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.		X	
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.			X
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.		X	X
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
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.		X	
Ground stability	Because of the landfill and mining legacy an assessment is required on the load bearing capacity to establish the scale of development.	X		

## C-5 Sites Assessed for Employment and Selected (Walsall)

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 motorway, mitigation required for housing and workplaces.		X	
Noise impact of adjoining uses	Noise and vibration from the M6 motorway is significant, mitigation possible but required for housing and or employment.		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			X
Other Environmental (specify)	No other issues identified.			X
<b>Economic</b>				
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 significant constraints to a change in land use.		X	
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.		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 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.			X
Impact on the wider road network	No significant highway constraints.			X
Other Economic				
<b>Social</b>				
Primary School	The site is predominantly more than 15 minutes walking distance of a Primary School	X		

## C-5 Sites Assessed for Employment and Selected (Walsall)

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 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 15 minutes walking distance of a Fresh Food and Centre Area		X	
Any character constraints on density (list)	None			
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 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.		X	X
Public Open Space	Rough Wood Country Park is adjacent the site to the North.	X		
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.	X		
Other Social				
Opportunities				
There are signs of tipping at the site which has little visual surveillance from the North, development here would provide visual surveillance and deter tipping which could justify section 215 action.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	Assessment requested			
Sustainability Appraisal Employment Conclusion	The site has some negative impacts for SA Objectives 2, 3, 6, 7, 9 and 12 and positive impact for SA Objectives 5 and 13.			
Conclusion				
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.				

## Appendix C-6: Sites Assessed for Housing and Employment and Not Selected (Walsall)

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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Ward	Site Address	Site Reference	Page
Aldridge North and Walsall Wood	Land at Greenwood Road and Lazy Hill Road, Aldridge, Walsall - Land at Greenwood Road and Lazy Hill Road	SA-0059-WAL	470
	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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Ward	Site Address	Site Reference	Page
Palfrey	West Bromwich Road, Fullbrook Open Space	SA-0110-WAL	680
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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 Address	Land to the West of Chester Road, Hardwick, WS9 0PH							
Ward	Aldridge Central and South	Call for Site Ref	10107 West					
Site Area (ha)	15.17							
Site Reference	SA-0015-WAL							
Background/Context								
Current uses	The site is predominantly used for agriculture.							
Surrounding land uses	To the South is the former Water Works farm which has been redeveloped to provide 7 large detached houses. To the North are houses and Bourne Vale pumping station, and Bourne Pool. The Western boundary meets a housing development and Rugby Club, to the South are agricultural uses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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	SAD policy ENV1 Green belt							
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. Land to the east of the well-treed Bourne Vale, contained by inset development to the south and by washed-over but urbanising development to the north, could be released with less impact on Green Belt integrity, in particular, in terms of the separation of Aldridge and Streetly (adjoining Sutton Coldfield).	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					
Landscape 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 field patterns, the combination of open	High	Mod High	Mod		Low Mod		Low
				X				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield land.		X			
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, however the site is less than 20ha and is considered to represent less than significant development of agricultural land.					X
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			X		
Heritage Assets on site or significantly affecting boundaries	No heritage assets.					X
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 surrounding development.		X			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.			X
Ground stability	No evidence of ground stability issues.			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. 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.		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.		X	
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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 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 constraints preventing expansion. Broadband superfast speeds are available in this area.		X	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 Pylons across the Western part of the site and a sub station which the developer has identified. There is no other 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.		X	
Impact on the wider road network	No significant wider impacts.			X
Other Economic				
<b>Social</b>				
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	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 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	X		
Any character constraints on density (list)	Detached two storey family housing exists adjoining and adjacent the site.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
<b>Opportunities</b>				
Opportunity to combine with adjacent call for site submission to form a larger more comprehensive development.			X	
<b>Sustainability Appraisal</b>				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 7, 8, 9, 12, 13, 14 and a positive impact for SA Objective 10			
Sustainability Appraisal 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			
<b>Conclusion</b>				
This land forms part of the transition between the urban and the rural so any development here would have a significant visual amenity impact on the semi-rural character of Streetly.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address		College Farm, Bosty Lane, Aldridge, Walsall,WS9 0LF. - Land at Bosty Lane, Aldridge, Walsall.							
Ward		Aldridge Central and South		Call for Site Ref		10118			
Site Area (ha)		39.94							
Site Reference		SA-0018-WAL							
Background/Context									
Current uses (list)		Mixed use including: Livery, caravan storage (No planning permission or certificate to confirm) & equestrian uses.							
Surrounding land uses		To the North is housing, Western boundary to the Railway with housing beyond, Southern boundary to the Canal with agriculture beyond and to the East is housing and agricultural land.							
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details				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			N/A				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 policy ENV1 Green belt Jack Holes SINC (2ha)							
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 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 bounding the northeast of the sub-parcel 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 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		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						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	potentially increase containment of land between 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 Mod	Low	
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment						Rating	
Environmental								
Greenfield/ Previously Developed Land	There are 3000m2 floor area of farm buildings in the site set away from the public highway. The remaining land is used for agriculture and is considered greenfield.	X						
Topography	The Northern part of the site is flat and then drops towards the South where it meets the Canal. The drop is gradual and there is no significant incline.						X	
Agricultural Land Quality	Predominantly Grade 3, however the land is not used for agriculture.						X	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees at this site. Hedgerows and trees define the boundaries of the site and fields within the site. A tree survey is required.					X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The Daw End Branch canal which runs along the Southern boundary is a SLINC, boundary planting exists along the canal which separates the SLINC from the agricultural land. The South section of the site is split by the canal, access to this area is very limited and could be a barrier to developing this part of the site. The site is above a known Limestone resource. The railway is a SSSI and defines the Western boundary, any development would need to take account of this relationship. This site was presented for consideration at the previous LSP meeting, where there was a query regarding the assessment/mapping of the hedgerow/field margin network. SP <sup>r</sup> reported she had undertaken a review of the field margins and concluded the hedgerow network was correctly mapped as lines rather than polygons. Based on the assessment provided previously, the parts of the hedgerow network that support traditional bank and ditch systems and have good species diversity merit designation as a SLINC.					X		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
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			X
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-Residential	X-Employment
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			X
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		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	boundary. However risks to the SSSI can be mitigated through design and layout.			
<b>Economic</b>				
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, unwilling land owner, character constraints.	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	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.			X
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Public right of way Ald22 runs through the site but could be incorporated into any development and is not a significant constraint.		X	
Highways access and transportation	The site is large and has an existing access to the North near to the railway along Bosty Lane and part way down Bosty Lane to the South. There are no constraints for providing a site access, Highways comment that the best points of access are along Bosty Lane.			X
Impact on the wider road network	There needs to be a capacity assessment on the nearby A461 junction and the Daw End Lane junction.		X	
Other Economic (specify)				
<b>Social</b>				
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	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 site is predominantly within 20 minutes public transport distance of an Employment Area			X
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)	Traditional styled interwar housing nearby, however a large site can dictate the character. Good links by public transport to Aldridge and Walsall.			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Connections to local cycle route networks	No connection 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.			X
Other Social	There are public rights of way across the site which would have to be taken into account for any layout proposals. PROW ALD22			
Opportunities				
If adjacent sites come forward and are considered acceptable there could be opportunity to combine sites for a more comprehensive scheme.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14 and positive impact for SA Objectives 10			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land at Chester Road, Streetly, Walsall - Land at Chester Road, Streetly, Walsall								
Ward	Aldridge Central and South		Call for Site Ref	10172					
Site Area (ha)	25.51								
Site Reference	SA-0037-WAL								
Background/Context									
Current uses (list)	The site is predominantly used for agriculture.								
Surrounding land uses	There is housing to the South, East and West, to the To the North is the former Water Works farm which has been redeveloped to provide 7 large detached houses. Predominantly along the north boundary are more fields used for agriculture.								
Constraints									
Gateway Constraints (where affecting part of submitted site)		Name / Details				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		N/A				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 Green Belt ENV1								
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. Land to the east of the well-treed Bourne Vale, contained by inset development to the south and by washed-over but urbanising development to the north, could be released with less impact on Green Belt integrity, in particular, in terms of the separation of Aldridge and Streetly (adjoining Sutton Coldfield).		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					
Landscape 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 field patterns, the combination of open		High	Mod High	Mod		Low Mod		Low
					X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
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.					X
Agricultural Land Quality	Pre1988 - Grade 3, no new assessment available.			X		
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.			X		
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.					X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.	X		
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.		X	
Ground stability	Not in Limestone or High Risk coal area.			X
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 - Employment	X - Residential	
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.		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.		X	
Waste Infrastructure	No waste infrastructure constraints			X
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.			
<b>Economic</b>				
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.	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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 constraints 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.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are Pylons across the Western part of the site and near to the North part which the developer has identified and recognised that an easement would be required to mitigate. There is no other evidence of infrastructure constraints here.		X	
Highways access and transportation	Access from either Little Hardwick Road or Chester Road would be acceptable.			X
Impact on the wider road network	No significant wider issues.			X
Other Economic (specify)				
<b>Social</b>				
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	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 site is predominantly 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	X		
Any character constraints on density (list)	Mix of detached and semi-detached two storey family housing exists adjoining and adjacent the site.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
<b>Opportunities</b>				
Opportunity to combine with adjacent call for site submission to form a larger more comprehensive development.			X	
<b>Sustainability Appraisal</b>				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal Employment Conclusion	Assessment requested			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Conclusion
The site is part of a larger area which is characterised by its openness and helps to define Streetly's semi-rural 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.



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address		Land at Little Aston Road, Aldridge. 168 Little Aston Road. Land Adjacent 170 Little Aston Road, Walsall, WS9 0NU						
Ward		Aldridge Central and South		Call for Site Ref		10173		
Site Area (ha)		7.51						
Site Reference		SA-0038-WAL						
Background/Context								
Current uses (list)		The site is being used as a livery and equestrian centre. A certificate of lawfulness from 2010 is undetermined. The Council has a record of the activity starting 13/07/09. E09/0545 & 10/1186/LE						
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 an amenity/ parking area for the Fairlawns Hotel. To the North is a golf course.						
Constraints								
Gateway Constraints (where affecting part of submitted site)			Name / Details				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			N/A				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 Green Belt ENV1						
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.	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						
Landscape Sensitivity	The landscape is considered to have an overall moderate-high sensitivity to	High	Mod High	Mod		Low Mod		Low

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	residential and employment development, based on its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character.		X			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	There are approximately 800m2 of built development on the site to serve the livery and equestrian uses. The site is predominantly greenfield.	X				
Topography	The site is predominantly flat rising very slightly South to North.					X
Agricultural Land Quality	The land is not used for agriculture and there is no information available.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	An arboricultural survey has been submitted with this submission and identifies 5 trees category A trees and a high number of category B trees and hedges which predominantly form the Northern and Southern boundaries. The site is largely open and it is considered that a development could be achieved without loss of significant trees and that there would be scope for additional planting.					X
Biodiversity or Geodiversity on site or significantly affecting boundaries	The submitted Vision Document provides details of a site walkover conducted in 2018 by an Ecologist. Recommendations include the need for a bat survey, the potential for the buildings to be used for nesting birds and 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 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 Western boundary meets the edge of the Aldridge conservation area. Any development here would need to take account of its potential impact on the setting of the conservation area. Employment uses in particular would not be in character.			X		
Impact on visual amenity of adjacent land users, including existing residents	Although number 170 is in close proximity, the main habitable room windows do not overlook the land and there is significant boundary planting which if retained would minimise any harm. A large electricity pylon runs across the site and the land is on lower ground than the adjacent 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.	X				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			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.		X	
Ground stability	Not in limestone or High Risk coal area.			X
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 - Employment	X - Residential	
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 - Residential	X - Employment	
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	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site is surrounded by residential and 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.	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

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Availability of utilities – electricity, gas, water, sewage treatment	The submitted Vision Document includes an incumbent utilities search which confirms access to gas, electricity, 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 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)	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.		X	
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.		X	
Other Economic (specify)				
<b>Social</b>				
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		X	
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	X		
Strategic Centre/Employment Area	The whole site is 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	X		
Any character constraints on density (list)	Character of nearby development which is a mix of traditional styled and 60s modern styled large detached houses.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	Not public open space.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social	The site is in a livery and equestrian use, however there are no policies designed to retain such uses.			
Opportunities				
If site opposite Little Aston Road was considered acceptable there would be an opportunity to share costs on road improvement works. The existing use requires open space which provides little opportunity for landscaping, redevelopment of the site could provide potential for appropriate landscaping. There is potential for land owner agreement to developing land to the South.				X
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 6, 7, 8, 9, 12, and positive impact for SA Objectives 5, 10, 13, 14			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address		Chester Road, Aldridge, Walsall, WS9 0LS - Aldridge Wyevale Garden Centre						
Ward		Aldridge Central and South		Call for Site Ref		10182		
Site Area (ha)		0.9						
Site Reference		SA-0041-WAL						
Background/Context								
Current uses (list)		Garden centre						
Surrounding land uses		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.						
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details				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		N/A				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						
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 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.	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					
Landscape Sensitivity	The landscape is considered to have an overall moderate-high sensitivity to	High	Mod High	Mod		Low Mod		Low

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	residential and employment development, based on its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character.		X			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The whole of the site was used to operate a garden centre. A quarter of the site to the front was hard surfaced for parking, a quarter covered in buildings for the sale of stock and the remaining outside areas used for sales and storage of plants and outdoor materials. For these reasons the site is considered to be previously developed land.					X
Topography	The land is on higher ground than Chester Road and Slopes up from the South to the North. This topography is not significant to be a barrier to development.		X			
Agricultural Land Quality	Not agricultural land, predominantly hard surfaced.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO trees. There are established trees along the boundary which should be retained in the interests of visual amenity. 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. There are a row of hedges along back lane which runs across the rear of the site within 50m. Protected species survey is likely to 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 = 1 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 recorded heritage assets.					X
Impact on visual amenity of adjacent land users, including existing residents	The existing buildings are worn and are unlikely to improve without investment. The closure of the garden centre is likely due to the viability of the business and redevelopment of the site is an opportunity to put this previously developed land back into use which would have a positive impact on visual amenity.					X
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.					X
Ground Contamination	No evidence of contamination.					X
Ground stability	Not in limestone or High Risk coal area.					X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			X
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.		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.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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 constraints 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	No evidence of infrastructure constraints.			X
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 than 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.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Impact on the wider road network	A residential scheme is likely to result in less vehicle movements than the existing garden centre use, however employment uses could have an impact. Highway comments required in relation to employment uses.		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	X		
Secondary School	The whole site is 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			X
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)	Location is not near to a local centre or district centre, the predominant character would dictate appropriate residential here.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
<p>The site is previously developed land and predominantly hard surfaced. It is located on a busy road which leads to Streetly and Brownhills and is served by buses.</p> <p>The existing use has ceased and if the site is not redeveloped it is likely that the appearance of the building in this prominent position will deteriorate.</p> <p>There is no evidence of SUDS at the site and redevelopment of what is predominantly a hard surfaced site could enhance water management.</p> <p>Potential to create public footpath from Back Lane to existing public rights of way to improve sustainability.</p> <p>Finally, notwithstanding the low security bar to the car park, the lack of visual surveillance could make the site attractive to tipping. Redevelopment of this site would ensure that the site does not fall into disrepair, deter anti-social behaviour and could improve surface water drainage.</p>				X
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				
Since the submission of the site to call for sites there has been new owners and a planning permission for development has been issued at this site. Emails were sent to the applicant but no response received. Unwilling land owners are a gateway constraint to developing the land.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land adjacent to Barr Common Road, Aldridge							
Ward	Aldridge Central and South	Call for Site Ref	10208					
Site Area (ha)	2.16							
Site Reference	SA-0045-WAL							
Background/Context								
Current uses (list)	Redundant agricultural grazing. Application history suggests the site is used for the keeping of horses.							
Surrounding land uses	To the North are houses, to the East housing and agriculture, to the South and West agriculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1 Bosty Lane Hedges SLINC Farmland South of Bosty Lane SLINC							
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, 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.	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						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Landscape Sensitivity	The area has a relatively unspoilt rural character and strong sense of 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.	High	Mod High	Mod	Low Mod	Low
			X			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	Existing buildings on site have a footprint of less than 300m2. This site is predominantly green field	X				
Topography	This site is predominantly flat.					X
Agricultural Land Quality	The land is not in agricultural used and is classed as urban.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There is a TPO tree in the middle of the site and along the shared boundaries to adjacent sites. A tree assessment would be required, however there is no reason that these trees could not be incorporated into a development scheme .			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. However there is no evidence to suggest this being a barrier to development. 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 a Nature Recovery Network Core Habitat Zone	X				
Heritage Assets on site or significantly affecting boundaries	No recorded heritage assets.					X
Impact on visual amenity of adjacent land users, including existing residents	There are public rights of way around the submission site. The character of the views from this space is of openness, a greenfield space which is being or has previously been worked which defines its appearance. The ribbon development to the North is of a different character but it does not project into the area characterised by its openness. If developed in isolation the proposed site would be a prominent feature out of character due to its significant projection into the existing greenfield space which would cause a strong negative impact on the visual amenity enjoyed by occupiers of the existing ribbon development and users of the public rights of way.			X		
Flood risk, drainage and ground water	Not in a flood risk area. Scope for SUDS.					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.			X		



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Ground stability	Not in limestone or High Risk coal area.			X
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.	X - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.		X	X
<b>Economic</b>				
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 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	Submission details advise unknown utilities. 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 constraints 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 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.		X	
Impact on the wider road network	Unlikely to be significant			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 10 minutes walking distance of a Primary School			X
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Ribbon development form character of this part of Barr Common Road, higher densities including flats developments are present on the opposite side of the road.			
Connections to local cycle route networks	No connection 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.			X
Other Social	The East boundary has a public right of way and further to the South is a path running East to West. The openness of the area and views of the site would mean that any development here would have a detrimental impact on the character of these paths. There would be a positive impact of any development potentially increasing the use of these path which may provide sustainable travel choices to future users/occupants of the site.			
Opportunities				
If adjoining sites come forward a more comprehensive approach may resolve some of the relationship issues with the surrounding land and provide a safer access.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 6, 9, 12, and positive impact for SA Objectives 10, 13, 14			
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			
Conclusion				
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land south of Bosty Lane, Aldridge, Walsall							
Ward	Aldridge Central and South	Call for Site Ref	10212					
Site Area (ha)	47.07							
Site Reference	SA-0047-WAL							
Background/Context								
Current uses (list)	Agriculture.							
Surrounding land uses	Open space to the West, agriculture to the South, residential development to the North and East.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1 Bosty Lane Hedges SLINC Farmland South of Bosty Lane SLINC							
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, 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.	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						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Landscape Sensitivity	East - The area has a relatively unspoilt rural character and strong sense of 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. large-scale commercial buildings and agricultural storage sheds are scattered throughout the area, reducing sensitivity.	High	Mod High	Mod	Low Mod	Low
			X			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
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.					X
Agricultural Land Quality	Grade 3 pre 1988, a new up to date assessment is required.	X				
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. 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				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	<p>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</p> <p>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.</p> <p>The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Urban Matrix Recovery Zone 1</p>			
Heritage Assets on site or significantly affecting boundaries	<p>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 can be protected without a significant impact on the developable area, however development would have an overall significant impact on the character of the historic landscape.</p>	X		
Impact on visual amenity of adjacent land users, including existing residents	<p>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.</p>	X		
Flood risk, drainage and ground water	<p>Not in a High Risk flood zone. Scope for SUDS. Consult flooding</p>			X
Ground Contamination	<p>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.</p>		X	
Ground stability	<p>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.</p>		X	
Air Quality impact of adjoining uses	<p>Not in a Nitrogen Dioxide Area of Exceedance Zone 2015</p>			X
Noise impact of adjoining uses	<p>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.</p>	X - Employment	X - Residential	
Mineral Extraction and Mineral Resource Areas	<p>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.</p>			X
Mineral Infrastructure and Brickworks	<p>No mineral infrastructure constraints.</p>			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	New housing to the South would fund building of the new school.	X		
Viability	The proposed housing makes the scheme viable.	X		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. 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 constraints 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 unrecorded public rights of way support and details for which could be reason to object to development here.		X	
Highways access and transportation	Access can be achieved from Bosty Lane, no significant issues.			X
Impact on the wider road network	Highway impact assessment required, junction at White House would need to be tested.		X	
Other Economic (specify)				
<b>Social</b>				
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	X		
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 whole site is within 20 minutes public transport distance of an Employment Area			X
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 and detached housing forms the character of this part of Barr Common Road, higher densities including flats developments are also present on the opposite side of the road.			



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	The adjacent public open space has a rural character due to the openness and use of the application site. If developed there would be a detrimental visual impact as described above.		X	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
Potential to join with other adjacent site submissions for a more comprehensive site. Would provide visual surveillance to neighbouring open space.				X
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal 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				
Highest Greenbelt and Landscape harm combined with significant impact on the historic landscape and visual character of the area which has a wide impact due to the topography which if developed cannot be mitigated for. The whole site is a SLINC and mitigation and or compensation would also be significant barriers to development.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land east of Longwood Lane, Daisy Bank, Walsall, WS5 3AT							
Ward	Aldridge Central and South	Call for Site Ref	10215					
Site Area (ha)	2.77							
Site Reference	SA-0050-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North and East agriculture, West residential and horsiculture and to the South Residential.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt							
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, Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. However release of land on the urban fringes of the sub-parcel that have less significant boundaries between settlement and countryside would result in slightly less harm than release of the core area between towns.	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					
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 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.	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield.	X				
Topography	The site rises to the South, the land level difference is not significant but would be a constraint.		X			
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 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.		X			
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.					X
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.		X			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		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 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 - Employment		X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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			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. 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 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		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.			
Impact on the wider road network	81 houses is unlikely to cause any significant wider impact which are unacceptable.			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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The character of housing here is defined by traditional styled inter-war detached houses.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
Could be made into a larger site if combined with land to the North subject to a separate submission. Potential to purchase houses on Sutton Road to improve access.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
The combination of signifcaint issues,its green belt harm is recorded in the green belt study as high harm, the local highway upgrade requirements, the history of untreated limestone, importance for the retention of trees and hedges and the impact on ecology are significant issues and barriers to allocation.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Site Address</b>	Land off Back Lane, Walsall, WS9 0LS							
<b>Ward</b>	Aldridge Central and South	<b>Call for Site Ref</b>	10239					
<b>Gross Site Area (ha)</b>	18.05							
<b>Site Reference</b>	SA-0055-WAL							
<b>Background/Context</b>								
Current uses (list)	Agriculture.							
Surrounding land uses	Agriculture, horsiculture, residential.							
<b>Constraints</b>								
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>						<b>Amount covered (ha's)</b>	
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						0	
Common Land	N/A						0	
Existing Policy Designations (list)	SAD Green Belt - ENV1							
<b>Green Belt and Landscape Sensitivity Assessment</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
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.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X					
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.	High	Mod High	Mod		Low Mod		Low
			X					
<b>Detailed assessment against environmental, social and economic criteria</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Environmental</b>				
Greenfield/ Previously Developed Land	The site is greenfield.	X		
Topography	The site is on a hill which slopes East to West and is significant to require terracing to provide development plots. Not significant to prevent development, mitigation required.		X	
Agricultural Land Quality	Grade 2 and 3a	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	Any loss of trees would require an Ecological assessment to safeguard 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 here.			X
Impact on visual amenity of adjacent land users, including existing residents	There would be a significant local impact, the character is defined by an open rural character with little development, the land and surrounding land is used by walkers and horse riders and the impact on the character would be significant. There is likely to be a wider impact from users of Chester 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.	X		
Flood risk, drainage and ground water	Not in a flood zone. SUDS likely required if site developed, account needs to be taking of the additional hardsurfacing and topography.			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 and presence of heavy metals.			X
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	There are no nearby noise sources which could affect a use at this site requiring mitigation. Also uses at the submission site are unlikely to have any significant impact on adjoining land users amenity, however access to the site could cause noise and disturbance to nearby houses. Particular an		X - Em plo yme nt	X - Res iden tial

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	Employment use could have restrictions which could limit viability.			
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			X
Other Environmental	No other issues identified.		X	X
<b>Economic</b>				
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		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	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.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	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	
Highways access and transportation	Back land is unsuitable to serve employment or residential units. The site is not sustainable and has no access to public transport or facilities.	X		
Impact on the wider road network	The access onto Chester Road would be unsuitable for safe access.	X		
Other Economic (specify)				
<b>Social</b>				
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	X		
Secondary School	The whole site is more than 25 minutes public transport distance of a Secondary School	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Nearby residential is predominantly large detached houses.			
Connections to local cycle route networks	No connection 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.			X
Other Social	There are high power electricity power lines which cross the site and would limit the developable area.			
Opportunities				
Opportunity to widen Back Lane improving access to existing development along this single land road.		X		
Sustainability Appraisal				
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				
The site is likely to have a detrimental impact on the visual character of the area which would be amplified by the topography for which there is no mitigation. The site is not accessible or sustainable for transportation. Back Lane is unsuitable for increased traffic, single lane and unsurfaced. Tree and Ecology constraints also exist.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Bosty Lane, Aldridge, Walsall - Land to the South of Aldridge School								
Ward	Aldridge Central and South		Call for Site Ref		10281 South				
Gross Site Area (ha)			52.4						
Site Reference			SA-0061-WAL						
Background/Context									
Current uses (list)	Agriculture and open space								
Surrounding land uses	Open space, employment and agricultural uses to the South to the North and East residential uses and a School.								
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					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			N/A					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)	Open Space - OS1032 - OS1012 - OS1011 SAD Green Belt - ENV1								
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, 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.		Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X						
Landscape Sensitivity	East - The area has a relatively unspoilt rural character and strong sense of		High	Mod High	Mod		Low Mod		Low

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	<p>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.</p> <p>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.</p> <p>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. large-scale commercial buildings and agricultural storage sheds are scattered throughout the area, reducing sensitivity.</p>					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
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.				X	
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	<p>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.</p> <p>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,</p>				X	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	<p>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</p> <p>A walkover ecology assessment was submitted as part of the call for site 2 update which made the following key recommendations:</p> <p>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.</p> <p>Protection and enhancement of the hedgerow and associated ditch network.</p> <p>Protection and enhancement of the linear woodland along the northern boundary of the survey area.</p> <p>Install an appropriate management regime for the habitat mosaic to the south of the farm complex.</p> <p>Additional survey work is also required in respect of Badgers, Bats, Birds, Botanical, Great Crested Newts, Hedgerows and reptiles.</p> <p>The site falls within 3 Nature Recovery Network Zones, Core Habitat Zone, Core Expansion Zone 1 and Urban Matrix Recovery Zone 1</p>			
Heritage Assets on site or significantly affecting boundaries	<p>The following listed buildings are within the site but have 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.</p> <p>SP 09 NW - BOSTY LANE, Aldridge, Bosty Lane Farmhouse and farm building adjoining to east, Grade II</p> <p>SP 09 NW - BOSTY LANE Aldridge, Barn south-west of Bosty Lane Farmhouse Grade II</p> <p>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.</p> <p>Development here would have a significant impact on the historic landscape character.</p>	X		
Impact on visual amenity of adjacent land users, including existing residents	<p>There are public rights of way and open space around the 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.</p>	X		
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
Ground Contamination	<p>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.</p>		X	



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 and a coal mining risk assessment would be required prior to planning permission.		X	
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 and Aldridge Road is a District Distributer, there is also a nearby employment area 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.		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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 no significant barriers to employment uses.		X	
Delivery / Phasing	Proposed housing here would need to be built prior to relocating a school.		X	
Viability	School not viable unless all of the housing is accepted.	X		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. 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 constraints 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	No evidence of any further infrastructure constraints.			X
Highways access and transportation	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	
Impact on the wider road network	Highway impact assessment required, in particular testing junctions at Mellish Road and Bosty Lane		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Other Economic				
<b>Social</b>				
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	X		
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 whole site is within 20 minutes public transport distance of an Employment Area			X
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 and detached housing forms the character of this part of Barr Common Road, higher densities including flats developments are also present on the opposite side of the road.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	The scheme would result in the loss of some public open space. There would remain a large area public open space adjoining the site.	X		
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
<b>Opportunities</b>				
Potential to join with other adjacent site submissions for a more comprehensive site. Would provide visual surveillance to remaining open space.				X
<b>Sustainability Appraisal</b>				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal 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			
<b>Conclusion</b>				
<p>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.</p> <p>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.</p> <p>No access to a primary school, local health centre or food centre which would also require mitigation.</p>				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land at Druids Heath Golf Club, Stonnall Road, Walsall, WS9 8JZ							
Ward	Aldridge Central and South	Call for Site Ref	10286					
Site Area (ha)	0.98							
Site Reference	SA-0063-WAL							
Background/Context								
Current uses (list)	Ancillary to the golf course, used for overspill parking.							
Surrounding land uses	To the North is an area of trees and a Car Home beyond, to the West is a residential estate, the South agriculture and to the East is the Golf Club.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 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.	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					
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. The area north of Holly Lane and the golf club is considered to have a slightly	High	Mod High	Mod		Low Mod	Low	
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	higher sensitivity to employment and residential development.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
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.	X				
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.					X
Agricultural Land Quality	Not agricultural land					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	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 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 = 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.					X
Impact on visual amenity of adjacent land users, including existing residents	The rear windows of houses 51, 53, 55 and 57 along Stonnall Road face the application site. It is recognised that there would be a detrimental impact on their visual amenity should the land be developed, however the Club house and car park area is already visible from these windows and any loss is not considered to be significant. Boundary trees if retained would provide some screening from Hobs Hole lane to the South which is on lower ground. The existing relationship and potential mitigation is considered to minimise any unacceptable visual amenity impact.			X		
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.					X
Ground Contamination	No evidence of contamination.					X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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	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 existing adjoining uses and the shared access with the gold club could have restrictions on the types of 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 sand and gravel, shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site is surrounded by residential, agricultural and 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.	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 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 constraints 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,	There are no known infrastructure constraints here.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

culverts, rights of way)				
Highways access and transportation	The access is poor and there is no footpath, likely to be too narrow to provide the width required. Part of the site already used for golf club overspill parking which would have to be relocated.	X		
Impact on the wider road network	No significant issues.			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		X	
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	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		X	
Any character constraints on density (list)	The areas character is defined by large houses with street frontages.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	The site is 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				
Opportunities				
There is scope to join the site with cfs10536 to the North, however all of the issues in the assessment would remain and there is no benefit to cfs10536 in utilising this land.		X		
Sustainability Appraisal				
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				
Development would have an awkward relationship with the club house which would remain and have space for 199 cars, it is likely that the comings and goings would have a detrimental impact on the occupiers of any houses here and there is also likely to be evening events at the golf club, these issues are significant. The topography would mean that there would likely be some visual impact from Hobs Hole Lane. Retention of the existing boundary could provide only limited mitigation.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Hayhead Farm, Longwood Lane, Walsall							
Ward	Aldridge Central and South		Call for Site Ref	10318 West				
Site Area (ha)	9.77							
Site Reference	SA-0073-WAL							
Background/Context								
Current uses (list)	Agriculture.							
Surrounding land uses	To the North, South and East is agriculture and to the West horsiculture and some residential.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.	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						
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	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	B4154 Bosty Lane, lies adjacent to an existing 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.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield land.	X				
Topography	The site is predominantly flat with a very shallow slope down North to South.					X
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	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 = 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.					X
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 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 amenity.		X			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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 - Employment	X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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			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)	No evidence of any infrastructure constraints.			X
Highways access and transportation	The impact of what would be expected to be a large number homes here would require a transport assessment to	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	understand what mitigation would be required and whether 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.			
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.			X
Other Economic				
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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The character of housing nearby is defined by traditional styled inter-war detached houses.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
Could be made into a larger site if combined with land to the South subject to a separate submission. Potential to purchase houses on Sutton Road to improve access.			X	
Sustainability Appraisal				
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				
There would be significant local highway impact requiring upgrades and footpaths outside of the ownership of the promoter, potential loss of trees and hedges which merit retention and the potential impact on ecology if any trees are lost, however the greatest constraint here is the untreated limestone works which prevent development on the site unless it is remediated which may not be viable. These issues are all significant.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Erdington Road, Aldridge, West Midlands - Lane on Erdington Road							
Ward	Aldridge Central and South	Call for Site Ref	10307 North					
Site Area (ha)	0.36							
Site Reference	SA-0075-WAL							
Background/Context								
Current uses (list)	Horsiculture.							
Surrounding land uses	Residential across the highway to the West and Agriculture adjoining the other boundaries.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details						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		N/A						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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The Green Belt Study does not include this site however the following statement in relation to site submissions on Chester Road is considered to be equally relevant to this site 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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
Landscape 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 field patterns, the combination of open	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	Greenfield site.	X				
Topography	Shallow slope from West to East with the East part being the highest ground.				X	
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 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.	X				
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.				X	
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 horticulture use does not require significant ancillary buildings, any development on this narrow strip of land	X				



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
Ground Contamination	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.			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 distributor 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.		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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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 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 constraints 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 /	No evidence of infrastructure constraints.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	The site would not provide for a significant number of houses there is existing houses on this part of Erdington Road with direct frontage access.			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.			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 within 10 minutes walking distance of a Primary School			X
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The houses opposite are modern detached houses on modest sized plots.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
This site does not represent a comprehensive scheme, if adjoining land could be secured and if it was assessed as being acceptable to develop there may be an opportunity for this site.		X		
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.			
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				
The plot is significantly constrained due to its width. Likely that only a street frontage development could be supported if the land was considered acceptable delivering just one or two houses below the threshold for allocation. Significant harm to the character of the area for wither housing or employment.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Hayhead Farm, Longwood Lane, Walsall								
Ward	Aldridge Central and South		Call for Site Ref	10318 Central					
Site Area (ha)	4.34								
Site Reference	SA-0076-WAL								
Background/Context									
Current uses (list)	Agriculture.								
Surrounding land uses	To the North, West and East is agriculture and to the South some residential.								
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					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			N/A					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 Green Belt - ENV1								
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, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.		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						
Landscape Sensitivity	The area has a relatively unspoilt rural character and strong sense of 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.		High	Mod High	Mod		Low Mod	Low	
				X					
Detailed assessment against environmental, social and economic criteria									

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	The site is greenfield land.	X		
Topography	The site is predominantly flat.			X
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	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.			X
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.			X
Ground Contamination	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.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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 - Employment	X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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			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. 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.		X	
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.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Nearby housing to the south is interwar traditional styled detached and semi-detached housing.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
If combined with an adjoining site some of the constraints regarding access and noise could be overcome.		X		
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 access to the site is too narrow to provide footpaths, space for in and out traffic and visibility splays, which is a gateway constraint, adjacent parcels have significant constraints. Employment uses out of character.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land on Erdington Road, Erdington Road, Aldridge							
Ward	Aldridge Central and South		Call for Site Ref	10307 South				
Site Area (ha)	8.21							
Site Reference	SA-0077-WAL							
Background/Context								
Current uses (list)	Agriculture and sewage pumping station.							
Surrounding land uses	Agriculture, residential and garden centre opposite.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The Green Belt Study does not include this site however the following statement in relation to site submissions on Chester Road is considered to be equally relevant to this site 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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
Landscape 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 field patterns, the combination of open	High	Mod High	Mod		Low Mod	Low	
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield.		X			
Topography	The site is flat.					X
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 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.			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 = 2 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 recorded heritage assets here.					X
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		X			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		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.			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 distributor 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.		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, brick clay and fire clay shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site is surrounding with agricultural uses with residential opposite, its small size would limit employment uses and the 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			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 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 constraints 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		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 sewage pumping station within the site and it is not clear from the submission whether this would remain or whether there is any requirement to relocate it. To the North boundary of the site is a storm pipe. There is a high power pylon crossing		X	
Highways access and transportation	No significant concerns raised by highway officers.			X
Impact on the wider road network	No significant concerns raised by highway officers.			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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The character of nearby houses is low density on large plots.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
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				
It isn't clear if the sewage pumping station would remain and there may need to be a protection zone around the storm drain. The electricity pylon reduces the developable area and would require a contrived layout to avoid building beneath it. The impact of development here on visual amenity would be significant due to the openness, character and topography and described limitations.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Site west of the Chester Road bordered by Gould Firm Lane, Hobs Hole Lane and the Chester Road							
Ward	Aldridge Central and South	Call for Site Ref	10317					
Site Area (ha)	10.14							
Site Reference	SA-0083-WAL							
Background/Context								
Current uses (list)	Agriculture.							
Surrounding land uses	Agriculture to the North, South, East and West. Public House to the South East, some residential to the South and West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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.	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						
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. The area north of Holly Lane and the golf club is considered to have a slightly	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	higher sensitivity to employment and residential development.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield.		X			
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					X
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.			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 = 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 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.				X	
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.		X			
Flood risk, drainage and ground water	Old Hall Lane (off) Great Barr					X
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.				X	
Ground stability	The site is in a low risk Coal area and there is no evidence of ground stability issues here.					X



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
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.			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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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 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 power lines which cross the site and which would limit proximity of residential properties in the interests of amenity.		X	
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		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Impact on the wider road network	Off-site improvements to pedestrian links to Aldridge town centre may be required.	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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Houses do not define the rural character, any such development is limited and traditionally styled large detached houses.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
No specific opportunities identified.				X
Sustainability Appraisal				
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				
The application site if developed for housing or employment would be out of character, unsustainable and would have significant harm to the visual amenity and adjoining land users. The site is not in a sustainable location and has poor links to the urban area.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land at South of Little Aston Road, Aldridge							
Ward	Aldridge Central and South	Call for Site Ref	10332					
Site Area (ha)	9.74							
Site Reference	SA-0084-WAL							
Background/Context								
Current uses	Agriculture							
Surrounding land uses	To the North beyond Little Aston Road are horsiculture uses, to the South a Railway and Quarry to the West Residential and to the East residential and agriculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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	SAD Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The Green Belt study does not assess this submission site however the land is identified as potentially very high harm if 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.	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						
Landscape Sensitivity	The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character. The area north of Holly Lane and the golf club is considered to have a slightly higher sensitivity to employment and residential development.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield.	X				
Topography	The site is flat with little if any change of levels.					X
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	None of the trees are protected, however there maybe trees worthy of retention which should be incorporated into development. The trees are not significant and would not be a barrier to development		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 = 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 in part to the South of the Aldridge conservation area. Any development here would need to take account of its potential impact on the setting of the conservation area. Employment uses in particular would not be in character.	X				
Impact on visual amenity of adjacent land users, including existing residents	There would be a local impact to adjoining residents to the East and West and from users of Little Aston Road. There would be a significant impact on the character of this part of Little Aston Road which is semi-rural and is not characterised by built development. The wider impact would be limited due to the flat topography which limits views of this site.	X				
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. Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		X			
Ground stability	There is no evidence of ground stability issues here.					X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone. Potential blasting could have air quality impacts.		X	
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.		X	
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 - Residential	X - Employment	
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-Residential	X-Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site is flanked 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.	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	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 constraints 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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 across the middle of the site which would reduce the developable area.		X	
Highways access and transportation	The speed limit would need to be reviewed on Little Aston Road which would be the best point of access. There would also need to be localised widening of this road and works to create a pavement along the Southern side of the road.		X	
Impact on the wider road network	No significant wider impacts.			X
Other Economic				
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		X	
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	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)	Nearby housing is predominantly traditionally styled detached houses.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
If site opposite Little Aston Road was considered acceptable there would be an opportunity to share costs on road improvement works.		X		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	Assessment requested			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Hayhead Farm, Longwood Lane, Walsall								
Ward	Aldridge Central and South		Call for Site Ref	10318 East					
Site Area (ha)	3.74								
Site Reference	SA-0086-WAL								
Background/Context									
Current uses (list)	Agriculture.								
Surrounding land uses	To the West is residential, car hire, car repair and a garden centre, in all other directions agriculture.								
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					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			N/A					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 Green Belt - ENV1								
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, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.		Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X						
Landscape Sensitivity	The area has a relatively unspoilt rural character and strong sense of 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.		High	Mod High	Mod		Low Mod	Low	
				X					
Detailed assessment against environmental, social and economic criteria									

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	The site is greenfield	X		
Topography	The site is flat.			X
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	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.			X
Impact on visual amenity of adjacent land users, including existing residents	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.		X	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Submission reports high clay content in soil, scope for SUDS.			X
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 2015 zone.			X
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 - Employment	X-Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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 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.	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.			X
Other Economic (specify)				
<b>Social</b>				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	There are 2 nearby traditionally styled detached houses, however these are not seen together and there is not a residential character here.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
The viability of the site and potential opportunity to fund infrastructure to improve sustainability could be achieved through acquiring adjoining land to form a larger site.		X		
Sustainability Appraisal				
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				
A large housing development here would be significantly out of character and is considered would be in an unsustainable location without infrastructure upgrades and further harmful development. Employment uses have more significant character impacts. In addition the site scores highest greenbelt and landscape harm.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	South of Daniels Lane and east of Erdington Road, Aldridge							
Ward	Aldridge Central and South		Call for Site Ref	10403				
Site Area (ha)	10.83							
Site Reference	SA-0149-WAL							
Background/Context								
Current uses (list)	Pasture farmland							
Surrounding land uses	To the north the site borders pasture farmland and school buildings and school playing field. Northern tip of site denoted by Daniels Lane. Eastern boundary borders pasture 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.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					0	
Registered Park & Garden		N/A					0	
Scheduled Ancient Monument		N/A					0	
Operational Burial Ground		N/A					0	
Common Land		Barr Common					0	
Existing Policy Designations (list)	Within Walsall Council's Site Allocations Document (SAD) (2019) site falls fully within designated Green Belt land covered by SAD Policy GB1. The pocket of established mature deciduous woodland located within the vicinity of the sites south-east boundary							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
Landscape 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 field patterns, the combination of open	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	Greenfield		X			
Topography	The site slopes from north to south. The northern section of the site is in an elevated and raised position within the surrounding landscape. As a result, uninterrupted long distance views are available across open countryside from the northern tip of th			X		
Agricultural Land Quality	No information available.		X			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	AB 9/1964, T6, T12, T13, T14 and T56, and 05/2017 T1, T2 and T3. These trees are spread around the field boundaries and removal requires a tree assessment. If some or all trees were retained there would not be a significant impact on the developable area.			X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees 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 = 2 The site falls within Nature Recovery Network Zone Core Expansion Zone 1			X		
Heritage Assets on site or significantly affecting boundaries	Near to the centre of the site is a circular enclosure. HER record 13225: Cropmark of a circular enclosure can be seen on an aerial photograph. The full circle enclosure can be seen. Diameter is approximately 15-20m. An archaeological study is required.			X		
Impact on visual amenity of adjacent	If considered suitable for development land it is likely that the land to the North and West would also be considered			X		



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.			X
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.			X
Air Quality impact of adjoining uses	No adverse air quality impacts identified from adjoining uses.			
Noise impact of adjoining uses	No significant issues.			X
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 identia l	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	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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 constraints 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.		X	
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.			X
Other Economic (specify)				
<b>Social</b>				
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 10 minutes walking distance of a Primary School.			X
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	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)	Established residential uses to the west of the site are characterised by 1990's and 2000's modern 2 and 3 storey semi-detached and detached residential dwellings located along Wheatland Grove and Hayfield Grove. Erdington Road is characterised by much o			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	Not public open space.			X
Loss of Playing Field / Sports Pitches	No playing fields or sports pitches located within site.			X
Other Social				
<b>Opportunities</b>				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

The site could form part of a larger development site if combined with GBP070,CFS307,CFS073 which may provide alternative access options.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, and positive impact for SA Objectives 10, 13, 14			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
<p>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.</p> <p>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.</p>				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Aldridge School, Tynings Lane, Walsall			
Ward	Aldridge Central and South	Call for Site Ref	10281 North (0.12ha)	
Site Area (ha)	1.93			
Site Reference	SA-0188-WAL			
Background/Context				
Current uses (list)	School			
Surrounding land uses	Residential to the North, West and East to the South is Bosty Lane with agriculture uses beyond.			
Constraints				
Gateway Constraints (where affecting part of submitted site)		Name / Details		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		N/A		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 - Open Space - OS5045 - OS1 SAD policy ENV1 Green belt			
Green Belt and Landscape Sensitivity Assessment				
Criteria	Assessment			Rating
Green Belt Harm	Not in the Green Belt			
Landscape Sensitivity				
Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment			Rating
Environmental				
Greenfield/ Previously Developed Land	The land is the curtilage to an existing school and approximately half is previously developed.			X
Topography	The site and adjacent sites are predominantly flat with little if any change in topography.			X
Agricultural Land Quality	Not agricultural land.			X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None of the trees are protected, however there are established trees which may be worth protecting. An assessment is required. The retention of all trees would have minimal impact on the developable space.			X
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees and or the demolition of the school requires an Ecology survey in the interests of protected species. A walkover ecology assessment was submitted as part of the call for site 2 update which made the following key recommendations:			X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	<p>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.</p> <p>Protection and enhancement of the linear woodland along the northern boundary of the survey area.</p> <p>Install an appropriate management regime for the habitat mosaic to the south of the farm complex.</p> <p>Additional survey work is also required in respect of Badgers, Bats, Birds, Botanical, Great Crested Newts, Hedgerows and reptiles.</p> <p>The site falls within Nature Recovery Network Zone Core Expansion Zone 1</p>			
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 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.		X	
Ground stability	No evidence of ground stability issues.			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.			X
Noise impact of adjoining uses	Bosty Lane is a district distributor 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.		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			X
Other Environmental	No other issues identified.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Economic</b>				
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.			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 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 constraints 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.			X
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.			X
Impact on the wider road network	No wider issues raised.			X
Other Economic (specify)				
<b>Social</b>				
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		X	
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	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)	Ribbon development, traditional styled semi-detached and detached housing and flats forms the character of this part of Barr Common Road. The application site			



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	is partly previously developed and has a post war 3 storey flat roof designed school at the site			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	There would be a loss of public open space, the nearest is at the former Aldridge airport. An assessment of the open space is required.			
Loss of Playing Field / Sports Pitches	Playing fields and sports pitches would be lost, however this assessment is part of a larger site submission which proposes a replacement school so there is potential for mitigation.		X	
Other Social				
Opportunities				
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.		X		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12, and positive impact for SA Objectives 10, 13, 14			
Sustainability Appraisal Employment Conclusion	Not a reasonable alternative for employment for significant reasons outlined in the assessment.			
Conclusion				
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Fairview Nurseries, Land between Birch Lane, Chester Road and Back Lane, Aldridge							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 038					
Site Area (ha)	36.39							
Site Reference	SA-0211-WAL							
Background/Context								
Current uses (list)	Horsiculture and agriculture.							
Surrounding land uses	To the North is agriculture and employment uses, to the East and South residential and agriculture and to the West agriculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	North 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 Brownhills, Aldridge, and Birmingham. The sub-parcel adjoins the settlement of Stonnall to the north and is in close proximity to the town of Brownhills to the northwest, and Aldridge, which is part of the West Midlands conurbation, to the southeast. Extension of settlement this far out from Aldridge would diminish the relationship between the narrow Green Belt gap between Aldridge and Walsall Wood and 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.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		X - North	X - South					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	South 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 its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character. The area north of Holly Lane and the golf club is considered to have a slightly higher sensitivity to employment and residential development.	High	Mod High	Mod	Low Mod	Low		
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	Predominantly greenfield with some buildings present associated with the land uses.					X		
Topography	The site has a gentle slope down from North to South which would not present any significant barriers to development.			X				
Agricultural Land Quality	The Holford Farm map indicates that the land quality ranges across the site from grade 2, 3a to 3b.	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.			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-			X				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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	There are no recorded heritage assets here.			X
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 character in a local and wider context.	X		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.		X	
Ground Contamination	No record of ground contamination issues here.			X
Ground stability	No evidence of ground stability issues.			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 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.		X - Employment	X - Residential
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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	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.		X	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		X	
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.	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.	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	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			X
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 only cluster of nearby housing is on the Chester Road and this is traditional semi-detached ribbon development.			
Connections to local cycle route networks	No connection to a 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 a sports pitch.			X
Other Social				
Opportunities				
Could combine with adjacent call for site submissions to make a more comprehensive development.		X		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
Sustainability Appraisal Employment Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13			
Conclusion				
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 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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Nuttalls Farm, Land Between Stonnall Road & Hobs Hole Lane.								
Ward	Aldridge Central and South		Call for Site Ref		Green Belt Parcel 047				
Site Area (ha)	25.4								
Site Reference	SA-0212-WAL								
Background/Context									
Current uses (list)	Agriculture								
Surrounding land uses	To the North is Druids Heath Golf Club, to the East residential and agriculture, to the South is the golf course and sports pitches, and to the West is residential.								
Constraints									
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1								
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 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.		Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
				X					
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.		High	Mod High	Mod		Low Mod	Low	
				X					



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	The area north of Holly Lane and the golf club is considered to have a slightly higher sensitivity to employment and residential development.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	Greenfield site.	X				
Topography	The site topography changes significantly from North to South sloping down, would be a constraint to development but not considered a barrier.		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.		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.					X
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.		X			
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.					X
Ground Contamination	No record of ground contamination issues here.					X
Ground stability	No evidence of 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	The surrounding uses cause no concern in noise amenity terms to potential residential uses here. An employment use	X - Em	X - Res			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	may have unacceptable impacts to existing residents, however the site is large enough that such uses could be kept away from the West boundary and mitigated for.	pl yme nt	ide ntia l	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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 infrastructure constraints here.			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.	X		
Other Economic (specify)				
<b>Social</b>				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Primary School	The site is predominantly within 10 and 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			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			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 adjacent houses are a mix of modern detached and traditional detached houses and bungalows on modest plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal 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				
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	South of Hobs Hole Lane							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 050					
Site Area (ha)	5.17							
Site Reference	SA-0213-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North is agriculture, to the East and South are leisure uses and to the West is residential uses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 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.	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					
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.	High	Mod High	Mod		Low Mod		Low
			X					
Detailed assessment against environmental, social and economic criteria								

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	Greenfield site.	X		
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.		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 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.		X	
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.		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.			X
Ground Contamination	No record of ground contamination issues here.			X
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.			X
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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	could be kept away from the West boundary and mitigated for.			
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			X
Other Environmental	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.			
<b>Economic</b>				
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.			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	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 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 public right of way and possible an unrecorded one which may require stopping up.		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.	X		
Other Economic (specify)				
<b>Social</b>				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Primary School	The site is predominantly within 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			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			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 character of nearby houses is defined by large detached individually styled traditional and modern designs. In addition the site is next to Aldridge Conservation Area so development here would have to respect the existing low density character of this			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 6, 7, 8, 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 1, 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13			
Conclusion				
The existing topography helps to define the urban areas from the countryside, the loss of this site to development would lose this defined line and any visual encroachment would justify further more harmful encroachment, having significant detrimental impacts on the wider visual amenity of the area. 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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land to the North, East and South of Aldridge Court							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 055					
Site Area (ha)	4.2							
Site Reference	SA-0214-WAL							
Background/Context								
Current uses (list)	Land is possibly used as curtilage to the surrounding houses. Evidence is inconclusive.							
Surrounding land uses	To the North is a golf club, to the East horsiculture, to the South are houses and agriculture and to the West are houses a nursing home and a sports field.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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.	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						
Landscape Sensitivity	The landscape is considered to have an overall moderate-high sensitivity to residential and employment development, based on	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	its combination of pronounced slopes (in parts) and its strongly rural, undeveloped character.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	Greenfield Site	X				
Topography	The site is predominantly flat but does slope slightly South.					X
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 Land Quality Urban land, with the South East being a grade 2. the area of grade 2 is very small and not farmed.			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.			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 2 Nature Recovery Network Zones, Urban Matrix Recovery Zone 2 and Core Expansion Zone 1			X		
Heritage Assets on site or significantly affecting boundaries	The site surrounds a locally listed building: 'Large early-mid C19 detached villa, light brick with stone dressings, plain sashes, Italianate character with shallow hipped slate roof and bracketed eaves. One time residence of Frank James, waterworks entrepreneur and controversial MP. 1985' 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.	X				
Impact on visual amenity of adjacent land users, including existing residents	Development here would have a significant local impact for users of the public footpath to the North, users of the golf course and occupiers of the adjoining land. The character here is defined by large residential buildings and houses on medium to large sized plots. Development which reflects this 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.			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.					X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Ground Contamination	There is a record of ground contamination outside of the parcel relating to a former private gas works.			X
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.			X
Noise impact of adjoining uses	The surrounding uses cause little 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 - Employment	X - Residential	
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 - Residential	X - Employment	
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	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 constraints 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.		X	
Infrastructure constraints on / under site (electric cables/sub-stations,	No evidence of infrastructure constraints here.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	Safe access can be achieved, the footpath would require extending further East.		X	
Impact on the wider road network	No significant wider impacts.			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 10 minutes walking distance of a Primary School			X
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	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		X	
Any character constraints on density (list)	The character of houses here is defined by large traditional detached houses on spacious plots, low density development.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Opportunity to provide a new more suitable access to the existing house to the West of the parcel.				X
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	Assessment requested			
Sustainability Appraisal Employment Conclusion	The significant impacts identified in the assessment confirm that for employment uses the site is not a reasonable alternative.			
Conclusion				
Taking account of the combination of constraints, the character, conservation area, locally listed building, existing noise sensitive uses, and the limited scope for any residential development could not compensate for the irreversible harm. Employment use would not be appropriate due to the existing character of the area				
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	South of Druid's Heath Farm & West of Back Lane							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 048					
Site Area (ha)	20.54							
Site Reference	SA-0215-WAL							
Background/Context								
Current uses (list)	Horsiculture and agriculture							
Surrounding land uses	To the North is a motocross track and horsiculture, to the East is horsiculture, the South agriculture and to the West is the Golf Course.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 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.	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					
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.	High	Mod High	Mod		Low Mod		Low
			X					
Detailed assessment against environmental, social and economic criteria								



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	Greenfield predominantly with some temporary structures used in association with some agriculture and horsiculture uses.			X
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.	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.		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.			X
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.	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.			X
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.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
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 l	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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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	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.		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.	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.	X		
Other Economic (specify)				
<b>Social</b>				
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	X		
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		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Strategic Centre/Employment Area	The site is predominantly 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	x		
Any character constraints on density (list)	The only nearby housing are individual properties probably in connection to agriculture uses, all are traditional designs.			
Connections to local cycle route networks	No connection to a 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.			x
Other Social				
Opportunities				
No specific opportunities identified.			x	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal 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				
The site if developed in isolation would have a significant impact on the green belt, landscape and visual amenities of the area due to the existing semi-rural character and topography of the parcel. Noise from the motocross track is likely to be unacceptable to residential occupiers of potential housing.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land West of Gould Firm Lane							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 052					
Site Area (ha)	13.54							
Site Reference	SA-0216-WAL							
Background/Context								
Current uses (list)	Agriculture, camping and caravanning (up to 5 caravans) and traveller site.							
Surrounding land uses	Hotel, golf course and agriculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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.	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						
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.	High	Mod High	Mod		Low Mod		Low
			X					
Detailed assessment against environmental, social and economic criteria								

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	The land is predominantly greenfield with some development to the south to provide hard standing for caravans.	X		
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.		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.		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 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 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 golf 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.			X
Ground Contamination	No significant impacts. 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.			X
Air Quality impact of adjoining uses	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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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.		X	
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.	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.	X		
Other Economic (specify)				
<b>Social</b>				
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	X		
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	X		



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	x		
Any character constraints on density (list)	The only nearby housing are isolated traditional detached houses.			
Connections to local cycle route networks	No connection to a 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.			x
Other Social				
Opportunities				
No specific opportunities identified.			x	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal 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				
High green belt and landscape harm in combination with residential uses being out of character have significant impacts. The parcel would also require upgraded highway infrastructure and additional land to provide footpaths. In particular employment uses would need significant wider highway upgrades. Residential and employment uses could have a detrimental impact on the existing neighbouring leisure uses. Some limited leisure use here might have more potential.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Kendon Lea Farm, Daniels Lane							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 065					
Site Area (ha)	4.33							
Site Reference	SA-0217-WAL							
Background/Context								
Current uses (list)	Agriculture and horsiculture							
Surrounding land uses	School to the West, playing fields to the North, agriculture to the East and South.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
Landscape 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 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	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is predominantly greenfield but with some residential buildings adjacent the school and a number of stable buildings.		X			
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.					X
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.			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 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.	X				
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 - Employment		X - Housing		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	on Erdington Road. An employment use here would be out of character and development for such uses would have a significant detrimental impact on the character of the area.			
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	The East area is identified as having contamination 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.		X	
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.			X
Noise impact of adjoining uses	An employment use here would not be acceptable due to the proximity of the adjacent school. Residential uses raise no significant concerns. Mitigation would be required and would be achievable in relation to the nearby quarry.	X - Employment	X - Residential	
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 - Residential	X - Employment	
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	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 constraints preventing expansion. Broadband ultrafast speeds are available in this area. There are no significant gas capacity issues here.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 significant infrastructure constraints here.			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.			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 10 minutes walking distance of a Primary School			X
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	X		
Strategic Centre/Employment Area	The site is predominantly 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)	Character of nearby housing defined by a mix of 1960's modern design and traditional designed detached and semi-detached houses and bungalows on modest plots.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	Not public open space.			X
Loss of Playing Field / Sports Pitches	Not a playing field or a sports pitch.			X
Other Social				
Opportunities				
Opportunity to combine with neighbouring parcels and sites to form a comprehensive development which can contribute to any required infrastructure improvements.				X
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				

## **C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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.



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Shrubbery Farm North							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 068					
Site Area (ha)	19.3							
Site Reference	SA-0218-WAL							
Background/Context								
Current uses (list)	Agriculture.							
Surrounding land uses	Agriculture and a quarry to the North, Garden Centre to the East, agriculture, employment and leisure uses to the South.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
Landscape 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 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	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is predominantly greenfield with some small ancillary buildings for the main farming use.	X				
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.					X
Agricultural Land Quality	The site is less than 20ha and is considered to represent less than significant development of agricultural land.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are the following protected trees in the parcel: AB 9/1964, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18 T19, T29, T30 and T33. There are established trees which may be worthy of protection not currently protected and some of those which are protected no longer exist so an up to date tree survey is required for this parcel. The retention of all established and protected trees 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 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				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.	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.			X
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.			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 and the school. Residential uses raise no significant concerns. Mitigation would be required and would be achievable in relation to the nearby quarry.		X - Employment	X - Residential
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-Residential	X-Employment	
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-Residential	X-Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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 constraints 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.		X	
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.			X
Other Economic (specify)				
<b>Social</b>				
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		X	
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	X		
Strategic Centre/Employment Area	The site is predominantly within 20 minutes public transport distance of an Employment Area			X
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 modern design and traditional designed detached and semi-detached houses and bungalows on modest plots.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	Not public open space.			X
Loss of Playing Field / Sports Pitches	Not a playing field or a sports pitch.			X
Other Social				
<b>Opportunities</b>				
Opportunity to combine with neighbouring parcels and sites to form a comprehensive development which can contribute to any required infrastructure improvements.			X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Sustainability Appraisal</b>	
Sustainability Appraisal Housing Conclusion	SA not required due to gateway constraints.
Sustainability Appraisal Employment Conclusion	SA not required due to gateway constraints.
<b>Conclusion</b>	
<p>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.</p> <p>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.</p>	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land Rear of Bourne Pool, Daniel's Lane							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 069					
Site Area (ha)	2.93							
Site Reference	SA-0219-WAL							
Background/Context								
Current uses (list)	Agriculture.							
Surrounding land uses	Agriculture and a quarry to the North, Garden Centre to the East, agriculture, agriculture and leisure uses to the South.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
Landscape 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 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	High	Mod High	Mod		Low Mod		Low
				X				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.		X			
Topography	The parcel slopes from the North West down to the South East and would require mitigation to develop the site.			X		
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 some impact on the capacity of the site for development but would not be a barrier.			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 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.			X		
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 horticulture where any development would be out of character and seen from public rights of way and more widely along Chester Road.		X - South West	X - North East		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		X	
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.		X	
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.			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. Mitigation would be required and would be achievable in relation to the nearby quarry.		X - Employment	X - Residential
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-Residential	X-Employment	
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-Residential	X-Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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,	Little Aston WwTW has capacity for 4780 houses. It has limited headroom for population increase due to housing forecast and limited capacity available performance.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

water, sewage treatment	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.			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Approximately 0.8 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 significantly 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.			X
Other Economic (specify)				
<b>Social</b>				
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	X		
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	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 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 large traditional designed houses on large plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
<b>Opportunities</b>				
If combined with adjacent parcels and call for site submissions and comprehensive site could contribute to this parcel achieving a suitable access.			X	
<b>Sustainability Appraisal</b>				
Sustainability Appraisal Housing Conclusion	SA not required due to gateway constraints.			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Sustainability Appraisal Employment Conclusion	SA not required due to gateway constraints.
<b>Conclusion</b>	
<p>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.</p> <p>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.</p>	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land East of Erdington Road, adjacent Knights Hill								
Ward	Aldridge Central and South		Call for Site Ref		Green Belt Parcel 073				
Site Area (ha)	1.58								
Site Reference	SA-0220-WAL								
Background/Context									
Current uses (list)	Agriculture								
Surrounding land uses	Agriculture to the North and East, residential and horsiculture to the South and residential to the West.								
Constraints									
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1								
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.		Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X						
Landscape 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 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		High	Mod High	Mod		Low Mod	Low	
					X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.			X		
Topography	The parcel slopes from the North West down to the South East, the land level change is not significant and would not be a 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 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 have a significant 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	No recorded heritage assets here.					X
Impact on visual amenity of adjacent land users, including existing residents	If developed in isolation the parcel would look out of character with its surroundings, however if considered suitable for development land it is likely that the land to the North would also be considered suitable for release. There would be significant local visual impact because the character of this side of Erdington road is defined by its			X		



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			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.			X
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 - Employment	X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	Safe access can be achieved. Footpath required on this side of Erdington Road.		X	
Impact on the wider road network	No significant wider issues identified.			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 within 10 minutes walking distance of a Primary School			X
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	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 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 modern design and traditional designed detached and semi-detached houses and bungalows on modest plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Opportunity to combine with neighbouring parcels and sites to form a comprehensive development which can contribute to any required infrastructure improvements.				X
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 5, 6, 7, 9, 12 and positive impact for SA Objectives 10, 13, 14			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
High green belt harm combined with significant visual amenity impacts due to topography and which would result in the loss of its existing semi-rural character for which there is no mitigation. Employment uses would have a greater impact on character in terms of visual amenity due to the character context and its prominent position due to topography.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land rear of houses on Knights Hill West of Erdington Road								
Ward	Aldridge Central and South		Call for Site Ref		Green Belt Parcel 077				
Site Area (ha)	2.83								
Site Reference	SA-0222-WAL								
Background/Context									
Current uses (list)	Agriculture								
Surrounding land uses	To the North residential to the East agriculture, residential to the South and West.								
Constraints									
Gateway Constraints (where affecting part of submitted site)		Name / Details						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		N/A						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 Green Belt - ENV1								
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.		Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X						
Landscape Sensitivity	This is a largely open and visually prominent area, culminating in a 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		High	Mod High	Mod		Low Mod	Low	
					X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is predominantly greenfield.	X				
Topography	The land slopes down from West to East, the change is not significant and would require little mitigation for development.				X	
Agricultural Land Quality	No information available.	X				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are 10 protected trees on the parcel as follows: AB 9/1964 T37, T38, T39, T40, T47 to T52 Sycamore. These trees follow the parcel boundary and there may be other trees worthy of retention. If some or all of the boundary trees were retained the site is large enough that capacity would not be significantly reduced.			X		
Biodiversity or 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 = 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 recorded heritage assets here.				X	
Impact on visual amenity of adjacent land users, including existing residents	The character of this part of Erdington Road is defined by its semi-rural character with predominantly horsiculture, agricultural uses and significant groups of established trees. Any development of the parcel would erode this visual character. The parcel currently screens the development at Knights Hill from Erdington Road. The wider topography would ensure that any development of the parcel would be prominent and significant. Employment uses are not present here and buildings for such uses would be more harmful to visual amenity.	X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			X
Ground Contamination	No record of ground contamination here.			X
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.			X
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 - Employment	X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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.		X	
Impact on the wider road network	No significant wider issues identified.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 10 minutes walking distance of a Primary School			X
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	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 more than 15 minutes walking distance of a Fresh Food 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 connection to a 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.	X		
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12 and positive impact for SA Objectives 10, 13, 14			
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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land South and South West of Shrubbery Cottage							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 078					
Site Area (ha)	24.17							
Site Reference	SA-0223-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	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.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
Landscape 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 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	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	Predominantly greenfield, a single building exists for a Severn Trent Pumping station.	X				
Topography	The land slopes down from West to East, the change is not significant and would require little mitigation for development.		X			
Agricultural Land Quality	No information available.	X				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	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 on site or significantly affecting boundaries	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 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 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	X				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
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.			X
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 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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 constraints 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.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Approximately 2.1 ha, crossing the parcel 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 impact on the capacity and layout.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Highways access and transportation	Access can be achieved, no significant issues.			X
Impact on the wider road network	No significant wider issues identified.			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 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			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 whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Residential houses here are predominantly traditional styled detached on generous plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
There might be opportunities to sub divide the parcel to adjoining adjacent parcels and site if they are otherwise acceptable.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal 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				
The character of the area and size of the parcel means that development of the parcel would have significant detrimental impacts on the landscape character which cannot be mitigated for and which could impact on the character of Streetly as well as this part of Aldridge. In addition the pylons are a significant constraint which would result in a contrived layout for development.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Valley Nurseries Between Erdington Road & Barr Common Road							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 080					
Site Area (ha)	1.22							
Site Reference	SA-0224-WAL							
Background/Context								
Current uses (list)	Agriculture and ancillary land for the adjacent nursery (no supporting planning history of latter use).							
Surrounding land uses	To the North is residential, agriculture to the East, residential and a nursery to the South and agriculture to the West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
Landscape Sensitivity	This is a largely open and visually prominent area, culminating in a 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	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is predominantly greenfield with some structure present which appear to serve the adjacent nursery.			X		
Topography	The parcel slopes from the South West down to the North East. The topography is not significant to be a 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 is one protected tree on the North West of the parcel number AB 9/1964 T53. There may be other established trees along the boundary which may be worthy of retention. Any loss of trees or hedges would require a tree assessment, the retention of all trees and hedges would not significantly reduce the capacity of the site for development.			X		
Biodiversity or 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 1			X		
Heritage Assets on site or significantly affecting boundaries	No recorded heritage assets here.					X
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



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			X
Ground Contamination	Potential issues with materials stored and used at nurseries.			X
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.			X
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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.		X	
Impact on the wider road network	No significant wider issues identified.			X
Other Economic (specify)				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 within 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			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 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 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 connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 5, 6, 7, 9, 12 and positive impact for SA Objectives 10, 13, 14			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
High green belt and landscape harm and the location is not sustainable, additional footpaths required to link the parcel to the urban area amount to significant issues which cannot be mitigated for or are unviable.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land South of Alder Tree Grove, Between Erdington Road and Barr Common Road							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 082					
Site Area (ha)	0.77							
Site Reference	SA-0225-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North residential and a nursery, to the East residential and to the South and East agricultural.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
Landscape Sensitivity	This is a largely open and visually prominent area, culminating in a 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	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.	X				
Topography	The parcel slopes from the South West down to the North East. The topography is not significant to be a 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 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.			X		
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			X		
Heritage Assets on site or significantly affecting boundaries	No recorded heritage assets here.					X
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.					X
Ground Contamination	No record of ground contamination here.					X
Ground stability	No record of ground stability issues here.					X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 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 amenity for housing here.	X - Employment		X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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)	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.			X
Other Economic (specify)				
<b>Social</b>				
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		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Traditional detached houses on modest to large plots and a pair of traditional semi-detached houses modest plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 5, 6, 7, 9, 12 and positive impact for SA Objectives 10, 13, 14			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address		Land Between Longwood Road & Erdington Road, South of Barr Common Road							
Ward		Aldridge Central and South		Call for Site Ref		Green Belt Parcel 084			
Site Area (ha)		15.34							
Site Reference		SA-0226-WAL							
Background/Context									
Current uses (list)		Agriculture							
Surrounding land uses		To the North is an area of common land with residential beyond, to the East is residential and agriculture to the south and west is residential.							
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details				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			N/A				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 Green Belt - ENV1							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.		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						
Landscape Sensitivity	This is a largely open and visually prominent area, culminating in a 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		High	Mod High	Mod		Low Mod	Low	
				X					

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.		X			
Topography	The site slopes steeply up from East to West and also drops from South to North. Mitigation would be required but not a 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.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are 6 group tree preservation orders numbered as follows: 28/1978 A1, A2, A3 A4, and AB 1/1960 W1, W2 which include tree species Beech, Alder, Elm, Oak, Sycamore, Hawthorn and Pine. In addition there 6 individual tree preservation order as follows: AB 1/1960 T1, T2, T3, 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.			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	There are no recorded heritage assets here.					X
Impact on visual amenity of adjacent land users, including existing residents	The parcel is large and slopes significantly meaning that any development of the parcel would be prominent from wide area to the East. Development would be out of character with the surrounding land and the parcel is a significant 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.		X			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		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.			X
Ground stability	No records of ground stability issues here.			X
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 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 - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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)	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.	X		
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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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		X	
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 whole site is within 20 minutes public transport distance of an Employment Area			X
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)	Large traditional styled detached houses on large plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
If development was supported here the change of character would allow additional adjacent parcels to be supported for release.		X		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 6, 7, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
The combination of the high greenbelt and landscape harm and the impact on visual amenity due to its steep topography would be very significant and would have wider impacts significantly detrimental to adjacent land.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Corner of Little Hardwick Road & Erdington Road							
Ward	Aldridge Central and South		Call for Site Ref	Green Belt Parcel 087				
Site Area (ha)	2.73							
Site Reference	SA-0227-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North is agriculture and residential uses, to the East a cemetery/crematorium, to the South residential and agricultural and to the West agriculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details				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		N/A				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 Green Belt - ENV1							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		X						
Landscape 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 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	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.					X
Topography	The land slopes up from east to West, the gradient would be a moderate constraint to development which may require mitigation.			X		
Agricultural Land Quality	No information available.	X				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no TPO trees within the parcel, there may be trees along the boundary worthy of retention and an assessment is required. The retention of some or all of the trees would not have a significant 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 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	No recorded heritage assets here.					X
Impact on visual amenity of adjacent land users, including existing residents	The retention of the boundary trees and continued use of the land to the East for a cemetery would minimise any wider impacts of development at the parcel. In a local context development here would look out of place and have a significant detrimental impact on the local character. Extension of the cemetery/crematorium use would not have significant visual amenity impact and could allow for further appropriate landscaping.	X				
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.					X



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Ground Contamination	The East half of the site 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.		X	
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.			X
Noise impact of adjoining uses	An employment use would not be acceptable and would likely have a detrimental impact on the functioning of the neighbouring cemetery/ crematorium services. There are no significant sources of noise which would prohibit a residential use.	X - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 constraints 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.		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	Although the path stops partway down Erdington Road a crossing could be installed. No other significant concerns.		X	
Impact on the wider road network	No significant wider issues identified.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The nearest houses are traditional designed detached predominantly two storey with some bungalows.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Opportunity to expand existing adjoining uses without having any significant visual landscape impacts.				X
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 6, 7, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
Sustainability Appraisal Employment Conclusion	The site has some negative impacts for SA Objectives 2, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13			
Conclusion				
Built development would be out of character and have significant visual impact harm, however there may be an opportunity to expand the adjoining cemetery/crematorium uses without leading to significant unacceptable impacts.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Birch Wood, Potters Wood, Land South of the Dingle							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 088					
Site Area (ha)	58.42							
Site Reference	SA-0228-WAL							
Background/Context								
Current uses (list)	Agriculture and horsiculture							
Surrounding land uses	To the North agriculture, to the East residential, to the south residential, agricultural and some employment uses to the East agriculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1 Potter's Wood and Meadow - SLINC							
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, 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.	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						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Landscape Sensitivity	The area has a relatively unspoilt rural character and strong sense of 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.	High	Mod High	Mod	Low Mod	Low
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.				X	
Topography	The parcel is predominantly flat.					X
Agricultural Land Quality	No information available.				X	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are 29 protected trees as follows which are known to be within the parcel: AB 4/1962 Oak number T2, T1, T4, T5, T8, T9, T10, T13, T14, T15, T16, T17,T18, T19, T20, T21, T22, T23, T25, T27, T28, T29, T30, T31, T32, T35, T36, Ash A1. There are a number of other trees within the parcel which may be worthy of retention and a tree survey is required to establish this. The retention and or mitigation for retaining/replacing trees would have a moderate impact on the capacity of the site not all of which can be mitigated for. 26/2005 A1 Ash				X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees is likely to have an impact, the parcel forms part of a wider undeveloped area which includes a nature reserve and other groups of trees. The Northern part of the site is Potters Wood and meadow 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 is a HER record of a ridge and furrow to the South of the site. This is identified as a very small affected area. The HLC identifies the site within an Area of High Historic Landscape Value due to the remains of the Hay Head Lime Works and an area of Ancient Woodland (Cuckoo's Nook). The retention of ancient woodland would have a significant impact on the developable area.				X	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.			X
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.			X
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 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 - Employment	X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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)	The parcel has 2 public rights of way references ALD27 and ALD1r/2572.		X	
Highways access and transportation	Access to the site could be achieved.		X	
Impact on the wider road network	Junctions need to be tested and upgrades may be required.		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 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			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 whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Houses are predominantly traditional styled semi-detached and detached with generous plot sizes.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
The parcel has protected trees, ancient woodland and ecological constraints, is in a high green belt and landscape harm combined with significant visual amenity impacts which cannot be mitigated for. Employment uses have greater character harm.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land South of Streetly Cemetery and between Little Hardwick Road and Foley Road West							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 089					
Site Area (ha)	22.57							
Site Reference	SA-0229-WAL							
Background/Context								
Current uses (list)	Agriculture and horsiculture.							
Surrounding land uses	To the North is the cemetery/crematorium, residential, agriculture and horsiculture uses to the East is horsiculture and residential, to the South is residential and to the East agriculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
Landscape 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 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	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment	Rating				
Environmental						
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.				X	
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.			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	There are no recorded heritage assets here.				X	
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	X				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	development of the parcel would have a significant impact on the wider character of the area.			
Flood risk, drainage and ground water				
Ground Contamination	To the East of the parcel is a former landfill site which could cause ground gas issues which will require assessment during development.		X	
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.			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 - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 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	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 constraints 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.		X	
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.	X		
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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	Footpaths may be required.			
Impact on the wider road network	No significant issues identified.			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		X	
Secondary School	The site is predominantly within 20 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 site is predominantly within 20 minutes public transport distance of an Employment Area		X	X
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 are a mix of traditional and modern designed detached and traditional semi-detached on a mix of generous and modest sized plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Could combine with adjacent parcel for more comprehensive scheme.		X		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 4, 8, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
The topography, high green belt and landscape harm combined with significant harm to visual amenity are significant constraints to any development here for which mitigation is not possible.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land North of Beacon Hill							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 093					
Site Area (ha)	4.49							
Site Reference	SA-0230-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North and West are residential uses, to the East agriculture and to the South agriculture, residential and a service station.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
Landscape Sensitivity	This is a largely open and visually prominent area, culminating in a 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	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.			X		
Topography	The ground slope is to significant rising up from East to West and could be a significant constraint.			X		
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.				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 = 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 recorded heritage assets here.					X
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		



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Flood risk, drainage and ground water	Not in a flood zone 2 or 3.			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.			X
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.			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 - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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 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.	X		
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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Impact on the wider road network	No significant concerns.			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	X		
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 whole site is within 20 minutes public transport distance of an Employment Area			X
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)	Houses are predominantly traditional detached on modest and medium sized plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 4, 8, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
Sustainability Appraisal Employment Conclusion	The site has some negative impacts for SA Objectives 1, 2, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13			
Conclusion				
The combination of the green belt and landscape harm and significant detrimental harm to visual amenity due to the topography, significant visual prominence from the highway, residential properties and and Barr Beacon all contribute to significant detrimental consequences for the character of the area and would likely result in little justification for retaining adjoining parcels.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land Between Back Lane & Chester Road							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 042					
Site Area (ha)	19.54							
Site Reference	SA-0244-WAL							
Background/Context								
Current uses (list)	Agriculture and horsiculture.							
Surrounding land uses	Public house, residential, agriculture, retail, car body repairs and horsiculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 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.	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					
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.	High	Mod High	Mod		Low Mod		Low
			X					
Detailed assessment against environmental, social and economic criteria								

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	Greenfield.	X		
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.		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.	X		
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.			X
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.	X		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.	X		
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.			X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Air Quality impact of adjoining uses	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 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 - Employment	X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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	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.		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		X	
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		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	Holly Lane, which is an adopted public highway, dissects the site between Back Lane and Chester Road and would need to be accommodated/stopped up. This site generally is remote and will struggle to meet local and national policies on sustainability, accessibility etc. The site is poorly served by public transport and is some distance from community and retail facilities.			
Impact on the wider road network	Development here would require wider highway infrastructure improvements.	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	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 site is predominantly 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	X		
Any character constraints on density (list)	The character of housing here is defined by large traditional styled houses on modest plots.			
Connections to local cycle route networks	No connections to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 4, 5, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
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 land has a high agricultural rating and its topography ensures that there would be significant local and wider visual harm at significantly at odds with the parcels surroundings and existing character in addition the highway works to achieve a safe access are extensive and could be a significant barrier. In addition no nearby bus route and no access to a primary school, secondary school, local health centre or food centre all would require mitigation which may not be viable.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land South of Hobs Hole Lane corner of Chester Road							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 051					
Site Area (ha)	0.24							
Site Reference	SA-0245-WAL							
Background/Context								
Current uses (list)	Predominantly the location of a pond which serve an agricultural field.							
Surrounding land uses	To the North, South and West is agriculture to the East across Chester Road are some residential.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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.	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						
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.	High	Mod High	Mod		Low Mod		Low
			X					
Detailed assessment against environmental, social and economic criteria								

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
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..		X	
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.	X		
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.	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 = 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 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.	X		
Ground Contamination	No record of ground contamination here.			X
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.			X
Noise impact of adjoining uses	There are no significant noise constraints which would need to be considered for housing or employment development.			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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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.		X	
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.		X	
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.		X	
Impact on the wider road network	No concerns raised.			X
Other Economic (specify)				
<b>Social</b>				
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	X		
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	X		
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	X		
Any character constraints on density (list)	The only houses nearby are semi-detached and traditionally styled.			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Connections to local cycle route networks	No connections to a 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.			X
Other Social				
Opportunities				
The site could be incorporated into the larger CFS317 site to the south.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13			
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			
Conclusion				
High green belt and landscape harm combined with significant character impact if developed. Small 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 development is unlikely to be supported.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land adjacent Irish Harp, North of Little Aston Road							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 056					
Site Area (ha)	3.71							
Site Reference	SA-0248-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North agriculture, East a Public House, to the South residential and to the West leisure uses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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.	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						
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.	High	Mod High	Mod		Low Mod		Low
			X					
Detailed assessment against environmental, social and economic criteria								

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	The parcel is greenfield.	X		
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.	X		
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.		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 = 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	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.	X		
Flood risk, drainage and ground water	Not in a flood zone 2 or 3. Scope for SUDS.			X
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		X	
Ground stability	No records of ground stability issues here.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
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



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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 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.	X		
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.	X		
Other Economic (specify)				
<b>Social</b>				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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	X		
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	X		
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	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 connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13			
Sustainability Appraisal 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				
The parcel is in a high green belt and landscape harm area and development would cause significant visual amenity harm due to the character of the area and topography, in addition highway constraints are likely to be a significant financial barrier.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land to the rear of Wheatland Grove & Hayfield Grove							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 070					
Site Area (ha)	1.38							
Site Reference	SA-0249-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North is a school, the East and South agriculture and residential to the West							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 A452 Chester Road forms a clear boundary that would contain release of the area to the east without having too great an impact on the settlement gap, and the railway line with associated tree cover that forms its boundary to the east would limit impact on the countryside beyond.	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				
Landscape 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 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	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.		X			
Topography	The parcel slopes down from North to South, this drop is considered moderate and would not be 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 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 retention there would be a reduction in 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 = 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.					X
Flood risk, drainage and ground water	Not in a flood zone 2 or 3. Scope for SUDS.					X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Ground Contamination	No record of ground contamination here.			X
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.			X
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 - Employment		X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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.	X		
Impact on the wider road network	No concerns raised			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 within 10 minutes walking distance of a Primary School			X
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	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 adjacent houses are modern traditionally designed modest detached houses on small plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Potential opportunity to open the site through the purchase of adjacent property.	X			
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 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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Between Little Aston Road & Chester Road							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 058					
Site Area (ha)	0.94							
Site Reference	SA-0251-WAL							
Background/Context								
Current uses (list)	Horsiculture.							
Surrounding land uses	To the North is Little Aston Road with an agricultural field beyond and Irish Harp Public House, to the East is a busy island, car showroom and houses, to the South and West residential.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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.	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						
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.	High	Mod High	Mod		Low Mod		Low
			X					
Detailed assessment against environmental, social and economic criteria								

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	The parcel is greenfield.	X		
Topography	The parcel has little if any change in topography.			X
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, 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.		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 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 recorded heritage assets here.			X
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.			X
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.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
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 l	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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 evidence of infrastructure constraints.			X
Highways access and transportation	Potential for access onto A454 Little Aston Road or A452 Chester Road subject to visibility requirement being met. 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 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.		X	
Impact on the wider road network	No concerns raised.			X
Other Economic (specify)				
<b>Social</b>				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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			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 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 is defined by large traditional styled detached houses on medium to large plots and traditionally styled detached houses on medium sized plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13			
Sustainability Appraisal Employment Conclusion	Assessment requested			
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land North of Bourne Farm							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 063					
Site Area (ha)	0.33							
Site Reference	SA-0253-WAL							
Background/Context								
Current uses	Ancillary garden to former restaurant and ancillary land adjoining farm buildings.							
Surrounding land uses	To the North is the railway and agricultural land beyond. To the East is a residential property and the railway, to the South is a former restaurant and to the West are houses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a weak contribution to all Green Belt purposes, but expanding the Green Belt boundary out to this location from the inset edge of either Aldridge or Streetly would impact on the narrow gap between towns. Harm would therefore be high for release in conjunction with release of intervening land between the sub-parcel and Streetly. Harm would be higher were the release to encompass land between the sub-area and Aldridge.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X					
Landscape 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 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	High	Mod High	Mod		Low Mod	Low	
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.			X		
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.			X		
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.			X		
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.				X	
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	



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	gas protection – site investigation carried out but no current access to records.			
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.			X
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 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.	X - Employment	X - Residential	
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-Residential	X-Employment	
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-Residential	X-Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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 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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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)	Footpaths 36, 37 and 38 Aldridge cross the Bliss quarry and enabling residential development sites.			X
Highways access and transportation	Access to this site would not be considered onto A452 Chester Road due to its proximity to the railway bridge and road geometry. Access will therefore be over third party land from the south or west.	X		
Impact on the wider road network	No concerns raised.			X
Other Economic				
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	X		
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	X		
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	X		
Any character constraints on density (list)	The character is defined by large traditional new houses on medium sized plots.			
Connections to local cycle route networks	No connections to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
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				
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land rear of 41 - 47 Little Hardwick Road and Lester Grove.							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 081					
Site Area (ha)	1.06							
Site Reference	SA-0255-WAL							
Background/Context								
Current uses (list)	Former plant nursery							
Surrounding land uses	To the North and East agriculture, to the South residential and to the West agriculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
Landscape 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 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	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is previously developed in part, it is difficult to 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.					X
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.	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 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.					X
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			X		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	these reasons the visual amenity impact of any development here in a local or wider sense would not be significant.			
Flood risk, drainage and ground water	Not in a flood zone 2 or 3. Scope for SUDS.			X
Ground Contamination	The parcel has a record of ground contamination which requires assessment during development.		X	
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.			X
Noise impact of adjoining uses	The nursery use could be re-instated and would likely generate noise and disturbance through trips to and from the buildings which would not be dissimilar to the comings and goings from housing development or employment development. However employment development would likely cause noise and disturbance through the use and the restrictions and mitigation conditions required to ensure satisfactory amenity could render such limited uses unviable.	X - Employment		X - Residential
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Highways access and transportation	Access to this site appears to be via a narrow, private shared driveway(s) from Little Hardwick Road. This would be unsuitable for any modest development without land acquisition to provide a widened access. The site could be incorporated into a wider development package (CFS172). It is unlikely to be suitable for any intensive commercial use.	X		
Impact on the wider road network	No wider concerns.			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	X		
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	X		
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	X		
Any character constraints on density (list)	The character here is defined by traditional style bungalows and modern traditional styled new large detached houses on modest plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
CFS172 - combined would remove the Highway Officers access concerns		X		
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 cannot achieve suitable access without additional land which is a gateway constraint. Trees would likely need to be retained so only 50% of the parcel could be developed if otherwise acceptable. Employment uses not compatible in particular with neighbouring uses.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land South of Little Aston Road and East of Green Lane							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 60					
Site Area (ha)	8.82							
Site Reference	SA-0266-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North is a Hotel and agricultural uses, to the East housing and agriculture, to the South is a railway line, quarry and housing and to the West housing and agriculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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.	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						
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.	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	The parcel is greenfield	X		
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.		X	
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.	X		
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.		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. 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.			X
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.	X		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			X
Ground Contamination	The parcel has a record of ground contamination which requires assessment during development.		X	
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.			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

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		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-Residential	X-Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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 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		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Impact on the wider road network	No concerns raised.			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 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			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 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 housing here is defined by large traditional styled detached houses on large plots.			
Connections to local cycle route networks	No connection to a local cycle 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
Highest green belt harm and landscape sensitivity additional significant constraints include visual harm due to unfavourable topography and lack of suitable highway infrastructure, in particular to support employment uses which in any case are out of character.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Between Vigo Road & Boatman's Lane							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 34					
Site Area (ha)	0.35							
Site Reference	SA-0277-WAL							
Background/Context								
Current uses (list)	Nil use							
Surrounding land uses	To the North is a Hotel, to the East is a former quarry, to the South is a quarry and industrial estate and to the West is a quarry.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the separation of Aldridge and Brownhills, and Aldridge and 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 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.	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					
Landscape Sensitivity	The landscape is considered to have overall moderate sensitivity to residential and employment development. Whilst there are some criteria indicating a low-moderate sensitivity, this is counter balanced by the higher sensitivity of natural character. with semi-natural	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	habitats and statutory sites extending across large parts of the area.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
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.					X
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	X				
Agricultural Land Quality	Not agricultural land.					X
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.	X				
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	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 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.					X
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	X				
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.			X		
Ground stability	Mining of coal and lignite. Coal mining risk assessment required.			X		



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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	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-Residential	X-Employment	
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.		X	
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-Residential	X-Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			X
Viability	There are no known significant risks to viability and likely to be developed within the plan period.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 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.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	The canal banks which form most of the parcel are existing infrastructure to support the canal and significant structural work would be required to develop any part of the parcel. The towpath also runs adjacent the parcel. There is a development buffer wh	X		
Highways access and transportation	Most of this linear site forms an embankment to support the 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.			X
Impact on the wider road network	No significant concerns.			X
Other Economic (specify)				
<b>Social</b>				
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	X		
Secondary School	The whole site is within 25 minutes public transport distance of a Secondary School		X	
GP/Health Centre/Walk in	The whole site is 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	X
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 nearest residential properties are to the North East and are modern 3 - 4 storey flats over garages.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
<b>Opportunities</b>				
No specific opportunities identified.			X	
<b>Sustainability Appraisal</b>				
Sustainability Appraisal Housing Conclusion	SA not required due to gateway constraints.			
Sustainability Appraisal Employment Conclusion	SA not required due to gateway constraints.			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Conclusion
<p>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.</p> <p>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.</p>

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land on the Corner of Walsall Road and Bosty Lane							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 72					
Site Area (ha)	0.24							
Site Reference	SA-0283-WAL							
Background/Context								
Current uses (list)	Nil use, corner amenity land.							
Surrounding land uses	To the North East and South are residential uses with agriculture to the West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 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 bounding the northeast of the sub-parcel 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 expansion up to it from either north or south would weaken the fragile settlement gap. Development to the east of the Rushall	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						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	Canal would also potentially increase containment of land between 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 Mod	Low		
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	Largely greenfield with a tarmac public footpath running through it which is no overgrown, unmaintained so unused.		X					
Topography	The parcel declines slightly from the North East to South West, but this is not significant or a barrier to developing the parcel.		X					
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 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	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	X						

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
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 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.			X
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 here.			X
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.			X
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.			X
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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 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 is a path running through the parcel.		X	



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	Potential for limited residential development with perhaps a shared access on Walsall Road positioned as far as possible from the signalised junction. Not suitable for commercial uses.	X-Em plo yme nt		X-Res iden tial
Impact on the wider road network	No significant wider impacts.			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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The nearest housing to the South is a pair of detached traditional styled bungalows and they combined with the openness of the adjacent agricultural use define the character of the area.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
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				
Highest greenbelt harm and landscape sensitivity, other constraints in relation to residential uses could be mitigated for, however potential development is very limited and does not meet the threshold for allocation in the Black Country Plan. In addition Employment uses cannot achieve safe access and are unlikely to be viable here.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Berryfields Farm							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 75					
Site Area (ha)	20.57							
Site Reference	SA-0284-WAL							
Background/Context								
Current uses (list)	Horsiculture and residential uses.							
Surrounding land uses	To the North is agriculture and residential, to the east agriculture and employment uses, to the South the Canal and agriculture and agriculture to the West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 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 bounding the northeast of the sub-parcel 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 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	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						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	potentially increase containment of land between 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 Mod	Low		
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	Where the farmhouse is there are other residential buildings, buildings in connection with agriculture and horsiculture, this development takes up a very small portion of the parcel which is predominantly greenfield.					X		
Topography	The land rises significantly up from South to North and would be a constraint to development.				X			
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 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. In addition there is a SLINC which covers are area alongside Walsall Road, mitigation would likely be required and 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.				X			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 site or significantly affecting boundaries	There are no recorded heritage assets here.			X
Impact on visual amenity of adjacent land users, including existing residents	Large open site prominent from Aldridge Road and Walsall Road. Any development would have a significant local and wider impact (due to the topography) changing the semi-rural character of the area.	X		
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 here. 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.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
Noise impact of adjoining uses	No significant concerns, the employment uses are not adjoining the parcel and mitigation could ensure there are no significant impacts in relation to residential uses. Employment uses could be located away from residential and mitigation would also be achievable to protect existing amenity, albeit reducing the developable area.		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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	The canal runs along the South West boundary and development would need to be set away from the canal reducing the developable area.		X	
Highways access and transportation	Access onto Walsall Road achievable for residential or employment use, no significant concerns.			X
Impact on the wider road network	No significant concerns			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	X		
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	X		
Strategic Centre/Employment Area	The site is predominantly within 20 minutes public transport distance of an Employment Area			X
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 does not define the character, the nearest housing is traditional semi-detached, traditional detached bungalows and farm buildings.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Could be combined with adjacent call for sites 125.		X		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal 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				
Highest greenbelt harm and landscape sensitivity combined with significant local and wider visual amenity impacts due to the topography would not be suitable for allocation.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Hay Head Farm North							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 86					
Site Area (ha)	15.88							
Site Reference	SA-0289-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North open space, East agriculture to the South agriculture and to the West horsiculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.	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						
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 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,	High	Mod High	Mod		Low Mod		Low
			X					



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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						
Criteria	Assessment				Rating	
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.					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 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. 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		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 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 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.	X		
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. Sites with previous agricultural uses require contamination surveys due to fertiliser use, sewage sludge presence of heavy metals.			X
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.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
Noise impact of adjoining uses	There are no sources of noise nearby noise sensitive areas which cannot be mitigated for.			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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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 crosses land to the north of the application site, along with several definitive public rights of way across the Dingle. There may be public rights of way requirements for proposed development to ensure continued		X	
Highways access and transportation	Access to this site onto Longwood Lane should be achievable subject to the required visibility being met. 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 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.	X-Residential	X-Employment	
Impact on the wider road network	No significant issues.		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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The nearest housing is traditional detached ribbon development, however housing does not define any character here.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	Not public open space, impacts on adjacent open space could be mitigated for.		X	
Loss of Playing Field / Sports Pitches	Would not result in a loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
Could combine with adjacent sites to spread constraint costs, highways and limestone mining.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14 and positive impact for SA Objectives 10			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
Highest green belt and landscape harm, untreated limestone reduces the developable area but still some potential for development especially if combined with adjacent sites to form a more comprehensive scheme. However these parcels are further North from Sutton Road and introduce more significant visual amenity harm and are not suitable for allocation.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land East of Hayhead Farm House							
Ward	Aldridge Central and South	Call for Site Ref		Green Belt Parcel 090				
Site Area (ha)	0.55							
Site Reference	SA-0290-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North and East is agriculture to the West and South is open space.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.	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						
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 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,	High	Mod High	Mod		Low Mod		Low
			X					

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.					X
Topography	The site is predominantly flat with a very shallow slope down North to South.					X
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 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-			X		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			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 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.	X		
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. Sites with previous agricultural uses require contamination surveys due to fertiliser 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.			
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	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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.			X



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 recorded definitive public rights of way present across this site, but the Beacon Way Long Distance Route and several definitive public rights of way run to the north of the site, from Longwood Lane and across The Dingle.		X	
Highways access and transportation	No suitable access, cannot be achieved without adjacent CFS318.	X		
Impact on the wider road network	No significant issues.			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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The nearest houses to the South are traditional styled detached houses.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	Not public open space, impacts on adjacent open space could be mitigated for.		X	
Loss of Playing Field / Sports Pitches	Would not result in a loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
If combined with adjacent parcels there could be some opportunity to provide access.		X		
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				
Highest green belt and landscape harm, untreated limestone and no access are insurmountable issues when assessing this parcel. Little potential to overcome some or all of these and no opportunity to combine with adjacent sites to form a more comprehensive scheme due to other significant constraints to adjacent sites				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land adjacent and to the East of 15 - 17 Longwood Lane							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 092					
Site Area (ha)	1.6							
Site Reference	SA-0292-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North and East agriculture, West residential and horsiculture and to the South agriculture and residential.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt							
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, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.	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						
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 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	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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			Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.		X			
Topography	The land rises from West to East, the change is not significant and would not be a significant constraint to development.			X		
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 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.					X
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.					X
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

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		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 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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Impact on the wider road network	No significant concerns			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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The character of housing here is defined by traditional styled inter-war detached houses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
It may be preferable to combine this with the adjoining sites CFS215, CFS318, GBP094. The visual harm is considered to be less when combined as they would form part of an emerging character, development in isolation would be obtrusive.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12, 13, 14 and positive impact for SA Objectives 10, 13			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
Highest green belt and landscape harm, visual amenity impact and impact on character would be significant. Highway improvement requirements could be considered less than significant if combined with adjacent sites however these too have similar significant issues.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land Rear of 493 Sutton Road							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 094					
Site Area (ha)	1.13							
Site Reference	SA-0293-WAL							
Background/Context								
Current uses (list)	No planning history, appears to be part of the curtilage of a house, lawful use not determined.							
Surrounding land uses	To the North is agriculture to the East a local nature reserve to the South residential, and to the West agriculture							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt							
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, Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. However release of land on the urban fringes of the sub-parcel that have less significant boundaries between settlement and countryside would result in slightly less harm than release of the core area between towns.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X					
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 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.	High	Mod High	Mod		Low Mod	Low	
			X					



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.	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 significant constraint to development.		X			
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 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.					X
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.					X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		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 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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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	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	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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. The site requires additional land to achieve access.			
Impact on the wider road network	No significant concerns.			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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The nearest housing adjoins the Southern boundary is defined by large traditional styled detached houses.			
Connections to local cycle route networks	No connection to a local cycle route.	X		
Public Open Space	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.		X	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
If adjacent call for sites submissions were considered acceptable they could allow access to this parcel.				
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				
Highest green belt and landscape harm, but the lack of access is insurmountable in respect of developing this parcel.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	North of Sutton Road Between Front of Three Crowns							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 095					
Site Area (ha)	0.85							
Site Reference	SA-0294-WAL							
Background/Context								
Current uses (list)	Grass highway verge.							
Surrounding land uses	Former public house, agricultural fields, retail and residential use to the North, Sutton Road and retail uses to the East, highway amenity, housing, agriculture and horsiculture to the South and to the West residential							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt							
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, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.	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						
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 also have moderate-high sensitivity to employment development as large-scale built form would impact the small-scale	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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	Rating				
Environmental						
Greenfield/ Previously Developed Land	Greenfield parcel	X				
Topography	Rises from West to East, not significant.					X
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 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.		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 = 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.					X
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.	X				
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 here.					X
Ground stability	The ground is recorded as a treated limestone area.	X				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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	



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
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 connection to a local cycle route.	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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
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				
Highest green belt and landscape harm and the parcel is a strong part of the character and transition of the urban to the semi-rural, the narrow strip would prevent the type of housing which defines the character of the area and is a significant constraint.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Corner of Longwood Road and Beacon Hill							
Ward	Aldridge Central and South	Call for Site Ref	Green Belt Parcel 097					
Site Area (ha)	0.56							
Site Reference	SA-0296-WAL							
Background/Context								
Current uses (list)	Amenity and provides no vehicle access for pedestrians between Longwood Road and Beacon Hill. The land was Formerly Beacon Hill Road before it was straightened to the South.							
Surrounding land uses	To the North residential, to East residential and horsiculture, to the South Beacon Road and Barr Beacon Nature Reserve and to the West residential.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The extent of development means that the sub-parcel makes a weak contribution to all Green Belt purposes; however, its release in association with either settlement would constitute a significant linear expansion of inset development, losing one of the valuable small gaps that maintain visual connection with the wider Green Belt along Longwood Road or Beacon Hill.	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			
Landscape Sensitivity	This is a largely open and visually prominent area, culminating in a 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	High	Mod High	Mod		Low Mod		Low

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	the small scale field pattern, particularly to the east of Doe Bank Lane, which provides rural and open backdrop to Steetly and Pheasey.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel was previously a road and although now predominantly covered in tree planting it is considered to be previously developed.					X
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 Quality	Not agricultural land					X
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.					X
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.			X		
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 here.					X
Ground stability	No record of ground stability issues here.					X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
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 l	
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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.		X	
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 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.	X		
Impact on the wider road network	No wider concerns.			X
Other Economic (specify)				
<b>Social</b>				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
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 cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 6, 7, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
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				
Significant constraints including trees and no obvious options to achieve safe access, the shape of the parcel also limits opportunity to accommodate more than a couple of small houses which would not be in keeping with existing residential development here which would be in a prominent location. Employment use would likely be unviable due to the close proximity of houses.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	34 - 38 Gould Firm Lane, Aldridge							
Ward	Aldridge Central and South	Call for Site Ref	10529					
Site Area (ha)	0.19							
Site Reference	SA-0310-WAL							
Background/Context								
Current uses (list)	Residential							
Surrounding land uses	Hotel, golf course to the West, agriculture to the East North and East and to the South is a camping and caravan club site.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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.	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						
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.	High	Mod High	Mod		Low Mod		Low
			X					
Detailed assessment against environmental, social and economic criteria								



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	Previously developed, site has hardstanding providing footings and parking areas for static caravans.			X
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.			X
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. 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		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 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.			X
Ground Contamination	There are no records of contamination here.			X
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.			X
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.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
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		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	No details provided, however there are existing houses here. 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 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	Access to this site is via a narrow lane with poor pedestrian accessibility. Not suitable for intensified residential use.		X	
Impact on the wider road network	No significant issues identified.			X
Other Economic (specify)				
<b>Social</b>				
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	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 30 minutes public transport distance of an Employment Area			
Centre/Foodstore	The site is predominantly within 10 minutes walking distance of a Fresh Food and Centre Area			X
Any character constraints on density (list)	Existing housing here are single storey mobile homes.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
<b>Opportunities</b>				
No specific opportunities identified.			X	
<b>Sustainability Appraisal</b>				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 Employment Conclusion	The site would with mitigation would fall below the threshold for allocation and for this reason an SA is not required.
<b>Conclusion</b>	
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.	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	171 Erdington Road, Aldridge							
Ward	Aldridge Central and South	Call for Site Ref	10508					
Site Area (ha)	2.81							
Site Reference	SA-0311-WAL							
Background/Context								
Current uses (list)	Residential (the full extent of residential use in not confirmed, the paddock may be separate horsiculture use)							
Surrounding land uses	Agriculture to the North, East and South to the West is residential							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
Landscape 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 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	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	Existing house on the site but predominantly greenfield.	X				
Topography	Generally higher to West and lower to East. Raised ridgeline to Western Boundary running North to 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		X			
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.		X			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There is a record of a protected trees under reference AB 9/1964 , in addition there are established trees which may be worthy of protection and require a tree survey. The retention of all established trees would not have a significant 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	No recorded heritage assets here.				X	
Impact on visual amenity of adjacent	If developed in isolation the parcel would look out of character with its surroundings, however if considered suitable for development it is likely that the land to the North	X-Em plo	X-Res ide			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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 l	
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.		X	
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	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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	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 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	



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 would need to demonstrate suitable visibility in both directions along Erdington Road. Localised highway widening and footway provision may be required to achieve this and improve pedestrian accessibility to the site. Possible roundabout junction with Knights Hill? Residential or some commercial/leisure uses may be appropriate.	X		
Impact on the wider road network	No wider concerns raised.			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 within 10 minutes walking distance of a Primary School			X
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	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 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 modern design and traditional designed detached and semi-detached houses and bungalows on modest plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Could combine with SA-0220-WAL to reduce the significance of highway works on viability.		X		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12, 13, 14 and positive impact for SA Objectives 10			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address		Land Rear of Sutton Road and Longwood Lane - Birch Wood, Potters Wood, Land South of the Dingle							
Ward		Aldridge Central and South		Call for Site Ref		10550			
Site Area (ha)		9.6							
Site Reference		SA-0314-WAL							
Background/Context									
Current uses (list)		Horsiculture							
Surrounding land uses		To the North agriculture, to the East residential, to the south residential, agricultural and some employment uses to the East agriculture.							
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					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			N/A					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 Green Belt - ENV1							
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, 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.		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						
Landscape Sensitivity	The area has a relatively unspoilt rural character and strong sense of 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.		High	Mod High	Mod		Low Mod	Low	
				X					
Detailed assessment against environmental, social and economic criteria									
Criteria		Assessment					Rating		
Environmental									

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Greenfield/ Previously Developed Land	The parcel is greenfield.	X		
Topography	The parcel is predominantly flat.			X
Agricultural Land Quality	Not agricultural land.			X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are 29 protected trees as follows which are known to be within the parcel: AB 4/1962 Oak number T2, T1, T4, T5, T8, T9, T10, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T25, T27, T28, T29, T30, T31, T32, T35, T36, Ash A1.	X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees is likely to have an impact, the parcel forms part of a wider undeveloped area which includes a nature reserve and other groups of trees which are likely to be exploited by wildlife and an assessment of this green infrastructure is required to determine if development here is viable. The site falls within a Nature Recovery Network Core Habitat Zone	X		
Heritage Assets on site or significantly affecting boundaries	There is a HER record of a ridge and furrow to the South of the site. This is identified as a very small affected area.			X
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.			X
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.			X
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 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
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.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	Significant constraints exist within this assessment including ecology and the proximity to residential properties, in this context 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	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.		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.		X	
Highways access and transportation	Access to the site could be achieved.		X	
Impact on the wider road network	Junctions need to be tested and upgrades may be required.		X	
Other Economic (specify)				
<b>Social</b>				
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	X		
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 whole site is within 20 minutes public transport distance of an Employment Area			X
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		

# C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Any character constraints on density (list)	Houses are predominantly traditional styled semi-detached and detached with generous plot sizes.			
Connections to local cycle route networks	No connection to a 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.			x
Other Social				
Opportunities				
No specific opportunities identified.			x	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	Assessment requested			
Sustainability Appraisal Employment Conclusion	The significant impacts identified in the assessment preclude this site from being a reasonable alternative for employment uses.			
Conclusion				
Highest Green Belt and Landscape Harm combined with high visual amenity value from housing and public rights of way. The parcel also has protected trees and ecological and high amenity value the loss of which cannot be mitigated for. Employment uses out of character and likely to require significant mitigation to protect residential amenity.				

## Aldridge North and Walsall Wood

Site Address	Land off Walsall Road, Walsall Wood, Walsall, Highfields North.							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	10060					
Site Area (ha)	4.2							
Site Reference	SA-0008-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the South is an industrial estate, the rest of the site is adjacent agricultural uses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					Amount covered (ha's)	
SSSI/ SAC/ SINC		Jockey Fields WA052 SINC					4.2	
Ancient Woodland / Veteran Trees		N/A					0	
Local Nature Reserve		N/A					0	
Flood Risk Zone 3		Flood zone in the top North West corner of site.					0.15	
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 policy ENV1 Green belt SAD policy MP9: Highfields North - Permitted Mineral Site. SLINC WA052 Jockey Fields - Now upgraded to a SINC							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt 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 development 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.	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						



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Landscape Sensitivity	The landscape is considered to have overall moderate-high sensitivity to both residential and employment development. The majority of the criteria score is moderate, with the natural character and scale criteria scoring high sensitivity, based on the predominance of small-scale pasture fields with mature hedgerow boundaries and the presence of the Jockey's Fields SSSI.	High	Mod High	Mod	Low Mod	Low
			X			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield.			X		
Topography	There is no significant change in ground level across the site.					X
Agricultural Land Quality	Grade 2 - The land is very good quality agricultural land			X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are established hedges and trees within the site defining the boundary. None are protected but an assessment would be required to determine if any are worthy of retention.				X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site borders a SSSI and is within the consultation zone. The site is a wildlife corridor. Jockey Fields SLINC has now been upgrade from SLINC to SINC to reflect species diversity, site connectivity and buffer to adjacent SSSI. An ecological survey would required and existing designations are a significant constraint. The site falls within a Nature Recovery Network Core Habitat Zone 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		
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 site is not visible from the surrounding public vantage points due to the surrounding uses and topography. For this reason their would be no local or wider impact.					X
Flood risk, drainage and ground water	The top North West corner of the site is within flood zone 2 and 3, however this is a small portion of the site and would have minimal impact on the developable area. Scope for				X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.			X
Ground stability	Not in a Limestone or High Risk Coal area.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			X
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-Residential		X - Employment
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-Residential	X-Employment	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	X		
Employment Land	Not existing employment land. No significant barriers.		X	
Delivery / Phasing	No known significant issues regarding delivery or phasing.			X
Viability	There are no known significant risks to viability.			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		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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)	There is public right of way Bro41 which shares the access to the site and runs through it. The public right of way could be incorporated into the development and is not a significant constraint.		X	
Highways access and transportation	Employment or leisure uses could gain access through existing employment area no significant barriers to development. Existing rights of way through the site may need to be re-routed.		X	
Impact on the wider road network	No significant wider impacts.			
Other Economic (specify)				
<b>Social</b>				
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 10 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 site is predominantly 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 10 minutes walking distance of a Fresh Food and Centre Area			X
Any character constraints on density (list)	The site does not adjoin any residential properties and there are no obvious character constraints to density.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
<b>Opportunities</b>				
Opportunity to extend existing neighbouring employment uses without significant harm to neighbouring uses. Potential to combine with adjacent call for sites in respect of housing subject to noise mitigation.			X	
<b>Sustainability Appraisal</b>				
Sustainability Appraisal Housing Conclusion	Assessment requested			
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			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Conclusion
<p>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.</p> <p>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.</p> <p>The ecology constraints are considered to amount to a gateway constraint to developing the site for housing.</p> <p>The site is believed to be in agricultural use and is graded 2 which is very good quality.</p>

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Off Walsall Wood Road - Land at King Hays Farm							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	10148					
Site Area (ha)	17.41							
Site Reference	SA-0029-WAL							
Background/Context								
Current uses (list)	The land is predominantly used for Horsiculture, there are some ancillary buildings to the North of the site. The applicant states that the land is used for pasture. Planning permission BC36003P (1992) is the most recent relevant planning record.							
Surrounding land uses	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/ Retail units beyond.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					Amount covered (ha's)	
SSSI/ SAC/ SINC		King's Hayes Fields WA023					6.4	
Ancient Woodland / Veteran Trees		N/A					0	
Local Nature Reserve		N/A					0	
Flood Risk Zone 3		Holly Bank - Brook					0.6	
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)	Green belt SAD ENV1 SINC King's Hayes Fields - WA023							
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 Brownhills, and preventing encroachment on the countryside. Release of any land within the subparcel would weaken the fragile separation between Aldridge and Brownhills, and would increase containment of Green Belt land to the west and northeast.	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						
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 area is considered to have high sensitivity to employment development. Large scale development would disrupt the valley landform, historic field pattern and reduce the role of the area in providing a	High	Mod High	Mod		Low Mod	Low	
		X - Emplo yment	X - Reside ntial					

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	rural gap between Walsall Wood and Aldridge. The area immediately west of the B4152 has less sensitivity to employment development due the presence of an existing industrial estate.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is predominantly greenfield, some buildings exist on site ancillary to the horsiculture activities.	X				
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.		X			
Agricultural Land Quality	3b and 4 - Holford Farm Group		X			
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.		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 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.	X				
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	X				



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		X	
Ground stability	Consult Structures possible fault line.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			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 - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 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 constraints 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

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Highways access and transportation	Multiple access points would be required and could be achieved. Castle Road is too narrow to provide access to a large number of housing units or employment use traffic. Could be a through route for pedestrians and cyclists.		X	
Impact on the wider road network	There could be wider impacts, however junction improvement works nearby likely to resolve potential issues and there is no significant barrier to development.		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		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 whole site is within 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 medium sized plots. The immediate character of surrounding buildings is not defined by Employment uses.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
Could be an opportunity to remediate any past contamination of the site. Although improved flood mitigation could be a possibility, the topography and any potential hard surfacing would be limiting factors.		X		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12 and positive impact for SA Objectives 10, 13, 14			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
The combination of constraints are significant and considered to severely limit any potential redevelopment of the site. The SINC status of 37% of the site is a gateway constraint which combined with the mitigation measures and buffers required to protect ecology and in relation to flooding are significant issues preventing development here.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Green Lane, WS9 9BE - Walsall Wood							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	10159					
Site Area (ha)	3.11							
Site Reference	SA-0032-WAL							
Background/Context								
Current uses (list)	Land within the Sewage Treatment Works boundary south of the sewage treatment facility.							
Surrounding land uses	To the North is the sewage treatment facility, the West is grange Farm, housing to the East and fields in horsiculture use to the South.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt 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. The sub-parcel plays a key role in forming the gaps between Brownhills and Bloxwich/Walsall and has strong spatial openness, despite being surrounded by a number of settlement edges. A former railway line to the west, canal to the east, and SSSI to the north form strong boundaries, and any development would weaken settlement separation and the integrity of remaining open land.	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						
Landscape Sensitivity	The landscape is considered to have overall moderate-high sensitivity to both residential and employment development. The majority of the criteria score is moderate, with the natural character and scale criteria scoring high sensitivity, based on the predominance of small-scale pasture fields with mature hedgerow boundaries and the presence of the Jockey's Fields SSSI.	High	Mod High	Mod		Low Mod		Low
			X					
Detailed assessment against environmental, social and economic criteria								

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	The site is greenfield other than the existing access road which runs to the sewage treatment works.	X		
Topography	The site is predominantly flat with a shallow rise South to North.			X
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.			X
Ground stability	Not in Limestone or High Risk coal area.			X
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 l	
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.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
Economic				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Employment Development Opportunities	The site is adjacent to agricultural uses and poor access to the strategic highway network. 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 and poor infrastructure.	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	No information has been provided. 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 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.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Unknown, there is a pumping station and electricity sub station to the East of the site in close proximity.			
Highways access and transportation	There is a right of way to the side of the site. Black Cock Bridge is single access and any additional pressure from development could require signals. Employment traffic unlikely to be suitable or there would be restricted uses.		X	
Impact on the wider road network	No significant wider impacts due to the small site area.			X
Other Economic (specify)				
<b>Social</b>				
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		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 whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Nearby housing is a mix of Victorian semi detached, post war detached/ semi-detached, 1960s/1970s semi-detached and modern detached houses			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		

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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				
Opportunities				
There could be an opportunity to provide residential development along Green Lane which would be in character with the existing pattern of development.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 9, 12 and positive impact for SA Objectives 10, 13, 14			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
Ecology impact is a significant barrier to development, whole site is a SLINC and adjacent sites are SLINC's. Also character of development defined by existing houses on Green Lane. Employmentmore limited due to existing local road infrastructure.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address		Land at Castle Hill Road, Walsall, WS9 9DR							
Ward		Aldridge North and Walsall Wood		Call for Site Ref		10238			
Site Area (ha)		14.47							
Site Reference		SA-0054-WAL							
Background/Context									
Current uses (list)		The land is predominantly used for Horsiculture, there are some ancillary buildings to the North of the site. The applicant states that the land is used for pasture. Planning permission BC36003P (1992) is the most recent relevant planning record.							
Surrounding land uses		To the North and South are residential properties, to the East and West is further agricultural/grazing land.							
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					Amount covered (ha's)	
SSSI/ SAC/ SINC			Lazy Hill Wood SINC					1.96	
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					0	
Common Land			N/A					0	
Existing Policy Designations (list)		Green belt SAD ENV1 SINC King's Hayes Fields - WA02329							
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 Brownhills, and preventing encroachment on the countryside. Release of any land within the subparcel would weaken the fragile separation between Aldridge and Brownhills, and would increase containment of Green Belt land to the west and northeast.		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						
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 area is considered to have high sensitivity to employment development. Large scale development would disrupt the valley landform, historic field pattern and reduce the role of the area in providing a rural gap between Walsall Wood and Aldridge. The area immediately west of the B4152 has less sensitivity to employment development		High	Mod High	Mod		Low Mod		Low
			X - Emplo yment	X - Reside ntial					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	due the presence of an existing industrial estate.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is predominantly greenfield, some buildings exist on site ancillary to the horsiculture activities.	X				
Topography	The site rises East an gradually and not considered to be a significant barrier to development.					X
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.					X
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.					X
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.	X				
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.			X		
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		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			
Ground stability	Consult Structures	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			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 - Employment	X - Residential
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.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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 constraints 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 - Employment		X - Residential

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Impact on the wider road network	The size of the site would limit any potential wider impacts from development.			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 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 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 medium sized plots. The immediate character of surrounding buildings is not defined by Employment uses.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
Could be an opportunity to remediate any past contamination of the site.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal 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				
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land at Greenwood Road and Lazy Hill Road, Aldridge, Walsall - Land at Greenwood Road and Lazy Hill Road							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	10277					
Site Area (ha)	2.64							
Site Reference	SA-0059-WAL							
Background/Context								
Current uses (list)	Agricultural grazing and used to grow animal feed.							
Surrounding land uses	To the North is agriculture, to the West horsiculture to the West and South are houses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1 The site is in a Wildlife corridor.							
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 Brownhills and preventing encroachment on the countryside. Greenwood Road forms a consistent boundary along the edge of Aldridge, but the field at the eastern end is further from Holly Bank, more contained by existing built form and has a constrained woodland block to the north which adds to separation from the inset settlement to the north. Release of this area would therefore cause only a limited weakening of the adjacent Green Belt.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X					
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 area is considered to have high sensitivity to employment development. Large scale development would disrupt the valley landform, historic field pattern	High	Mod High	Mod		Low Mod		Low
		X - Employment	X - Residential					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	and reduce the role of the area in providing a rural gap between Walsall Wood and Aldridge. The area immediately west of the B4152 has less sensitivity to employment development due the presence of an existing industrial estate.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield there is no sign or planning history for previous development.	X				
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.		X			
Agricultural Land Quality	The Holford Farm group map lists the site as being in predominantly urban use, previous classification graded it at a 3.		X			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	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 or Geodiversity on site or significantly affecting boundaries	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 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 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				



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
Air Quality impact of adjoining uses	There are no recorded air quality issues here.			X
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 - Employment		X - Residential
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site is surrounded by residential, agriculture and horticulture 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			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. 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 constraints 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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 should be on Greenwood Road due to visibility. A footpath would be required.			X
Impact on the wider road network	No significant issues.			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	X		
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	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 15 minutes walking distance of a Fresh Food and Centre Area		X	
Any character constraints on density (list)	The site is elevated and to the North the character is defined by single storey development which could constrain the type of housing here.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	The site is 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				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
Development here could cause significant harm to the visual amenities of the wider area due to the topography surrounding the site which the adjacent bungalows have been designed to take account of. In addition the site scores high green belt and landscape harm.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land R/O 10 - 30 Castle Road, Walsall Wood, WS9 9BY							
Ward	Aldridge North and Walsall Wood		Call for Site Ref	10285				
Site Area (ha)	1.01							
Site Reference	SA-0062-WAL							
Background/Context								
Current uses (list)	Part of the land forms the curtilage of the dwelling house. Not clear how much of the curtilage has been used ancillary or for how long.							
Surrounding land uses	Residential to the North and West, also to the West is a Fire Station and office uses. To the South and East are horsiculture uses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 Brownhills, and preventing encroachment on the countryside. Release of any land within the subparcel would weaken the fragile separation between Aldridge and Brownhills, and would increase containment of Green Belt land to the west and northeast.	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						
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 area is considered to have high sensitivity to employment development. Large scale development would disrupt the valley landform, historic field pattern and reduce the role of the area in providing a rural gap between Walsall Wood and Aldridge. The area immediately west of the B4152 has less sensitivity to employment development	High	Mod High	Mod		Low Mod		Low
		X - Emplo yment	X - Reside ntial					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	due the presence of an existing industrial estate.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is predominantly greenfield, however near to Castle Road is hardsurfacing and there are three structures on the site.	X				
Topography	The site is flat with no significant land level changes.					X
Agricultural Land Quality	Not agricultural land.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are 4 trees along the boundary of the site with preservation orders 4/1994 T1, T2, T3 and T8. Placement of housing in particular would need to take these into account in respect of shading and parking area kept away to avoid pressure on potential removal of trees.			X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The Southern boundary meets a designated SINC, 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			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 site is visible from land to the South and East which is used for horsiculture, although the character would be altered if development was built here, if the character of the development reflected the existing houses to the north and 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.					X
Flood risk, drainage and ground water	To the South on the adjoining site is a flood zone 3 area. Any development here would need to manage its own surface water to avoid run off onto adjacent sites. SUDS.			X		
Ground Contamination	There is evidence of burning on site so ground contamination survey would be required. No significant concerns raised which would be a barrier to development.			X		
Ground stability	The site is not in a High Risk coal mining area. The site may 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 of a garage to the North of the parcel. Further investigation is required.	X				
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015					X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Noise impact of adjoining uses	Noise assessment required to take account of the Fire Station, mitigation possible and likely to be required in the form of a noise barrier. Not a barrier to development for housing. Employment uses here are likely to have unacceptable noise impacts on residents or would require mitigation which could impact on the viability of units.	X - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site is surrounded by residential and horticulture 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			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. 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 constraints 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	Safe access to this site for the number of houses which could be supported can be achieved from Castle Road. There are no significant barriers.			X
Impact on the wider road network	The small size of the would not result in any wider significant road network impacts.			X
Other Economic (specify)				
<b>Social</b>				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Primary School	The site is predominantly within 10 minutes walking distance of a Primary School			X
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 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	X
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)	Nearby character predominantly traditional Victorian and post war semi-detached housing.			
Connections to local cycle route networks	No connection 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 planning field or sports pitch.			X
Other Social				
Opportunities				
The site appears to be used for storing and burning items and has little local amenity value, development here would prevent any potential anti-social activities at the site. There is a parcel of land to the East which if not included as part of this development could be sterilised and an opportunity exists to increase the size of this site.				X
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12, and positive impact for SA Objectives 5, 10, 13, 14			
Sustainability Appraisal Employment Conclusion	Assessment requested			
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 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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land West of Walsall Road, Walsall - Highfields North							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	10291					
Site Area (ha)	17.79							
Site Reference	SA-0067-WAL							
Background/Context								
Current uses (list)	No current use, designated open space but may have previously been farmland or grazing land							
Surrounding land uses	There is agricultural/grazing land to the East and north of the site, an allotment to the East, Public House and industrial units to the East and the Southern boundary meets Walsall Road with a landfill site opposite.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					Amount covered (ha's)	
SSSI/ SAC/ SINC		Jockey Fields SSSI and SINC WA052					17.79	
Ancient Woodland / Veteran Trees		N/A					0	
Local Nature Reserve		N/A					0	
Flood Risk Zone 3		Jockey Fields					5.4	
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 policy ENV1 Green belt SAD policy MP9: Highfields North - Permitted Mineral Site. SLINC WA052 Jockey Fields							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt 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 development 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.	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				
Landscape Sensitivity	The landscape is considered to have overall moderate-high sensitivity to both residential and employment development. The majority of the criteria	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	score is moderate, with the natural character and scale criteria scoring high sensitivity, based on the predominance of small-scale pasture fields with mature hedgerow boundaries and the presence of the Jockey's Fields SSSI.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield.	X				
Topography	There is a rise from West to East, however this is gradual and not a significant barrier to development.		X			
Agricultural Land Quality	Agricultural land quality assessment Grade 2 and Grade 5. The land nearest to the South West is very good quality agricultural land, the grade 5 land approximately follows the SSSI designated area.	X				
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are established hedges and trees within the site defining the boundaries of the field parcels. None are protected but may be worthy of retention and could be retained without a significant impact on the developable area.		X			
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is in a wildlife corridor, is partly in a SSSI and is partly within a SLINC with any remaining land in a SLINC consultation zone. The SLINC has also now been 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 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	The current tree boundary along Walsall Road and on the land adjacent Greenfields currently limits any significant loss of visual amenity if the site was developed. However it is unlikely that all of the soft boundary would be retained especially along Walsall Road which is a metre lower than 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 the topography and existing surrounding uses.		X			
Flood risk, drainage and ground water	Nearly a third of the site is in flood zone 3 and a smaller proportion is a flood zone 2 which would reduce the size of	X				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			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.		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 - Residential	X - Employment	
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 - Residential	X - Employment	
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.			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Employment Land	Not employment land near existing employment use.		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	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.			X
Other Economic (specify)				
<b>Social</b>				
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		X	
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	X
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)	Nearby housing character is defined by 1960s semi-detached housing.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
<b>Opportunities</b>				
Potential opportunity to partly develop site and increase the size of the existing adjoining employment estate and to retain and protect existing ecological features.		X		
<b>Sustainability Appraisal</b>				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.
<b>Conclusion</b>	
<p>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.</p> <p>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.</p> <p>Potential regrading of the land could have significant negative impact on flooding of Walsall Road.</p> <p>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.</p>	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Brownhills Business Park, Lindon Road, Walsall, WS8 7BB - Land at Brownhills Business Park		
Ward	Aldridge North and Walsall Wood	Call for Site Ref	10126
Site Area (ha)	2.67		
Site Reference	SA-0069-WAL		
Background/Context			
Current uses (list)	The application site is an existing industrial estate.		
Surrounding land uses	To the North and West is Maybrook Industrial Estate. To the East across Lindon Road is a housing estate and to the South is the Oak Park Leisure Centre.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		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	N/A		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 Local Quality Employment Area IND3, site reference IN5.3. SAD Regeneration Corridor RC1, reference 15 Brownhills.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment	Rating	
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, social and economic criteria			
Criteria	Assessment	Rating	
Environmental			
Greenfield/ Previously Developed Land	The industrial estate is almost completely occupied and developed with a number of units as business operating within existing industrial structures. Not greenfield.		X
Topography	The site is flat with little if any variation.		X
Agricultural Land Quality	The land is not agricultural.		X
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 site falls within the Urban Matrix Recovery Zone 2	X	
Heritage Assets on site or significantly affecting boundaries	Former Walsall Wood Colliery HER number 13736	X	



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		X	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
Ground Contamination	The SAD appendices plan indicates that there could be contamination which would require survey work prior to development.		X	
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			X
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 - Residential	X - Employment
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site is an existing business park and has been identified in the BEAR study as being high quality local employment and should be retained as such.			X
Employment Land	Existing employment site.			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 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.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	No significant issues			X
Impact on the wider road network	No significant issues			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 within 10 minutes walking distance of a Primary School			X
Secondary School	The site is predominantly 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			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 minutes walking distance of a Fresh Food and Centre Area			X
Any character constraints on density (list)	Post war traditional designed houses opposite.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	The site is 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				
Opportunities				
No obvious opportunities for redeveloping this site.		X		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	Assessment requested			
Sustainability Appraisal 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 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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Streets Corner, Brownhills Road			
Ward	Aldridge North and Walsall Wood	Call for Site Ref	10415	
Site Area (ha)	0.42			
Site Reference	SA-0161-WAL			
Background/Context				
Current uses (list)	Has been used as a day centre D1 and the previous permission was for an office use B1a.			
Surrounding land uses	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)		Name / Details		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		N/A		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	None			
Green Belt and Landscape Sensitivity Assessment				
Criteria	Assessment			Rating
Green Belt Harm	Not in the Green Belt			
Landscape Sensitivity				
Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment			Rating
Environmental				
Greenfield/ Previously Developed Land	The site is built on with a vacant building and hard surfaced parking. The site is previously developed.			
Topography	There is a slight gradient down from East to West but not significant.			
Agricultural Land Quality	Not agricultural land.			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	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.			
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 affecting boundaries	There are no recorded heritage assets here.			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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 - Employment		X - Residential
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			X
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	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	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 be a barrier to development. An employment use would not be acceptable due to the proximity with residential buildings.	X - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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 constraints 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	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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 already has a well-established access point onto Brownhills Road which could be utilised as part of any redevelopment of the site. The site may lend itself to a number of uses being on the edge of the local centre but not Industrial.			X
Impact on the wider road network	No wider issues identified.			X
Other Economic	None			X
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 within 10 minutes walking distance of a Primary School			X
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 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)	Traditional styled houses, semi-detached, terraced style and 3 storey corner flats, predominantly.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
The site is vacant and could be subject to anti-social behaviour considering its location in an urban area		X		
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.			
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				
No significant barriers exist to prevent development of the site for residential, the existing character of the area and the amenities currently enjoyed by residents are significant issues which mean that employment uses are not acceptable. This site due to its size does not meet the criteria for allocation in the Black Country Plan.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Greenwood Road - 1, 2, and 3 Greenwood Road.							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	10440					
Site Area (ha)	4.46							
Site Reference	SA-0186-WAL							
Background/Context								
Current uses (list)	Farm and Grazing land. Site visit indicates only grazing.							
Surrounding land uses	To the North is land in horsiculture use, to the West is agricultural land and to the West and South are residential properties.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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)	Green belt SAD ENV1							
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 Brownhills, and preventing encroachment on the countryside. Release of any land within the subparcel would weaken the fragile separation between Aldridge and Brownhills, and would increase containment of Green Belt land to the west and northeast.	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						
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 area is considered to have high sensitivity to employment development. Large scale development would disrupt the valley landform, historic field pattern and reduce the role of the area in providing a rural gap between Walsall Wood and Aldridge. The area immediately west of the B4152 has less sensitivity to	High	Mod High	Mod		Low Mod		Low
		X - Emplo yment	X - Reside ntial					



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	employment development due the presence of an existing industrial estate.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield with no previous built development visible.	X				
Topography	The land rises significantly to the East but is gradual and not considered to be a significant barrier to development.		X			
Agricultural Land Quality	3a and 3b, taken from the Holford Farm Plan.		X			
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	X				
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.	X				
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				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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	Consult Structures possible fault line	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			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.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The small and narrow 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.	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	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 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 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.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Highways access and transportation	Access onto Greenwood Road preferable, no significant concerns due to the small site area.			X
Impact on the wider road network	The small site area would minimise any unacceptable wider impacts.			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 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 whole site is within 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 medium sized plots. The immediate character of surrounding buildings is not defined by Employment uses.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	Would not result in the loss of public open space.			X
Loss of Playing Field / Sports Pitches	Would not result in the loss of a Planning Field or Sports Pitch.			X
Other Social				
Opportunities				
Could be an opportunity to remediate any past contamination of the site. Could be opportunity to form a larger site with land to the North.				X
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal 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				
The combination of constraints is considered to limit potential redevelopment of the site and are significant issues. A scheme which takes account of the SINC, existing significant trees/hedges, existing flooding issues, impact on visual amenity would not provide the capacity necessary to deliver housing or employment.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Jockey Fields West of Hall Lane							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	Green Belt Parcel 020					
Site Area (ha)	16.99							
Site Reference	SA-0195-WAL							
Background/Context								
Current uses (list)	Horsiculture and agriculture.							
Surrounding land uses	To the north is a sewage works and agriculture, the East residential properties to the south Industrial and horsiculture and to the West agriculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt 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. The sub-parcel plays a key role in forming the gaps between Brownhills and Bloxwich/Walsall and has strong spatial openness, despite being surrounded by a number of settlement edges. A former railway line to the west, canal to the east, and SSSI to the north form strong boundaries, and any development would weaken settlement separation and the integrity of remaining open land.	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						
Landscape Sensitivity	The landscape is considered to have overall moderate-high sensitivity to both residential and employment development. The majority of the criteria score is moderate, with the natural character and scale criteria scoring high sensitivity, based on the predominance of small-scale pasture fields with mature hedgerow boundaries and the presence of the Jockey's Fields SSSI.	High	Mod High	Mod		Low Mod	Low	
			X					
Detailed assessment against environmental, social and economic criteria								

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	The site is greenfield.	X		
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			X
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.	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. 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.		X	
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.			X
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.			X
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		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	would need to ensure that the is not change to the existing conditions which main			
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.			X
Ground stability	No records of 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	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 - Employment	X - Residential	
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 shall 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	The site is within 250 metres of High Street Metals, a metal recycling operation and mitigation would be required for noise to protect residential amenities.		X-Residential	X-Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			X



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 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.		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.		X	
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.	X		
Other Economic (specify)				
<b>Social</b>				
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	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		X	
Any character constraints on density (list)	Nearby houses to the North and East are a mix of Victorian terraced, modern 1960s semi-detached and modern traditional detached houses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
<b>Opportunities</b>				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Potential opportunity to enhance the Block Cock Bridge crossing to the benefit of existing neighbours. However a limited scale development render any contributions unviable. Possibility of enhancing existing unpassable right of way.		X	
Sustainability Appraisal			
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 4, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13		
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		
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.			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Site Address</b>	Jockey Fields East of Green Lane							
<b>Ward</b>	Aldridge North and Walsall Wood	<b>Call for Site Ref</b>	Green Belt Parcel 023					
<b>Site Area (ha)</b>	9.21							
<b>Site Reference</b>	SA-0197-WAL							
<b>Background/Context</b>								
Current uses (list)	Horsiculture and agriculture.							
Surrounding land uses	Agriculture to the North and West, Horsiculture to the East, Allotments and caravan storage to the South.							
<b>Constraints</b>								
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>						<b>Amount covered (ha's)</b>	
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						0	
Common Land	N/A						0	
Existing Policy Designations (list)	SAD Green Belt - ENV1							
<b>Green Belt and Landscape Sensitivity Assessment</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
Green Belt 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. The sub-parcel plays a key role in forming the gaps between Brownhills and Bloxwich/Walsall and has strong spatial openness, despite being surrounded by a number of settlement edges. A former railway line to the west, canal to the east, and SSSI to the north form strong boundaries, and any development would weaken settlement separation and the integrity of remaining open land.	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						
Landscape Sensitivity	The landscape is considered to have moderate-high overall sensitivity to residential and employment development as the majority of the criteria score moderate or high and no criteria override that judgement.	High	Mod High	Mod		Low Mod	Low	
			X					
<b>Detailed assessment against environmental, social and economic criteria</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
<b>Environmental</b>								

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Greenfield/ Previously Developed Land	Greenfield Land	X		
Topography	The site slopes down from West to East and is part of 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 topography		X	
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.		X	
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.			X
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.			X
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 there is no change to the existing conditions which may		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.			X
Ground stability	No recorded ground stability issues here.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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 of nearby housing and could require significant restrictions which could make it unviable for such use.		X - Employment	X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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.		X	
Infrastructure constraints on /	There is a public right of way		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	There no footpaths on Green Lane and this road is narrow, it leads to Black Cock bridge which is a pinch point for traffic. Possibility that housing on the Southern most field might be acceptable without upgrading highway infrastructure for a low number of housing.	X		
Impact on the wider road network	If the whole of the site was development likely to lead to wider traffic impacts and junctions need to be tested to assess the impact. Not clear in this area what improvements might be possible due to constraints.		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 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			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 15 minutes walking distance of a Fresh Food and Centre Area		X	
Any character constraints on density (list)	Nearby houses to the South and South West are modern 1960's semi-detached and post war traditional semi-detached.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.		X		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 4, 5, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 10, 13			
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			
Conclusion				
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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Grange Farm & Railswood Farm, land between Pelsall, Clayhanger and Maybrook Industrial Estate.							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	Green Belt Parcel 018					
Site Area (ha)	168.95							
Site Reference	SA-0202-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North is a SSSI, Clayhanger housing estate a modern traditional styled housing estate, to the East is Maybrook Industrial Estate, residential and agricultural to the South and Pelsall to the West with housing here along the boundary.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		Ford brook					7	
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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt 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. The sub-parcel plays a key role in forming the gaps between Brownhills and Bloxwich/Walsall and has strong spatial openness, despite being surrounded by a number of settlement edges. A former railway line to the west, canal to the east, and SSSI to the north form strong boundaries, and any development would weaken settlement separation and the integrity of remaining open land.	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						
Landscape Sensitivity	West-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	High	Mod High	Mod		Low Mod	Low	
				X - East and West				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	extensive parts of the area are aspects of greater/ high sensitivity. East-The landscape sensitivity judgement for the East relates to land South of Green Lane, this is picked up in the study as an anomalie the following text is considered relevant to the land within this parcel and is the reason Landscape Sensitivity is rated as moderate: Some of the fields in the northern part of the area (north of Green Lane) are considered to have a moderate overall sensitivity due to their larger scale and fewer valued natural features.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.		X			
Topography	The topography of the land does not change significantly across the site but does increase in level from South to North and is higher along the West boundary to Pelsall. These topography by themselves changes would not present a barrier to development, ho			X		
Agricultural Land Quality	Holford Map indicates that the land is predominantly 3b with some areas of 3c and 2.			X		
Tree Preservation Orders / Mature 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 bat, bird 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			X		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 entirely eroded away. Further investigation is required.		X	
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 area 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.		X	
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.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
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 - Employment	X - Residential
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	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 Sand and Gravel and Brick Clay take place.			
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	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.	X		
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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	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.		X	
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	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.	X		
Impact on the wider road network	The impact of developing the whole of the site would be significant and would require a new spine road between the	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	North and South which may not be deliverable due to gateway constraints on land between the two strategic highways.			
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 10 and 15 minutes walking distance of a Primary School		X	X
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 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)	Housing to the North is characterised by modern traditional detached housing, to the East is a mix of 1960's modern demi-detached, modern traditional detached, Victorian terraced and traditional semi-detached houses, to the South are traditional semi-deta			
Connections to local cycle route networks	The parcel is within 70 metres of cycle route CR001 to the West and the parcel could help to provide links and or enhancements to this path.			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.			X
Other Social				
Opportunities				
Could combine with adjacent call for site submission if appropriate. Concerns have been raised by highways about access to adjacent sites, a larger site could be more viable to provide required infrastructure works, but only if a viable route is found. Smaller parcels which tag onto existing estates could be more viable.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal 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				
Smaller parcels within the site may be achievable tagging onto Clayhanger without having a significant impact on the highway network, however capacity needs to be confirmed and a reliance on adjacent land are significant issues and its proximity to the sewage works is a constraint. Highway Officers consider that to develop the whole site would require significant highway modifications which are considered by the site assessment officer prohibited by gateway constraints outside of the parcel.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Gorse Farm, Lazy Hill							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	Green Belt Parcel 026					
Site Area (ha)	21.13							
Site Reference	SA-0204-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North is Chester Road and residential beyond, to the East agriculture. To the South is residential and horsiculture/agriculture which is also found to the West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	North 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 Brownhills, Aldridge, and Birmingham. The sub- arcel adjoins the settlement of Stonnall to the north and is in close proximity to the town of Brownhills to the northwest, and Aldridge, which is part of the West Midlands conurbation, to the southeast. Extension of settlement this far out from Aldridge would diminish the relationship between the narrow Green Belt gap between Aldridge and Walsall Wood and 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.	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						



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	South The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge and Brownhills, and preventing encroachment on the countryside. Release of any land within the subparcel would weaken the fragile separation between Aldridge and Brownhills, and would increase containment of Green Belt land to the west and northeast.							
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 area is considered to have high sensitivity to employment development. Large scale development would disrupt the valley landform, historic field pattern and reduce the role of the area in providing a rural gap between Walsall Wood and Aldridge. The area immediately west of the B4152 has less sensitivity to employment development due the presence of an existing industrial estate.	High	Mod High	Mod		Low Mod	Low	
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment						Rating	
Environmental								
Greenfield/ Previously Developed Land	The parcel is greenfield.					X		
Topography	The land increases significantly in height from the Chester Road to the North East to the Southern boundary of the parcel. Although this is significant in its height increase it is over sufficient distance not to be a significant barrier to development.						X	
Agricultural Land Quality	The Holford map indicates that the land is post 1988 graded 3c.							X
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 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 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-						X	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
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.		X	
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.			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 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 - Employment	X - Residential
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 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.		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	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.	X		
Other Economic (specify)				
<b>Social</b>				
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	X		
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 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 houses to the South follow the ridge line of a hill and their character is defined by 1960's bungalows. The houses to the North have little influence on any character of the parcel due to the significant tree boundary and the separation of the two are			
Connections to local cycle route networks	No connection 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.			X
Other Social				

# C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Opportunities			
Opportunity to extend adjacent call for site to the South if otherwise acceptable.		x	
Sustainability Appraisal			
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 14 and positive impact for SA Objectives 10, 12, 13		
Sustainability Appraisal 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			
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.			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land South of Lazy Hill Wood, King's Hayes Fields							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	Green Belt Parcel 031					
Site Area (ha)	1.1							
Site Reference	SA-0205-WAL							
Background/Context								
Current uses (list)	Horsiculture							
Surrounding land uses	To the North are protected trees in public open space, to the East agriculture, to the South residential property and to the West are fields used for agriculture and horsiculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 Brownhills, and preventing encroachment on the countryside. Release of any land within the subparcel would weaken the fragile separation between Aldridge and Brownhills, and would increase containment of Green Belt land to the west and northeast.	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						
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 area is considered to have high sensitivity to employment development. Large scale development would disrupt the valley landform, historic field pattern and reduce the role of the area in providing a rural gap between Walsall Wood and Aldridge. The area immediately west of the B4152 has less sensitivity to employment development	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	due the presence of an existing industrial estate.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	Greenfield site.	X				
Topography	The ground slopes down from East to West, however not significant to be a barrier to development.		X			
Agricultural Land Quality	The Holford map indicates that this site has a post 1988 agricultural land quality grade of 3b.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees in the parcel, there are protected trees to the North and any development would have to be set away from this boundary which would reduce the developable area, however orientation is favourable.	X				
Biodiversity or Geodiversity on site or significantly affecting boundaries	Site is part of a wildlife corridor, however no significant barrier in this respect to developing 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 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	There would be a significant local visual amenity impact from users of the open space and from the bungalows opposite. In particular there would be significant harm to those using public space. Wider impacts are limited due to the protected trees and topography.	X				
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.					X
Ground Contamination	No record of contamination here.					X
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.					X
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 and brick clay shall take place.		X			



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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	No significant issues.			X
Impact on the wider road network	No significant issues.			X
Other Economic (specify)				
<b>Social</b>				
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	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 whole site is within 15 minutes walking distance of a Fresh Food and Centre Area		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Any character constraints on density (list)	The houses to the South follow the ridge line of a hill and their character is defined by 1960's bungalows.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	x		
Public Open Space	The site is adjacent Lazy Hill Wood which is considered would be affected by development of this site, having a significant impact on the character of the area and which may result in pressure to provide additional detrimental security provisions.		x	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			x
Other Social				
Opportunities				
Could combine with adjacent call for site to make a larger more comprehensive site if otherwise acceptable.	x			
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
Sustainability Appraisal Employment Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13			
Conclusion				
There would be significant green belt and landscape sensitivity harm from developing this site combined with a significant impact on the local visual amenities of the area. An employment use in particular would be out of character and have significant amenity impact on neighbouring residents.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land North of 154 Lazy Hill Road							
Ward	Aldridge North and Walsall Wood	Call for Site Ref		Green Belt Parcel 035				
Site Area (ha)	1.12							
Site Reference	SA-0206-WAL							
Background/Context								
Current uses (list)	Agriculture.							
Surrounding land uses	To the North, West and East are agriculture uses. To the South are residential and agricultural uses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 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.	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					
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.	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	The area north of Holly Lane and the golf club is considered to have a slightly higher sensitivity to employment and residential development.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Environmental			Rating	
Greenfield/ Previously Developed Land	Greenfield site.	X				
Topography	The land slopes down South to North, not a significant barrier to development.					X
Agricultural Land Quality	The Holford map indicates that this site has a post 1988 agricultural land quality grade of 3b.					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.			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 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.					X
Impact on visual amenity of adjacent land users, including existing residents	Although the adjacent bungalows extend over the ridge it is considered that further extension to the South which has not got the visual protection of an existing tree line would introduce a significant visual amenity impact from the public realm to the North due to the unfavourable topography. Local impacts are considered less than significant due to the orientation of adjacent houses.	X				
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.					X
Ground Contamination	No record of ground contamination issues here.					X
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.					X
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			X - Res

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

			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	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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			X
Other Economic (specify)				
<b>Social</b>				
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	X		
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	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 15 minutes walking distance of a Fresh Food and Centre Area		X	
Any character constraints on density (list)	The character of the adjacent houses is defined by traditional styled detached bungalows.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
Could combine with adjacent call for sites to make a more comprehensive scheme.		X		
Sustainability Appraisal				
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				
The combination of the topography and intrusion into the greenbelt to the North and having wide visual amenity impacts is considered significant and unfavourable to releasing the parcel for residential development. Employment here is likely to have additional unacceptable amenity impacts.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land to the rear of 350 and 370 Chester Road							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	Green Belt Parcel 019					
Site Area (ha)	0.68							
Site Reference	SA-0209-WAL							
Background/Context								
Current uses (list)	No use.							
Surrounding land uses	To the East are large detached houses, to the North is a nature reserve to the West is a detached house in large grounds and to the South is a new care home.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation, and to preventing encroachment on the countryside. The sub-parcel is adjacent to the settlement edge to the west but its tree cover creates clear distinction from 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 the A452.	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						
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 area is considered to have high sensitivity to employment development. Large scale development would disrupt the valley landform, historic field pattern and reduce the role of the area in providing a	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	rural gap between Walsall Wood and Aldridge. The area immediately west of the B4152 has less sensitivity to employment development due the presence of an existing industrial estate.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	Greenfield site	X				
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.					X
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.	X				
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.					X
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.	X				
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.					X
Ground Contamination	No record of ground contamination issues here.		X			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Ground stability	No evidence of ground stability issues.			X
Air Quality impact of adjoining uses	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, however an employment use may have unacceptable impacts to existing residents which may require mitigation which could limit employment uses to be unviable.	X - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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.		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	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 required splay.		X	
Impact on the wider road network	No significant concerns.			X
Other Economic (specify)				
<b>Social</b>				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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			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 whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Houses here are a mix of modern and traditional designed large detached houses on a variety of smaller to very large plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
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 loss of trees and ecology means the site is unacceptable for release, in addition the parcel would have to rely on adjoining land for safe access which is a gateway constraint.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	East of Castlefort earthwork							
Ward	Aldridge North and Walsall Wood	Call for Site Ref		Green Belt Parcel 021				
Site Area (ha)	1.8							
Site Reference	SA-0210-WAL							
Background/Context								
Current uses (list)	Horsiculture - Could have originally been the amenity space for the house, there is no planning history and the use may or may not be lawful.							
Surrounding land uses	To the North is a nature reserve, to the East is a care home, to the South are houses and to the West is a locally listed house built on the remains of a fort.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation, and to preventing encroachment on the countryside. The sub-parcel is adjacent to the settlement edge to the west but its tree cover creates clear distinction from 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 the A452.	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						
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 area is considered to have high sensitivity to employment development. Large scale development would disrupt the valley landform, historic field pattern and reduce the role of the area in providing a	High	Mod High	Mod		Low Mod		Low
			x					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	rural gap between Walsall Wood and Aldridge. The area immediately west of the B4152 has less sensitivity to employment development due the presence of an existing industrial estate.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	Greenfield site.	X				
Topography	The land rises up from South to North, the increase is significant and would be a constraint to development, especially access, although not a barrier to residential, employment uses could be significantly constrained.	X				
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, 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 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 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 directly adjacent a scheduled ancient monument Castlefort and an archaeological survey is required to determine if the site is suitable for development. Notwithstanding the outcome of this survey work any development here would could have an impact on the setting of the monument and this significant constraint would at least lead to a significant reduction in the capacity of the site for any development.	X				
Impact on visual amenity of adjacent land users, including existing residents	The site is currently open and is part of a large bank which increases up to Shire Oak. For these reasons any development here would be prominent and would have a significant impact on the local visual amenities of adjacent houses and would be seen from Castlehill Road. Wider impacts are also likely from Chester Road. There character here is mixed being only partly developed for housing, a modest number of large houses in keeping with the existing surrounding development would have little impact. However	X				



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
Ground Contamination	No record of ground contamination issues here.			X
Ground stability	No evidence of ground stability issues.			X
Air Quality impact of adjoining uses	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, however an employment use may have unacceptable impacts on existing residents which may require mitigation which could limit employment uses to be unviable.	X - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 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.		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	There are no footpaths, access to public transport or nearby shops. The parcel would not be a sustainable location	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.	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		X	
Secondary School	The whole site is 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 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 housing here is predominantly large traditional detached with some modern detached.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Any development may be an opportunity for archaeological work.			X	
Sustainability Appraisal				
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				
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land South of 32 - 52 Castle Road, King's Hayes Field							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	Green Belt Parcel 027					
Site Area (ha)	0.33							
Site Reference	SA-0256-WAL							
Background/Context								
Current uses (list)	No history, officer considers it a nil use.							
Surrounding land uses	To the North are houses to the East and South fields used for horsiculture and to the West an extended garden curtilage.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 Brownhills, and preventing encroachment on the countryside. Release of any land within the subparcel would weaken the fragile separation between Aldridge and Brownhills, and would increase containment of Green Belt land to the west and northeast.	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						
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 area is considered to have high sensitivity to employment development. Large scale development would disrupt the valley landform, historic field pattern and reduce the role of the area in providing a rural gap between Walsall Wood and Aldridge. The area immediately west of the B4152 has less sensitivity to employment development	High	Mod High	Mod		Low Mod		Low
		X-Em plo yment		X-Reside ntial				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	due the presence of an existing industrial estate.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.		X			
Topography	The site is flat with no significant land level changes.		X			
Agricultural Land Quality	Not agricultural land.					X
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.	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 = 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.					X
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.					X
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..		X			
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.		X			
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.					X
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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	Residential uses would not have any significant impact on adjoining uses and occupiers would not experience any significant issues.	employment		identical
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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 constraints 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 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.			X
Other Economic (specify)				
<b>Social</b>				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 10 minutes walking distance of a Primary School			X
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 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	X
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)	Nearby character predominantly traditional Victorian and post war semi-detached housing.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Opportunities to combine with adjacent sites for access not viable due to other significant constraints.		X		
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				
Highest green belt and landscape harm, significant impact on established trees and likely impact on ecology as trees are connected to wider ecology network. The lack of a viable access is also a gateway constraint.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address		Land South of 17a The Barn, Northgate, King's Hayes Field.							
Ward		Aldridge North and Walsall Wood		Call for Site Ref		Green Belt Parcel 030			
Site Area (ha)		0.5							
Site Reference		SA-0257-WAL							
Background/Context									
Current uses (list)		Caravan and Boat Storage - No planning history and unable to prove the use has been taking place for less than 10 years.							
Surrounding land uses		To the North are offices and a Fire Station, to the East and South horsiculture and opposite is a new housing development.							
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					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			N/A					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 Green Belt - ENV1							
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 Brownhills, and preventing encroachment on the countryside. Release of any land within the subparcel would weaken the fragile separation between Aldridge and Brownhills, and would increase containment of Green Belt land to the west and northeast.		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						
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 area is considered to have high sensitivity to employment development. Large scale development would disrupt the valley landform, historic field pattern and reduce the role of the area in providing a rural gap between Walsall Wood and Aldridge. The area immediately west of the B4152 has less sensitivity to employment development		High	Mod High	Mod		Low Mod	Low	
			X-Emplo yment		X-Reside ntial				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	due the presence of an existing industrial estate.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	Previously developed with some hard surfacing and a pre-fabricated building in situ.					X
Topography	There is a slight slope from North down to South.					X
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, 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.	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. 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	X				
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.			X		
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.			X		
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.	X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Ground Contamination	The parcel has a record of ground contamination which 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.		X	
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 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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 constraints 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.			X
Impact on the wider road network	No concerns raised.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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		X	
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 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	X
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 nearest houses are modern designed detached houses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Opportunities to combine with adjacent sites for access not viable due to other significant constraints.		X		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 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 1, 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13			
Conclusion				
Highest green belt and landscape harm. Tree retention and ecological mitigation would have a significant impact on site capacity and is likely to be a barrier to development and would not meet the minimum allocation size for inclusion in the Black Country Plan.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land corner of Northgate and Walsall Wood Road							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	Green Belt Parcel 33					
Site Area (ha)	0.06							
Site Reference	SA-0258-WAL							
Background/Context								
Current uses (list)	Horsiculture							
Surrounding land uses	To the North and East are horsiculture uses, to the South residential and to the West retail.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 Brownhills, and preventing encroachment on the countryside. Release of any land within the subparcel would weaken the fragile separation between Aldridge and Brownhills, and would increase containment of Green Belt land to the west and northeast.	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						
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 area is considered to have high sensitivity to employment development. Large scale development would disrupt the valley landform, historic field pattern and reduce the role of the area in providing a rural gap between Walsall Wood and Aldridge. The	High	Mod High	Mod		Low Mod		Low
		X- Emplo yment	X- Reside ntial					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	area immediately west of the B4152 has less sensitivity to employment development due the presence of an existing industrial estate.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	Greenfield parcel.	X				
Topography	The land slopes down from South to North.		X			
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 in the parcel, adjoining 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.			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. 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			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	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.	X				
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.			X		
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.			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.					X



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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 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	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.	X		
Impact on the wider road network	No concerns raised.			X
Other Economic (specify)				
<b>Social</b>				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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		X	
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 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	X
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 of the housing here is a mix of traditional semi-detached houses and modern semi-detached and terraced houses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Opportunities to combine with adjacent sites for access not viable due to other significant constraints.		X		
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 shape and size of the parcel is too limited to provide development and there is no access achievable to the parcel a gateway constraint.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land North of 3 Ashton Drive							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	Green Belt Parcel 24					
Site Area (ha)	0.02							
Site Reference	SA-0272-WAL							
Background/Context								
Current uses (list)	Agricultural use							
Surrounding land uses	To the North, East and West is agriculture, to the South is residential.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The Northern section and Western tip of 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, the edge of the High Heath area of Shelfield forms a weaker distinction between settlement and countryside than is the case along other urban edges fronting onto this sub-parcel, and is contained to the west by Woodland; limited expansion here would constitute slightly less harm to Green Belt purposes. The sub-parcel along the southern boundary of the submission site 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, the edge of the High Heath area of Shelfield forms a weaker distinction between settlement and countryside than is the case along	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	other urban edges fronting onto this sub- parcel, and is contained to the west by woodland; limited expansion here would constitute slightly less harm to Green Belt purposes.							
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.	High	Mod High	Mod	Low Mod	Low		
				X				
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	The parcel is greenfield.					X		
Topography	Predominantly flat.					X		
Agricultural Land Quality	Grade 2 Holford Farm Group.	X						
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees. There are established trees and hedges within the site which require assessment if some or all were retained there would be a significant impact on 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 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 recorded heritage assets here.					X		
Impact on visual amenity of adjacent land users, including existing residents	Due to the small parcel area there would be little local or wider impact if houses were built being in character with the adjoining land. An employment use would be out of character but of such a small size that it would not appear dissimilar to a domestic outbuilding.					X		
Flood risk, drainage and ground water	Although not in a flood risk zone 2 or 3, directly to the North is a pond which serves the adjacent field drainage system. SUDS would need to ensure surface water runoff is mitigated for.				X			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Ground Contamination	No record of ground contamination here.			X
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.			X
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 - Employment		X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Definitive Public Footpaths 38 and 42 Brownhills cross land to the north of Coronation Road but are unlikely to be affected by development of this location. The track to the north of Ashton Drive is not recorded as a public right of way and is likely to be		X	
Highways access and transportation	No significant concerns.			X
Impact on the wider road network	No significant concerns.			X
Other Economic (specify)				
<b>Social</b>				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Primary School	The whole site is within 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			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 whole site is within 10 minutes walking distance of a Fresh Food and Centre Area			X
Any character constraints on density (list)	Traditionally designed detached and semi-detached houses.			
Connections to local cycle route networks	The parcel is less than a kilometre from route CR001 part of the National Cycle Route Five and being in close proximity would benefit from this access which allows traffic free access to Walsall.		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.			X
Other Social				
Opportunities				
Could provide access to CFS213 and CFS266.	X			
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12 and positive impact for SA Objectives 10, 13, 14			
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 provide very limited development and could be to the detriment of high quality agricultural land. Trees are likely to be required to be retained which would be a significant issue to developing this site greatly reducing the area. Employment use would be incompatible with residential houses here.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Jockey Fields Rear of Horse and Jockey							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	Green Belt Parcel 29					
Site Area (ha)	1.42							
Site Reference	SA-0275-WAL							
Background/Context								
Current uses (list)	Horsiculture.							
Surrounding land uses	To the North East and West are horsiculture uses with a public house to the South.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt 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 development 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.	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				
Landscape Sensitivity	The landscape is considered to have overall moderate-high sensitivity to both residential and employment development. The majority of the criteria score is moderate, with the natural character and scale criteria scoring high	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	sensitivity, based on the predominance of small-scale pasture fields with mature hedgerow boundaries and the presence of the Jockey's Fields SSSI.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.					X
Topography	The parcel is predominantly flat.					X
Agricultural Land Quality	Agricultural land quality assessment Grade 2 however it is 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 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 boundary which require assessment if some or all were retained there would not be a significant impact on 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 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.					X
Impact on visual amenity of adjacent land users, including existing residents	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.		X			
Flood risk, drainage and ground water	The parcel is not in a flood risk 2 or 3 zone but is close to 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 Contamination	No record of ground contamination here.					X
Ground stability	No record of ground stability issues here.					X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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	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 - Residential		X - Employment
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.	X-Residential	X-Employment	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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 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		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	Gas forward asset management plans in advance of future growth.			
Infrastructure constraints on / under site	No known infrastructure constraints. Footpaths 41 Brownhills crosses land to the north of this land parcel, but is unlikely to be affected by development of this individual parcel.			X
Highways access and transportation	This site would need to be combined with CFS291 in order to achieve access and could be part of a wider site with CFS060. There is the potential that it could form part of an extension to the existing commercial premises on Walsall Road without requiring a separate access. Commercial uses would seem appropriate due to its proximity to similar uses. Residential could be possible if combined with CFS291 for access.	X		
Impact on the wider road network	No significant issues.			X
Other Economic				
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	X		
Secondary School	The whole site is within 25 minutes public transport distance of a Secondary School		X	
GP/Health Centre/Walk in	The whole site is 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	X
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 do not form the character of this area, the nearest house is a modern detached and in isolation.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Could be combined with CFS060 or CFS291 to allow for access.		X		
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 lack of access represent significant insurmountable issues in this assessment, although potential to 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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Former Shire Oak Transport Cafe, 250 Chester Road							
Ward	Aldridge North and Walsall Wood	Call for Site Ref	Green Belt Parcel 017					
Site Area (ha)	0.35							
Site Reference	SA-0298-WAL							
Background/Context								
Current uses (list)	The site is now vacant and overgrown following the demolition of the original derelict transport café building in May 2007.							
Surrounding land uses	To the North East is Chester Road and an active quarry, to the North West residential, to the West and South is Shire Oak Nature Reserve.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	Harm assessment B107As1 is considered to be the most relevant to this parcel. There are key differences in relation to the description of the surrounding sites, however the principle of the land not relating to any adjacent development is the same or higher harm.  The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation, and to preventing encroachment on the countryside. The sub-parcel is adjacent to the settlement edge to the west but its tree cover creates clear distinction from 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 the A452.	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						
Landscape Sensitivity	There is not a landscape sensitivity 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	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	that this parcel would be rated at least moderate-high a possibly higher in particular due to the significant visual prominence of this parcel on Chester Road.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site was previously a transport café with in and out access, so is previously developed.	X				
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.					X
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.					X
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.		X			
Flood risk, drainage and ground water	Not in a flood zone 2 or 3. Scope for SUDS.					X



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Ground Contamination	Adjacent to the landfill site – may be filled ground contamination testing will be needed.		X	
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.			X
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 ploy me 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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	This site does not meet the threshold for employment allocation in the Black Country Plan.	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	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.		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	No significant concerns visibility requirements should be met.			X
Impact on the wider road network	No wider issues identified.			X
Other Economic (specify)				
<b>Social</b>				
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	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The character of housing here is a mix of semi-detached and detached traditional style ribbon development to the North, to the South there is a single instance of a large gated modern detached house.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
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 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

<b>Site Address</b>	Land at site of former 273 Walsall Road, Darlaston			
<b>Ward</b>	Bentley and Darlaston North	<b>Call for Site Ref</b>	10120	
<b>Site Area (ha)</b>	0.1			
<b>Site Reference</b>	SA-0001-WAL			
<b>Background/Context</b>				
Current uses (list)	Vacant previously developed land			
Surrounding land uses	To the West is a playing ground and sports court which serves a Primary School, to the North is a petrol service station, to the East is Gala bingo and to the South are residential terraced houses.			
<b>Constraints</b>				
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>			<b>Amount covered (ha's)</b>
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			0
Common Land	N/A			0
Existing Policy Designations (list)	SRF Boundary High Risk Coal			
<b>Green Belt and Landscape Sensitivity Assessment</b>				
<b>Criteria</b>	<b>Assessment</b>			<b>Rating</b>
Green Belt Harm	Not in the Green Belt			
Landscape Sensitivity				
<b>Detailed assessment against environmental, social and economic criteria</b>				
<b>Criteria</b>	<b>Assessment</b>			<b>Rating</b>
<b>Environmental</b>				
Greenfield/ Previously Developed Land	Previously Developed. Previously site of a single house which has been demolished. Site is overgrown and difficult to access. The rear boundary includes palisade fencing beyond tree boundary. Long lapsed planning permission for residential (BCW640 granted in 1997)			X
Topography	The site itself is mainly flat			X
Agricultural Land Quality	Urban			X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO trees. Boundary trees to the playing pitch and sports ground should be retained and are of significant size to provide screening. The canopies are large and would have some impact on the density.			X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Biodiversity or Geodiversity on site or significantly affecting boundaries	No significant issues. The site falls within a Nature Recovery Network Core Expansion Zone 2			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 site is overgrown and relatively unmanaged, the soft green boundary is not characteristic of the area to justify retention the adjacent uses do not benefit from any visual amenity. The loss of soft landscaping raises no significant loss of amenity to users of the footway and could in any case be replaced by landscaping to be secured through planning permission.			X
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
Ground Contamination	Previously developed site. Desktop study likely to be 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 known barriers which would prevent redevelopment.		X	
Air Quality impact of adjoining uses	Not in an Air Quality Nitrogen Dioxide Exceedance 2018, zone.			X
Noise impact of adjoining uses	On Edge of "Road – Important Areas" for noise pollution		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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Infrastructure constraints on / under site	No known constraints			
Highways access and transportation	Highway Officer Assessment - The site is located on a busy twin roundabout junction. Vehicular access to the site is considerably constrained as result. There is an existing historic single dropped kerb access on Heath Road. This is the only realistic option for vehicular access to the site. However this access has visibility impaired to the NE along Heath Road. To bring this access safely back into use to serve a very limited development of no more than 5 units, the Highway Authority considers that third party land will need to be acquired to provide a 2.4m x 43m visibility along Heath Road. This may introduce existing tree/hedge issues.	X		
Impact on the wider road network	Small site unlikely to have any severe impacts on the highway network.			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 within 10 minutes distance of a Primary School			X
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 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	X
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)	Residential block to the South is 87dph. Site constraints and need to retain rear boundary planting may require a lower density. However, very small site so density is not a relevant constraint. Character of housing here is Victorian terraced.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	Not public open space.			X
Loss of Playing Field / Sports Pitches	Redevelopment of this site would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
Vacant land which could be open to 215 action				X
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 5, 6, 9, 12 and a positive impact for SA Objective 10, 13, 14			
Sustainability Appraisal Employment Conclusion	The site has some negative impacts for SA Objectives 5, 6, 7, 9, 12 and positive impact for SA Objectives 13			
Conclusion				
In this instance additional land would need to be acquired to unlock the potential of a very small site, which would in any case still have a difficult access and would result in a contrived development. Limited housing development potential. Flats may be possible if additional land is acquired for access off Heath Road. Proximity to residential houses, the school, the small size of this plot and the difficult access is considered to limit potential of site to be used for employment land. The above issues are significant.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Site Address</b>	Land at Kendricks Road, Heath Road and Station Street			
<b>Ward</b>	Bentley and Darlaston North	<b>Call for Site Ref</b>	10557	
<b>Site Area (ha)</b>	2.22			
<b>Site Reference</b>	SA-0315-WAL			
<b>Background/Context</b>				
Current uses (list)	Storage B8			
Surrounding land uses	To the North employment uses, railway and cemetery to the East, car repairs, mot, vehicle sales and petrol filling station to the South and residential and employment uses to the West.			
<b>Constraints</b>				
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>			<b>Amount covered (ha's)</b>
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			0
Common Land	N/A			0
Existing Policy Designations (list)	N/A			
<b>Green Belt and Landscape Sensitivity Assessment</b>				
<b>Criteria</b>	<b>Assessment</b>			<b>Rating</b>
Green Belt Harm	Not in the Green Belt			
Landscape Sensitivity				
<b>Detailed assessment against environmental, social and economic criteria</b>				
<b>Criteria</b>	<b>Assessment</b>			<b>Rating</b>
<b>Environmental</b>				
Greenfield/ Previously Developed Land	Previously developed.			X
Topography	Generally level with small depression to North and South central portion. Level to all sides with very minor depressions to North and more so in larger area to South, both minor. Favourable topography. Ranging ~404-410ft above sea level.			X
Agricultural Land Quality	Not agricultural land.			X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees.			X



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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		X	
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.			X
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.			X
Flood risk, drainage and ground water	Redevelopment of the site is likely to benefit surrounding sites and nearby flood areas. Opportunity for enhancement.			X
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	Former mining area with shaft entries. Assessment required.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
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 - Residential		X - Employment
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.			X
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 - Residential		X - Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site is an existing business park and has been identified in the BEAR study as being high quality local employment and should be retained as such.			X
Employment Land	Employment land.			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	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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Widening of the existing highway footway along the Heath Road frontage will be required.</p> <p>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.</p>		X	
Impact on the wider road network	No wider impacts identified.			X
Other Economic (specify)				
<b>Social</b>				
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 10 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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	X
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)	Modern and traditional styled terraced housing.			
Connections to local cycle route networks	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 ado		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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
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 site has some negative impacts for SA Objectives 5, 7, 9, 12 and positive impact for SA Objectives 6			
Conclusion				
Already developed employment site with no vacant units, significant constraints for residential development in terms of noise. Loss of employment use a significant constraint and considered most appropriate use.				

## Blakenall

Site Address	Land at former Goscote Hospital Site, Goscote Lane, Walsall, WS3 1SJ							
Ward	Blakenall	Call for Site Ref	10070					
Site Area (ha)	6.92							
Site Reference	SA-0010-WAL							
Background/Context								
Current uses (list)	Social and Palliative Care facility							
Surrounding land uses	To the South is an adult training facility, to the North houses and flats, open space to the West, canal and sewage works beyond to the east.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 policy ENV1 Green belt							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a weak contribution to all Green Belt purposes. The high degree of containment by surrounding urbanising uses (largely housing developments) means that it has a weak relationship with the surrounding countryside. As a result, the release of land in this sub-parcel would not weaken surrounding Green Belt land and would lead to a strengthened and simplified Green Belt boundary, which would now lie in part along the Wyrley and Essington Canal as a distinct boundary with the open countryside beyond.	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
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a moderate-high overall sensitivity to residential development. 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	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	recreational value and by its role in providing a gap between settlements which override other criteria.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is previously developed land with a number of operating and vacant units within the site boundary.					X
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		X			
Agricultural Land Quality	Not agricultural land.					X
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.		X			
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		X			
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.					X
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.		X			
Ground stability	The site is in a High Risk Coal Area and 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					X
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			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 l	
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 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 l	X- Em p loy men t
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			X
Viability	There are no known significant risks to viability.			X
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 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.			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	Existing access points acceptable, may need upgrading and crossing point for Goscote Lane.			X
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)				
<b>Social</b>				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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		X	
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 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	X
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)	Nearby housing is a mix of higher density flats and semi-detached and terraced housing post war.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
Opportunity for multi-storey development without significant impact on the character of the area due to its existing character, boundary planting and relationship to neighbouring uses.		X		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 8, 11, 12, 13, 14 and a positive impact for SA Objectives 9, 10			
Sustainability Appraisal Employment Conclusion	The site is small and next a care home and therefore not considered a reasonable alternative.			
Conclusion				
Tree constraints are a significant issue to delivering residential units. The SLINC would reduce the developable area by 1.4ha. Employment use with the retention of the residential care facility would not be compatible with the surrounding area and restrictions/mitigation unviable amounting to a gateway constraint for such uses.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Goscote Lane, Pelsall, Walsall, WS3 4QG - Land North of Showmen's Caravan Site								
Ward	Blakenall		Call for Site Ref		10289				
Site Area (ha)	0.23								
Site Reference	SA-0065-WAL								
Background/Context									
Current uses (list)	The site has no planning history or known current use.								
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.								
Constraints									
Gateway Constraints (where affecting part of submitted site)		Name / Details				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		N/A				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 SAD SLINC WA054 Wildlife Corridor								
Green Belt and Landscape Sensitivity Assessment									
Criteria	Assessment		Rating						
Green Belt Harm	Southern part: The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation, to maintaining the separation between the neighbouring towns of Bloxwich and Brownhills, and to preventing encroachment on the countryside. It is adjacent to the settlement edge to the south and is significantly urbanised, in Green Belt terms, by the presence of static caravans. However, it is separated from adjacent development by the canal, which provides a distinct boundary with urbanising uses, and as a result the sub-parcel has a relatively strong relationship with the open countryside to the east. The release of land in this sub-parcel would partially weaken the integrity of adjacent Green Belt land by creating further containment, and would weaken the clearly defined existing boundary.  Northern part: The sub-parcel makes a strong contribution to maintaining the separation of Walsall, Aldridge, and		Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
				X Northern Part		X Southern Part			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.							
Landscape Sensitivity	The landscape is considered to have a moderate overall sensitivity to residential development. Although many of the criteria score low, the sensitivity of the area due to its ecological and recreational value override other criteria.	High	Mod High	Mod		Low Mod	Low	
				X				
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment						Rating	
Environmental								
Greenfield/ Previously Developed Land	The site is greenfield					X		
Topography	The site is predominantly flat near to the lowest point of the valley.							X
Agricultural Land Quality	Not agricultural land.							X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	The site is covered by a group Tree preservation order number 13/1990 A6. Since this site was submitted in October 2018 the site has been cleared of boundary hedges and trees on the West part of the site. The retention of some or all of these trees would have significantly reduce the potential developable area. The estimated space without tree planting would be just 470m2. This matter has been reported to the Tree Officer and the Council may choose to take action which could include replacement tree planting.					X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	These mature trees were part of a wildlife corridor of dense tree planting which is considered would justify a protected species survey. The habitat has been removed and it is considered the trees will be required to be re-instated. Ecological survey assessment work cannot be undertaken due to the recent loss of habitat features on the site and requirement for replacement planting which until established would render any ecological survey work inconclusive. 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		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 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 site is directly adjacent to an existing gypsy/ traveller/ showman residence so from the South would be seen in this context. However the removed trees would have screened 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 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.	X		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			X
Ground Contamination	The site is identified on historic maps as a (small) former Iron Works so there could be ground contamination on site. Since then use as farm fields may have brought pesticides etc. on site. Ground contamination assessments would be required prior to development to determine mitigation.		X	
Ground stability	The site is in a high risk coal mining area and a coal mining risk assessment would be required prior to planning permission.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
Noise impact of adjoining uses	The surrounding uses are residential and horsiculture, however residential uses are connected with showmen who are likely to conduct mechanical repairs to show equipment and a similar mixed residential use would be appropriate. Some restrictions may be required for residential or 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 superficial sand and gravel, shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 existing mixed use.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	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.		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 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 is 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	X		
Other Economic (specify)				
<b>Social</b>				
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		X	
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 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	X
Centre/Foodstore	The whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Any character constraints on density (list)	The character of the area is defined by farm buildings and chalets in gypsy/ traveller / showpeople use.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
Potential opportunity to expand the adjoining Showman site if a need for more sites can be demonstrated.		X		
Sustainability Appraisal				
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				
Significant numbers of protected trees and hedges have been removed from the site which also form part of a wildlife corridor. The Council may take action which requires the re-instatement of trees. In 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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Former Dartmouth House, Ryecroft House							
Ward	Blakenall	Call for Site Ref	10400					
Site Area (ha)	0.52							
Site Reference	SA-0146-WAL							
Background/Context								
Current uses (list)	No current use, previously the site of a health centre and community facility since demolished.							
Surrounding land uses	Residential with local shops to the South.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details						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		N/A						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)	Local Centre Boundary LC6							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	N/A	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Landscape Sensitivity	N/A	High	Mod High	Mod		Low Mod		Low
		N/A	N/A	N/A		N/A		N/A
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	Although the buildings above ground were removed much remains and remediation will be required. For these reasons the site is considered previously developed.							X
Topography	The site down slope down from North to South but not significant to be a barrier to developing the site.							X
Agricultural Land Quality	Not agricultural land.							X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are 4 large trees to the South which are established and likely to be worthy of retention, these trees do not take a significant proportion of the developable area and could be retained.						X	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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		X	
Heritage Assets on site or significantly affecting boundaries	No recorded heritage assets here.			X
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 - Employment		X - Residential
Flood risk, drainage and ground water	Not in a flood area 2 or 3.			X
Ground Contamination	A site investigation is required to the previous uses as potential for contamination from materials during demolition. Mitigation though condition.		X	
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.			X
Noise impact of adjoining uses	Residential area so residential uses likely to be acceptable however an employment use would not be acceptable.	X - Employment		X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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 constraints 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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 well connected to the public highway network being surrounded on all sides by adopted roads. Redevelopment of the site may require carriageway widening and new footway provision around the periphery of the site. Some commercial or residential uses would seem the most appropriate.		X	
Impact on the wider road network	No wider impacts identified.			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 within 10 minutes walking distance of a Primary School			X
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 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	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)	Bungalows surround the site, but previous buildings were up to 2 storey, any higher than this are likely to have unacceptable appearance and amenity impacts. House designs here are traditional.			
Connections to local cycle route networks	The site is adjacent cycle network CR007 which would serve any development here.			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.			X
Other Social				
Opportunities				
The site is overgrown and at risk of unsociable behaviour, development would prevent such activity and provide additional visual surveillance to the area.				X
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.			
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				
No significant barriers exist to prevent development of the site for residential, the existing character of the area and the amenities currently enjoyed by residents are such that employment uses are not acceptable. This site due to its size does not meet the criteria for allocation in the Black Country Plan.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Field House Farm							
Ward	Blakenall	Call for Site Ref	Green Belt Parcel 32					
Site Area (ha)	1.41							
Site Reference	SA-0276-WAL							
Background/Context								
Current uses (list)	The site visit indicated that the former farm may now have changed use to horsiculture. Inconclusive.							
Surrounding land uses	To the North is the access for the Donna Cooper Memorial Garden with brook and horsicultural field beyond.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 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.	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					
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a moderate-high overall sensitivity to residential development.	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is predominantly greenfield.	X				
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.		X			
Agricultural Land Quality	No up to date assessment.		X			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Most of the parcel is covered by a tree preservation order and trees. Reference 13/1990 A4. The loss of these trees is unlikely to be supported.	X				
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 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	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	This is a prominent part of Goscote Valley which can be seen from the Memorial Park, Allens Lane and Goscote Lane. The valley defines the character of the area and any 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.	X				
Flood risk, drainage and ground water	The parcel is not in a flood risk 3 zone but is close to one to 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	X				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		X	
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.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
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-Residential	X-Employment	
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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	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.		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	X		



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	provision. The 2t weight limit on the canal bridge would make commercial development impractical. It is considered that the combination of a small site area and these constraints would likely be a barrier to developing the site.			
Impact on the wider road network	The canal bridge improvements required for commercial development and installation of a footpath on Goscote Lane would be significant barriers.	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 within 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			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	X
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 here is a mix of those formally connected to farming, large traditional houses in isolation, showmens caravans, low rise flats and mid 20c traditional semi-detached and terraced houses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Could combine with call for site 289 to form a more comprehensive scheme.	X			
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	Assessment requested			
Sustainability Appraisal Employment Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 11, 12 and positive impact for SA Objectives 13			
Conclusion				
The combination of constraints, trees, ecology, flood risk, noise access, required highway improvements are significant issues especially considering the small size of the parcel and mitigation for all issues unlikely to be achievable.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land between Wyrley and Essington Canal and Goscote Sewage Works							
Ward	Blakenall	Call for Site Ref	Green Belt Parcel 40					
Site Area (ha)	3.59							
Site Reference	SA-0279-WAL							
Background/Context								
Current uses (list)	No planning history but evidence of use as amenity.							
Surrounding land uses	To the North is open space, to the east is Goscote Sewage Works, to the South residential and to the West is a palliative care home.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing sprawl of the West Midlands conurbation at Bloxwich, a strong contribution to maintaining the separation between the neighbouring towns of Bloxwich and Brownhills, and a moderate contribution to preventing encroachment on the countryside. The contribution this sub-parcel makes to maintaining the separation of Bloxwich and Brownhills is particularly strong, considering that the release of this sub-parcel would effectively lead to the merging of the two towns, leaving a very fragile gap. As such, the release of land here would significantly weaken the integrity of the surrounding Green Belt land.	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					
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a moderate-high overall sensitivity to residential development. 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	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	by its role in providing a gap between settlements which override other criteria.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.	X				
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.		X			
Agricultural Land Quality	Not agricultural land.					X
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.	X				
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.					X
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.	X- Em plo yme nt	X- Res ide ntia l			
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.					X
Ground Contamination	No record of ground contamination here.					X
Ground stability	The parcel is within a coal development High Risk area and would require a coal mining risk assessment prior to planning permission.		X			
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.	X				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	The proximity of the sewage works could be a source of complaint for potential residents of this parcel and mitigation may not be possible.			
Noise impact of adjoining uses	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.			X
Waste Infrastructure	The site is within 250 metres of Goscote Sewage Works. For residential uses mitigation will be required and likely significant.	X		
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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.		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.	X		
Impact on the wider road network	No significant concerns.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	X		
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	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		X	
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 connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
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 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 Address	Livingstone Road Open Space							
Ward	Bloxwich East	Call for Site Ref	10370					
Site Area (ha)	1.93							
Site Reference	SA-0117-WAL							
Background/Context								
Current uses (list)	Open space amenity							
Surrounding land uses	To the North is open space, to the East and South horsiculture and to the West housing.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		Flood Zone 3 part of site					0.049	
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 Open Space - Livingstone Road OS2075 - OS1 SAD Green Belt - ENV1							
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 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.	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					
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a moderate-high overall sensitivity to residential development. Although the	High	Mod High	Mod		Low Mod		Low
			X					



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield.					X
Topography	Although there are no significant changes in topography the land does slope down from West to East but not significant.			X		
Agricultural Land Quality	Not agricultural land.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are established boundary trees which are not significant in number and would not be a barrier to development if retained.			X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The trees here are not grouped and run alongside a highway and are unlikely to host protected animal species. 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	This is a prominent part of Goscote Valley which can be seen from the canal, Allens Lane Livingston Road and Wolverhampton Road. The valley defines the character of the area and any development here would have significant local and wider visually amenity harm from houses and the public realm.	X				
Flood risk, drainage and ground water	Although only a small area of the site is in flood zone 3 the topography means that much of the site would contribute to flooding from surface water run off and any development would need to mitigate for this using SUDS.	X				
Ground Contamination	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.					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 in a residential area but with some separation to houses. Neither employment or residential uses raise significant issues regarding noise.					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.					X
Waste Infrastructure	No waste infrastructure constraints					X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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	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.		X	
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.		X	
Impact on the wider road network	No wider concerns raised.			X
Other Economic (specify)				
<b>Social</b>				
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 10 minutes walking distance of a Primary School			X
Secondary School	The site is predominantly within 20 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	X
Centre/Foodstore	The site is predominantly more than 15 minutes walking distance of a Fresh Food and Centre Area	X		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Any character constraints on density (list)	The nearest houses are three storey flats and traditional post war semi-detached and terraced houses.			
Connections to local cycle route networks	No connection to a local cycle route network.	x		
Public Open Space	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			x
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			x
Other Social				
Opportunities				
No specific opportunities.		x		
Sustainability Appraisal				
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				
The site is within the envelope of Goscote Valley and any development here would have a significant impact on the character of the area. The size of the site and shape would be difficult to develop and may require a larger parcel to provide safe access, also representing significant issues.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Pear Tree Farm								
Ward	Bloxwich East		Call for Site Ref		Green Belt Parcel 015				
Site Area (ha)	4.46								
Site Reference	SA-0193-WAL								
Background/Context									
Current uses (list)	Agriculture and Horsiculture. Potential haulage use, no planning history.								
Surrounding land uses	To the North and East is agriculture, to the South are residential properties and to the West is Bloxwich Golf Club.								
Constraints									
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1								
Green Belt and Landscape Sensitivity Assessment									
Criteria	Assessment		Rating						
Green Belt Harm	North		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
	The sub-parcel makes a strong contribution to checking the unprotected sprawl of the West Midlands conurbation and safeguarding the countryside from encroachment, and a moderate contribution to preventing the merging of Bloxwich and Brownhills (between which inset settlement at Pelsall occupies most of the space). It is close to the urban edge, yet retains a strong relationship with the wider countryside. Release of land in this sub-parcel would weaken the relationship between Green Belt land to the south and the wider countryside to the north.								
	South		X North	X South					
	The sub-parcel makes a strong contribution to checking the unprotected sprawl of the West Midlands conurbation and safeguarding the countryside from encroachment, and a moderate contribution to preventing the merging of Bloxwich and Brownhills (between which inset settlement at Pelsall occupies most of the space). Release of the peripheral area adjacent to Little Bloxwich would								

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	have some adverse impact on the integrity of the Green Belt but would retain connectivity between Green Belt land to the south and the wider countryside to the north.							
Landscape Sensitivity	The landscape is considered to have moderate-high overall sensitivity to residential and employment development as the majority of the criteria score moderate or high and no criteria override that judgement.	High	Mod High	Mod	Low Mod	Low		
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	Predominantly greenfield. Existing buildings to the centre and North of the site ancillary to the existing uses.		X					
Topography	Although generally flat the land does slope up slightly at the far North. Not significant to be a barrier to development.			X				
Agricultural Land Quality	No up to date assessment available for this site. Further survey work may be required.	X						
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are some established boundary trees which may be worthy of retention which require assessment. Should such trees be retained or be mitigated for this would not have a significant detrimental impact on the capacity of the site for development.		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 2 Nature Recovery Network Zones, Core Habitat Zone and Core Expansion Zone 1		X					
Heritage Assets on site or significantly affecting boundaries	Poplars Lane Barns are locally listed - "Late C18. brick, tiled gabled roof. Central double doors to threshing floor. Diamond pattern ventilators in brick, also smaller cruciform ventilation holes under eaves. Cart shed at west end, which abuts Fishley Lane. Morriss 1997" The site identified in the HLC within an Area of High Historic Landscape Value due to numerous industrial buildings associated with Fishery Colliery and Shaft. A watermill and possible medieval moated site are also recorded at this location. Locally listed 18th century barn and engine house. Also site of probable moat at Poplars Farm. These features would restrict development within the site and would have a significant impact on character.	X						

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.	X		
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.		X	
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.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
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 - Employment	X - Residential
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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,	Services are available to the existing residential development in the centre of the site.		X	



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 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)	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.	X		
Other Economic (specify)				
<b>Social</b>				
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	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 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	X		
Any character constraints on density (list)	The nearest houses to the South are predominantly 1960s styled semi-detached houses.			
Connections to local cycle route networks	No connections to a 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.			X
Other Social				
<b>Opportunities</b>				
No specific opportunities identified.			X	
<b>Sustainability Appraisal</b>				
Sustainability Appraisal Housing Conclusion	SA not required due to gateway constraints.			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Sustainability Appraisal Employment Conclusion	SA not required due to gateway constraints.
<b>Conclusion</b>	
<p>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.</p> <p>There would also be a need to upgrade Fishley Lane and junctions in the wider area to accommodate additional traffic.</p> <p>Due to the highway infrastructure and nearby residential properties employment uses would not be suitable.</p>	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land adjacent Goscote House Farm							
Ward	Bloxwich East	Call for Site Ref	Green Belt Parcel 28					
Site Area (ha)	12.11							
Site Reference	SA-0274-WAL							
Background/Context								
Current uses (list)	Horsiculture							
Surrounding land uses	To the North horsiculture, East horsiculture and residential, to the South allotments and to the West residential.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		Field drain					0.7	
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 Green Belt - ENV1							
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 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.	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					
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a moderate-high overall sensitivity to residential development.	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.	X				
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 drainage and flood mitigation is likely to be significant because of		X			
Agricultural Land Quality	Not agricultural land.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are three protected trees and 3 group tree preservation orders with the following references: AB 3/1964 - T3 13/1990 - T1, T2, G1, A1, A2. There are other established trees along the field boundaries 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.		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 a Nature Recovery Network Core Habitat Zone		X			
Heritage Assets on site or significantly affecting boundaries	HER: 9908 - RING DITCH; 10M W OF GOSCOTE HOUSE FARM; PELSALL - Cropmark ring ditch under pasture. An archaeological survey is required.		X			
Impact on visual amenity of adjacent land users, including existing residents	This is a prominent part of Goscote Valley which can be seen from the canal, Allens Lane Livingston Road and Wolverhampton Road. The valley defines the character of the area and any development here would have significant local and wider visually amenity harm from houses and the public realm.	X				
Flood risk, drainage and ground water	The centre of the site is the lowest point of the valley and is covered by a flood risk zone 2 (3.1ha) and 3 (0.7). There would likely be a significant area of the parcel which cannot	X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	be developed and mitigation measures to ensure that development elsewhere			
Ground Contamination	More than half of the parcel to the West has a record of land where contamination may need to be assessed during development. Metal casting/foundry, mining, infilled pond/stream/marsh.		X	
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.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
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 need mitigation to protect the amenity of the occupiers of the showman site, and the separation is favourable to achieve this.		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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	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 have		X	
Highways access and transportation	This is a significant site and has the potential for a large development, particularly if combined with CFS370.		X	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	Access onto Goscote Lane would require significant upgrading and improvements including possible carriageway widening and footway provision including junction improvements with Allens Lane. There is also a 2t weight restriction on the canal bridge which is a further constraint particularly for commercial uses. Access onto Allens Lane could be achievable subject to adequate visibility. Highway improvements in the form of footway provision will be required. Access onto the A4124 Lichfield Road would be preferable subject to detail or together with an access onto Allens Lane. Commercial uses could be feasible. 'B' uses would require access from A4124 Lichfield Road only.			
Impact on the wider road network	Wider road improvements required as identified in the Highways access and transportation assessment.		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 10 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 whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Housing here is a mix of those formally connected to farming, large traditional houses in isolation, showmens caravans, low rise flats and mid 20c traditional semi-detached and terraced houses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Could be a more comprehensive development including CFS370, CFS371, CFS350, CFS289 and GBP032.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12 and positive impact for SA Objectives 10, 13, 14			
Sustainability Appraisal 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				
High green belt and landscape harm, significant impact on visual amenity and significant reduction to the developable area due to flood risk which would also be a barrier to the highway infrastructure upgrades required.				



## Bloxwich West

Site Address	Bloxwich Hospital, Reeves Street, Walsall - Bloxwich Hospital							
Ward	Bloxwich West	Call for Site Ref	10335					
Site Area (ha)	0.69							
Site Reference	SA-0085-WAL							
Background/Context								
Current uses (list)	Hospital/ Healthcare provision							
Surrounding land uses	To the North and West are residential uses to the East is a supermarket and to the South are takeaways and residential properties.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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)	UDP - Policy BX3: Conservation Areas UDP - Policy BX5: Environmental Improvements UDP - Policy BX8: South East of High Street							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	N/A	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Landscape Sensitivity	N/A	High	Mod High	Mod		Low Mod		Low
		N/A	N/A	N/A		N/A		N/A
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	The site is previously developed and currently in use.							X
Topography	The site is predominantly flat, land to the West drops down gradually.							X
Agricultural Land Quality	Not agricultural land.							X
Tree Preservation Orders / Mature	The North boundary is defined by protected trees 3/1972 G1 (8 trees) and 3/1972 G2 (11 trees, 3 along the boundary).						X	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Trees of Value on site or significantly affecting boundaries	The site is within a conservation area and as such all of the trees are protected. These trees could be retained and the site developed.			
Biodiversity or Geodiversity on site or significantly affecting boundaries	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		X	
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.		X	
Impact on visual amenity of adjacent land users, including existing residents	The site is already developed, the "Manor House" is 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.		X	
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.		X	
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.		X	
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-Residential	X-Employment	
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.			X
<b>Economic</b>				
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		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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, 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.			X
Impact on the wider road network	No significant issues.			X
Other Economic (specify)				
<b>Social</b>				
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 10 minutes walking distance of a Primary School			X
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 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, nearby residential is a mix of flats and post war traditional styled terraced and semi-detached.			
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.			X
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
<b>Opportunities</b>				
Opportunity to retain existing conservation assets and enhance the Conservation Area.		X		
<b>Sustainability Appraisal</b>				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 3, 7, 11, 12, 13 and positive impact for SA Objectives 5, 6, 9, 10, 14
Sustainability Appraisal Employment Conclusion	Assessment requested
<b>Conclusion</b>	
The site is already developed and 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.	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Site Address</b>	Sneyd Hall Road Open Space							
<b>Ward</b>	Bloxwich West	<b>Call for Site Ref</b>	10393					
<b>Site Area (ha)</b>	0.76							
<b>Site Reference</b>	SA-0139-WAL							
<b>Background/Context</b>								
Current uses (list)	Open space amenity							
Surrounding land uses	The site sounds two non-residential institutional buildings and is surrounded by residential uses.							
<b>Constraints</b>								
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>					<b>Amount covered (ha's)</b>		
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					0		
Common Land	N/A					0		
Existing Policy Designations (list)	SAD - Open Space - OS1							
<b>Green Belt and Landscape Sensitivity Assessment</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
Green Belt Harm	N/A	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Landscape Sensitivity	N/A	High	Mod High	Mod		Low Mod		Low
		N/A	N/A	N/A		N/A		N/A
<b>Detailed assessment against environmental, social and economic criteria</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
<b>Environmental</b>								
Greenfield/ Previously Developed Land	The site is greenfield.					X		
Topography	The topography is flat.							X
Agricultural Land Quality	Not agricultural land.							X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are some trees which are not significant in number and would not be a barrier to development if retained.							X
Biodiversity or Geodiversity on site	The trees here are not grouped and run alongside a highway and are unlikely to host protected animal species.							X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.			X
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.	X		
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.		X	
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.			X
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
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 l	X-Em plo ymen t
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site depth 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.	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	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



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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)	No known infrastructure constraints here.			X
Highways access and transportation	There are no significant constraints to the development of this site in terms of highways. Sneyd Hall Road currently operates as a one-way gyratory around the site. Footway provision along the site frontage is likely to be required as part of any development.			X
Impact on the wider road network	No wider concerns raised.			X
Other Economic (specify)				
<b>Social</b>				
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 10 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 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)	The character is defined by traditionally designed post war semi-detached houses and 3 storey flats.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	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			X
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
<b>Opportunities</b>				
No specific opportunities identified.			X	
<b>Sustainability Appraisal</b>				
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.			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.
<b>Conclusion</b>	
The site area and depth would result in a contrived design which is likely to have a significant impact on visual amenity and which would erode the original design of the estate for the sake of very few residential units.	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land South and East of the Sneyd branch canal, West of former Bloxwich Town Football Club.								
Ward	Bloxwich West		Call for Site Ref		Green Belt Parcel 25				
Site Area (ha)	1.25								
Site Reference	SA-0273-WAL								
Background/Context									
Current uses (list)	Open space								
Surrounding land uses	To the North is a disused canal with former colliery beyond, to the East is a disused football ground to the South and West is open space with residential beyond.								
Constraints									
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1								
Green Belt and Landscape Sensitivity Assessment									
Criteria	Assessment		Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing the merger of Bloxwich and Willenhall, and a moderate contribution to preventing sprawl and countryside encroachment. The location of this sub-parcel at the 'mouth' of the Green Belt gap between Bloxwich and Willenhall makes it important, and any development would damage its role as a settlement gap, but constraints limit the extent to which development would sever open connectivity. Release of this land would also weaken the integrity of the field to the north (see the 2019 South Staffordshire Green Belt Study for assessment of this land), but its release in combination with B137C would not add to the overall level of harm, and could form a slightly better defined boundary. Conversely, the release of land to the north could isolate this parcel, and Green Belt to the south, from the wider countryside.		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				
Landscape Sensitivity	The area has an overall moderate sensitivity to residential development. The flat landform, lack of time depth and visual		High	Mod High	Mod		Low Mod		Low
					X				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	enclosure are of low sensitivity but this is counterbalanced by the recreational and natural character around the Sneyd Reservoir and the role of the area in providing a gap between settlements. The qualities of the landscape character and consequent sensitivities continue across the borough boundary to the north. The area is considered to have a moderate sensitivity to employment development, due to the flat landform, lack of time depth and visual enclosure, balanced by the recreational and natural character of Sneyd Reservoir. Large scale development would disrupt the contribution of this wooded area as a backdrop to Bloxwich.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.					X
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	There are no protected trees, however the parcel is covered with established trees which require assessment. If some or all of the trees were retained the parcel would not be developable.	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 = 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	The presence of the football ground and motorway would ensure no wider impacts if this parcel was developed. A significant local impact would be experienced by users of the open space and there would be a significant change due to the loss of trees which would open up views of the urban area.	X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Flood risk, drainage and ground water	Not in a flood risk 2 or 3 zone. Scope for SUDS			X
Ground Contamination	Landfill site, ground gas issues. Survey required.	X		
Ground stability	Coal mining High Risk area, would require a coal mining risk assessment prior to planning permission.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
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.			X
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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.			X
Impact on the wider road network	No significant concerns.			X
Other Economic (specify)				
<b>Social</b>				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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 10 minutes walking distance of a Primary School			X
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	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		X	
Any character constraints on density (list)	The adjacent housing is mid 20c traditional styled terraced.			
Connections to local cycle route networks	No connection to a local cycle route.	X		
Public Open Space	Development here would significantly impact on and reduce the quality of the 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				
Opportunities				
Could be part of a more comprehensive development with CFS410 and CFS350.			X	
Sustainability Appraisal				
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				
The trees, ecology, visual amenity harm and unusual shape of the parcel are all significant barriers to development of this parcel, it is recognised that some of this harm could be reduced if combined with adjacent parcels, however in isolation this parcel could be undevelopable. Employment uses would require additional land because the access is not suitable. No access to local health centre which requires mitigation.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Wood Farm, 89 Wood Farm Cottage, J Farmers Trading							
Ward	Bloxwich West	Call for Site Ref		Green Belt Parcel 46				
Site Area (ha)	1.32							
Site Reference	SA-0281-WAL							
Background/Context								
Current uses (list)	Scrap Yard and ancillary on site accommodation. There is an outstanding certificate lawfulness for dismantling of end of life vehicles. Council aerial photos from 2009 are similar to those now taken.							
Surrounding land uses	To the North is open space to the East is the canal and caravan site beyond to the South is a Local nature Reserve, the West is the M6 motorway and residential beyond.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preserving the gap between Bloxwich and Willenhall, and a moderate contribution to preventing sprawl of the conurbation and encroachment on the countryside. The Green Belt provides a narrow but open gap to both sides of the M6 in this area, so any development on open land would diminish this role, but development constraints associated with the Rough Wood Chase Local Nature Reserve and SINC limit the extent to which this would weaken the Green Belt.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
				X				
Landscape Sensitivity	The landscape area has an overall moderate sensitivity to residential development. Although this area to the east of the M6 is largely outside the Country Park, the Wood Chase SINC extends across much of the area and there is priority habitat deciduous woodland and lowland heathland. However, this is counterbalanced by its weak perceptual qualities, lack of time-depth and lack of visual prominence.	High	Mod High	Mod		Low Mod		Low
			X-Employment	X-Residential				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	The area is considered to have moderate-high sensitivity to employment development.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel has operated as a scrap vehicle yard for over 10 years.					X
Topography	The parcel is mainly flat, it rises slightly from South to North and the parcel is on higher ground than Willenhall Lane. The topography raises no significant barriers to development.					X
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 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.					X
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.					X
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.					X
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.			X		
Ground stability	The parcel is within a coal development High Risk area and would require a coal mining risk assessment prior to planning permission.			X		
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				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.	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.			X
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-Residential	X-Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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 high voltage pylons which would prevent development over half of the site.	X		
Highways access and transportation	No obvious highway constraints with this site. Potential for residential or some commercial uses subject to detail.			X
Impact on the wider road network	No significant issues			X
Other Economic (specify)				
<b>Social</b>				
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		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	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)	Housing to the west is traditional detached, the house within the parcel is a modern bungalow and there are nearby static caravans.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	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.			X
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
The scrapyard has a poor appearance and there is little visual surveillance of the path down the centre of the site, developing the parcel could be an improvement.				X
Sustainability Appraisal				
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				
The area is already developed and there are significant constraints. The retention of trees and protection of ecology could result in half the site not being developable and in addition taking account of the pylon and existing active uses the site offers no potential for residential development. These constraints would limit any opportunity for employment uses and are significant constraints.				

## Brownhills

Site Address	Chester Road North, Brownhills, Walsall, WS8 7JR - The Rising Sun							
Ward	Brownhills	Call for Site Ref	10220					
Site Area (ha)	2.57							
Site Reference	SA-0051-WAL							
Background/Context								
Current uses	North East corner of the site was a Public House and ancillary Car Park. The remaining part is difficult to access and there is no planning records for the existing use.							
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.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					0	
Registered Park & Garden		N/A					0	
Scheduled Ancient Monument		N/A					0	
Operational Burial Ground		N/A					0	
Common Land		Brownhills Common					0.2	
Existing Policy Designations	Walsall SAD ENV1 Green Belt							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	Contrary to the green belt study mapping part of the site which is proposed to be developed within the green belt is not within common land or a SLINC (absolute constraint) and it is considered that assessment S1 is relevant as follows: The sub-parcel makes a strong contribution to safeguarding the countryside from encroachment, checking sprawl from the West Midlands conurbation, and preventing the merging of settlements. Constraints leave little 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	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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 harm. It should be noted that the small area of unconstrained land to the south of the A5 at Brownhills West, occupied by a single dwelling and the site of the former Rising Sun public house, makes a weaker contribution to the Green Belt purposes. Its isolation from the rest of the Green Belt by the constrained Brownhills Common mean that low harm would result from its release.							
Landscape Sensitivity	The landscape is considered to have moderate-high overall sensitivity to residential development as the majority of the criteria score either moderate or greater and no criteria override that judgement. The landscape character of the farmed landscape to the west with its intact field pattern and mature boundary hedgerows and trees extends across the borough boundary into Cannock Chase District. The landscape is considered to have a moderate-high sensitivity to employment development. Large scale development would disrupt the complex pattern of natural and historic features, and the contribution of the area to the setting of Pelsall and Brownhills. However, modern development around the fringes of the area, including the Coppice Side Industrial Estate reduces sensitivity locally.	High	Mod High	Mod		Low Mod	Low	
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	Only the Northern part has been developed with a large two storey former Public House and Hotel with a large tarmacadam car park to the side. Land to the South and West form part of the open character of the common.		X					
Topography	The land is flat to the North but has a gentle slope down towards the Southern part of the site.						X	
Agricultural Land Quality	Not agricultural land.						X	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	A group of trees on the edge of the car park to the front of the site are protected by a tree preservation order. A tree survey would be required and mitigation to ensure that development does not detrimentally affect the tree. Tree planting is most significant to the North of the site, even if all trees were worthy of retention most of the land is open.					X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	A protected species survey would be required due to the open space, established trees and being part of the common. The application site is within a SLINC.		X					



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	<p>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</p> <p>The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Urban Matrix Recovery Zone 2</p>			
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	<p>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.</p> <p>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.</p>		X	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
Ground Contamination	<p>Pollution Control Comments</p> <p>Small area illustrated on the SAD maps near to the back of the highway to the North.</p>		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.			X
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 - Employment	X - Residential	
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-Residential	X-Employment	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			
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	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site is surrounded by residential uses, the submission does not propose employment uses, access is unlikely to be 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 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.		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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Other Economic	None			X
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 10 and 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			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 whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Character is open, small group of three terraced houses and a large former public house are the only development on this part of the A5. The Rising Sun was/is a landmark building.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	The Rising Sun has a significant impact on the quality of the public open spaces here due to its very poor appearance. In addition there is evidence of dumping rubbish near to the adjoining West site access point onto the A5, which redevelopment might det	X		
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
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 Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12, and positive impact for SA Objectives 10, 13, 14			
Sustainability Appraisal 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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Albutts Road, Brownhills, WS8 7NL - Land at Albutts Road							
Ward	Brownhills	Call for Site Ref	10297					
Site Area (ha)	2.54							
Site Reference	SA-0068-WAL							
Background/Context								
Current uses	Public Open Space							
Surrounding land uses	To the North is the M6 toll road, to the South are houses, to the East and West is public open space.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details				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		N/A				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	SAD Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a moderate contribution to safeguarding the countryside from encroachment, and a moderate contribution to preventing the merging of Brownhills and Great Wyrley. It is adjacent to the M6 Toll, yet contains the characteristics of the open countryside. Release of the sub-parcel up to the motorway would result in a stronger Green Belt boundary and would not, due to containment provided by the M6 Toll and woodland to the west, weaken the wider Green Belt.	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	
Landscape Sensitivity	The landscape is considered to have overall low-moderate sensitivity to both residential and employment development, as the majority of the criteria score either low / reduced or moderate and no criteria override that judgement. The landscape character and sensitivities continue across the borough boundary.	High	Mod High	Mod		Low Mod		Low
						X		
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	The land is predominantly greenfield the only hardsurfacing serves the childrens park. The land is not considered to be previously developed.					X		
Topography	The site is predominantly flat.							X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Agricultural Land Quality	The land is not agricultural.			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.		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. 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.			X
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.		X	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
Ground Contamination	No evidence of contamination.			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.			X
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 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.	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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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			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 constraints 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.		X	
Impact on the wider road network	If number of units reduced could be acceptable (Transportation). Highways England raise no concerns.		X	
Other Economic (specify)				
<b>Social</b>				
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		X	
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Any character constraints on density (list)	Terraced houses opposite provide some justification for higher density development.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	There is public open space 250m away to the South and the Chase Water Park is just 200m away. Although redevelopment would result in the loss of this space, not all of it is accessible and the retention of part of the site may be acceptable.		X	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
Redevelopment of the site could provide opportunity for noise reduction measures to the M6 toll road which already has some impact on the nearby houses. Employment use may be more appropriate, retention of boundary planting could reduce any potential impact, however noise mitigation would be required.		X		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	Withdrawn prior to SA			
Sustainability Appraisal Employment Conclusion	Withdrawn prior to SA			
Conclusion				
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				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Watling Street, Land off Hannay Hay Road							
Ward	Brownhills	Call for Site Ref	10392					
Site Area (ha)	0.77							
Site Reference	SA-0138-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North is a disused railway line with agriculture beyond, to the East and South are more agricultural uses. To the West is a water treatment facility and horsiculture/agriculture beyond.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Brownhills, and to preventing encroachment on the countryside. It has a strong relationship with further open countryside to the east. Extending development beyond the canal, which forms a consistent edge to the eastern and northern edges of Brownhills, would weaken the Green Belt boundary. Existing development beyond the canal in sub-parcels B112A and B113A retains some distinction from the inset area which further development resulting from release of land would diminish.	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					
Landscape Sensitivity	The majority of criteria score low/reduced sensitivity, however this is counterbalanced by the fact that this landscape is relatively open and visually prominent, and contains a predominance of small-scale fields, with some sense of rural character. Therefore, the overall sensitivity is considered to be low-moderate to	High	Mod High	Mod		Low Mod		Low
						X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	residential and employment development.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	Greenfield		X			
Topography	The site is predominantly flat with a very slight incline North to South. The adjacent railway is on higher ground.					X
Agricultural Land Quality	3 on pre1988 classification. New assessment required.					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees at this site. There may be some boundary trees and hedges worthy of retention around the site which require assessment and which would not significantly reduce the developable area.				X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Loss of trees or hedges 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 = 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.					X
Impact on visual amenity of adjacent land users, including existing residents	The land level drops down to Hanney Hay Road so any development here would be prominent and would have a local impact on the visual amenity of road users and some homes on the West 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.				X	
Flood risk, drainage and ground water	Not in a flood zone 2 or 3.					X
Ground Contamination	No record of ground contamination on the site adjoining here is a water treatment facility and former sand pit.					X
Ground stability	No evidence of 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	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 use, it could come back into use without restriction and also needs consideration. An employment use here would have a		X - Employment		X - Residential	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site is surrounded and agricultural and residential uses, access which is a significant barrier is 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.			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.		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	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		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	<p>visibility splays of 2.4 metres by 50 metres to the left hand side and 35 metres to the right hand side are available. On the basis of the above, visibility is severely restricted and it would appear that it is not possible to provide appropriate visibility splays at any point at the limited site frontage. Forward visibility is also restricted. The principle of an increase in pedestrians and cyclists exiting the site onto a 50 mph road is also not acceptable.</p> <p>From past experience, it does not initially seem that it would be easy to design a form of speed reduction measures on Hanney Hay Road that would deliver low enough speeds to enable the provision of a safe and appropriate access. A junction design involving traffic signals might not be viable for the size of development, even if it is possible to produce an acceptable design.</p> <p>In addition to all of the above, a commercial development could potentially lead to an increase in trips at the Staffordshire County Council arms of the roundabout junction of A5 Watling Street / Hanney Hay Road / Barracks Lane above a level that it is designed to cater for. You could also obtain the views of Highways England (HE) who I understand control the A5, including the roundabout. Even in the middle of the day it took some time to enter the roundabout from the Hanney Hay Road arm.</p> <p>It is unclear if the nearest catchment primary and secondary schools are within an acceptable distance for walking to school and/or if a safe route is available. There may also be a significant distance to bus stops.</p>			
Impact on the wider road network	Due to the small size of the site there are no significant wider impact.			X
Other Economic (specify)				
<b>Social</b>				
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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The surrounding sites are open, the nearest housing development is ribbon development predominantly individually styled traditional detached houses.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	The parcel is 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				
<b>Opportunities</b>				
Could combine with adjacent land to make a more comprehensive development site.		X		
<b>Sustainability Appraisal</b>				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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.
<b>Conclusion</b>	
In isolation this site if developed would have a significant detrimental impact on local visual amenity, would relate poorly with adjacent undeveloped land and be isolated. Safe access cannot be achieved due to the proximity of the railway bridge and the narrowness of Hanney Hay Road.	



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land North of Engine Lane								
Ward	Brownhills		Call for Site Ref		Green Belt Parcel 005				
Site Area (ha)	13.38								
Site Reference	SA-0190-WAL								
Background/Context									
Current uses (list)	Agriculture								
Surrounding land uses	Brownhills Common is to the North and East. To the South is a former coal mine and railway to the West is agriculture. There is also an industrial estate 250m to the South East.								
Constraints									
Gateway Constraints (where affecting part of submitted site)		Name / Details						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		N/A						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 Green Belt - ENV1								
Green Belt and Landscape Sensitivity Assessment									
Criteria	Assessment		Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to safeguarding the countryside from encroachment, checking sprawl from the West Midlands conurbation, and preventing the merging of settlements. Constraints leave little 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 harm. It should be noted that the small area of unconstrained land to the south of the A5 at Brownhills West, occupied		Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
				X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	by a single dwelling and the site of the former Rising Sun public house, makes a weaker contribution to the Green Belt purposes. Its isolation from the rest of the Green Belt by the constrained Brownhills Common mean that low harm would result from its release.							
Landscape Sensitivity	The landscape is considered to have moderate-high overall sensitivity to residential development as the majority of the criteria score either moderate or greater and no criteria override that judgement. The landscape character of the farmed landscape to the west with its intact field pattern and mature boundary hedgerows and trees extends across the borough boundary into Cannock Chase District. The landscape is considered to have a moderate-high sensitivity to employment development. Large scale development would disrupt the complex pattern of natural and historic features, and the contribution of the area to the setting of Pelsall and Brownhills. However, modern development around the fringes of the area, including the Coppice Side Industrial Estate reduces sensitivity locally.	High	Mod High	Mod	Low Mod	Low		
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	Not previously developed.					X		
Topography	The land and land around the site is predominantly flat.					X		
Agricultural Land Quality	The land is grade 3a agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sug				X			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are established trees around the edge of the site which may be worthy of retention. A survey would be required to determine their suitability for retention, however it is possible that a significant portion of the site can be developed without any loss of trees. Adjoining the site to the South is a group of protected trees AB13/1969 recorded as having Mixed Broad Leaved Copse, Scots Pine, Oak, Silver Birch. A tree survey would be required to ensure that development does not impact on these protected trees but would not be a barrier to development.				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				X			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
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.	X		
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.		X	
Ground stability	At least half of the site is within an area of high risk previous coal mining, any development here would require a high risk coal mining assessment prior to planning permission.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
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.		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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 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.		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.	X		
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.	X		
Other Economic (specify)				
<b>Social</b>				
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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	There are no adjacent residential houses, the character of the wider area is defined by modest traditional detached and semi-detached houses with some Victorian terraced 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.			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.			X
Other Social				
<b>Opportunities</b>				

# C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

There would be an opportunity to adjoin adjacent green belt parcels and could justify wider infrastructure improvements.			X	
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 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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Site Address</b>	Land adjacent Becks Bridge Wyrley and Essington Canal							
<b>Ward</b>	Brownhills	<b>Call for Site Ref</b>	Green Belt Parcel 007					
<b>Site Area (ha)</b>	42.04							
<b>Site Reference</b>	SA-0191-WAL							
<b>Background/Context</b>								
Current uses (list)	The space between Lichfield Road and The Canal is dense with trees and shrubs other than a small path between these two areas.							
Surrounding land uses	To the North is the Canal, the South Lichfield Road, to the East a row of houses and to the West a single house and Coppice Side which is a road leading to an industrial area.							
<b>Constraints</b>								
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>					<b>Amount covered (ha's)</b>		
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					0		
Common Land	N/A					0		
Existing Policy Designations (list)	SAD Green Belt - ENV1							
<b>Green Belt and Landscape Sensitivity Assessment</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
Green Belt Harm	The sub-parcel makes a strong contribution to safeguarding the countryside from encroachment, checking sprawl from the West Midlands conurbation, and preventing the merging of settlements. The area to the east of the industrial estate (at Apex Road and Coppice Side) still relates strongly to the common land to the north, but is more contained by inset development, and so could be released without significantly weakening the adjacent constrained Green Belt land.	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				
Landscape Sensitivity	Due to its visual enclosure and former landuse which has eroded time depth, and loss of access routes, the land within the former Birch Coppice minerals site have moderate sensitivity to residential development, outside those areas of priority habitat deciduous woodland that surround the perimeter of the site.	High	Mod High	Mod		Low Mod		Low
				X				
<b>Detailed assessment against environmental, social and economic criteria</b>								
<b>Criteria</b>	<b>Assessment</b>					<b>Rating</b>		
<b>Environmental</b>								



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Greenfield/ Previously Developed Land	Greenfield site.	X		
Topography	The site is flat the same level as the adjacent canal and road.			X
Agricultural Land Quality	Not agricultural land.			X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are established trees across the site which may be 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.	X		
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.			X
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.			X
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	X		
Ground Contamination	The site has a record of ground contamination which may need assessment during development.		X	
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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.			X
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-Residential	X-Employment	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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 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.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	Most if not all of the trees would have to be removed to provide any kind of safe access.		X	
Impact on the wider road network	No significant issues			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 within 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			X
GP/Health Centre/Walk in	The whole site is 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	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)	This side of the Road is defined by small detached modern styled houses on modest plots.			
Connections to local cycle route networks	Cycle Network path CR001 is within 500m of the site and can be accessed from the highway or canal. It is likely that any development here would rely of the canal to access this route.		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.			X
Other Social				
Opportunities				
The site is adjacent to the Canal and there might be opportunities for enhance to the SLINC. Development here could increase visual surveillance to the benefit of existing development and canal users.			X	
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 site has little depth, taking account of flood mitigation, the existing culvert, Canal SLINC, loss of trees, their likely mitigation and requirement for ecological mitigation it is considered that the site could not 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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land South of Engine Lane								
Ward	Brownhills		Call for Site Ref		Green Belt Parcel 008				
Site Area (ha)	34.83								
Site Reference	SA-0192-WAL								
Background/Context									
Current uses (list)	Agriculture fields and fields used for horsiculture (Northern area).								
Surrounding land uses	To the North is agriculture and an area of common land, East a former mine, wharf and railway serving Brownhills Colliery, the canal and Lichfield road to the South and to West is agriculture.								
Constraints									
Gateway Constraints (where affecting part of submitted site)		Name / Details						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		N/A						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 Green Belt - ENV1								
Green Belt and Landscape Sensitivity Assessment									
Criteria	Assessment		Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to safeguarding the countryside from encroachment, checking sprawl from the West Midlands conurbation, and preventing the merging of settlements. Constraints leave little 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 harm. It should be noted that the small area of unconstrained land to the south of the A5 at Brownhills West, occupied		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					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	by a single dwelling and the site of the former Rising Sun public house, makes a weaker contribution to the Green Belt purposes. Its isolation from the rest of the Green Belt by the constrained Brownhills Common mean that low harm would result from its release.							
Landscape Sensitivity	The landscape is considered to have moderate-high overall sensitivity to residential development as the majority of the criteria score either moderate or greater and no criteria override that judgement. The landscape character of the farmed landscape to the west with its intact field pattern and mature boundary hedgerows and trees extends across the borough boundary into Cannock Chase District. The landscape is considered to have a moderate-high sensitivity to employment development. Large scale development would disrupt the complex pattern of natural and historic features, and the contribution of the area to the setting of Pelsall and Brownhills. However, modern development around the fringes of the area, including the Coppice Side Industrial Estate reduces sensitivity locally.	High	Mod High	Mod	Low Mod	Low		
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	The site is greenfield.				X			
Topography	The site is predominantly flat, the land to the East rises at least a storey higher.					X		
Agricultural Land Quality	The land is a mix of Grade 2, 3a and 3b across the site.				X			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are trees along the field boundaries throughout the site which may be worthy of retention. A tree survey is required to determine which trees should be retained and what mitigation is required. The trees account for a small percentage of the overall site and if retained or mitigated for would have little impact on the capacity of the site for development.					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-					X		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
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.			X
Flood risk, drainage and ground water	Not in a flood zone 2 or 3.			X
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.			X
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.			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	The site is within 250 metres of Brownhills Skip Hire, EnviroSol who manage hazardous 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-Residential		X-Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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	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.		X	



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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	No evidence of infrastructure constraints.			X
Highways access and transportation	Canal and former railway constraints limit access to Engine Lane, this road is not wide enough and land would have to be purchased from the Industrial Estate to widen it due to the common land to the North. On the West if further land in Cannock was developed a new road could link to Lime Lane. These are significant constraints which may not be resolvable.	X		
Impact on the wider road network	Lime Lane is a narrow road with a footpath on just one side, the fingerpost junction would need to be tested as to whether it can cope with additional traffic.	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 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			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 whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	There are no adjacent residential houses, the character of the wider area is defined by modest traditional detached and semi-detached houses with some Victorian terraced houses.			
Connections to local cycle route networks	Cycle network route CR001 runs to the East of the parcel less than 150 metres away and could be extended to link up to this site.		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.			X
Other Social				
Opportunities				
Could combine with the parcel to the North for a more comprehensive scheme. Contact Cannock Council about potential site between parcel and Yorks bridge.		X		
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				
To develop this parcel would rely on third party land outside of the borough, a gateway constraint, and significant infrastructure highway works. Residential uses could have unacceptable noise impacts due to the existing adjoining employment uses, further employment uses may not be viable considering the required infrastructure.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land adjacent to Middleton Bridge								
Ward	Brownhills		Call for Site Ref		Green Belt Parcel 002				
Site Area (ha)	0.23								
Site Reference	SA-0198-WAL								
Background/Context									
Current uses (list)	Nil use, no planning history appear on early OS plans as a hole but has no annotation.								
Surrounding land uses	To the North are houses to the East is a restaurant and agricultural fields to the South the Canal with an industrial estate beyond and to the West more residential.								
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details				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			N/A				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 Green Belt - ENV1								
Green Belt and Landscape Sensitivity Assessment									
Criteria	Assessment		Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing encroachment on the countryside and a moderate contribution to preventing sprawl of the West Midlands conurbation at Brownhills. The sub-parcel is adjacent to industrial uses to the south and washed-over by urbanising development to the north; however, the Anglesey Branch of the Wyrley and Essington Canal, with associated tree cover, forms a consistent boundary to the northern and eastern edges of Brownhills which would weaken with any release in this area.		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				
Landscape Sensitivity	The majority of criteria score low/reduced sensitivity, however this is counterbalanced by the fact that this landscape is relatively open and visually prominent, and contains a predominance of small-scale fields, with some sense of rural character. Therefore, the overall sensitivity is considered to be low-moderate to residential and employment development.		High	Mod High	Mod		Low Mod	Low	
							X		
Detailed assessment against environmental, social and economic criteria									
Criteria	Assessment						Rating		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Environmental</b>				
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 map is not annotated there is no way of knowing if these would prove to be a constraint or not without an intrusive investigation.	X		
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		X	
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 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.		X	
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.			X
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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.			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 Zone 2015.			X
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 - Residential	X - Employment
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 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-Residential	X-Employment
Other Environmental	The Council received complaints about smell from castings at nearby industrial unit.			
<b>Economic</b>				
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.	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 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.		X	
Infrastructure constraints on / under site (electric	No evidence of infrastructure constraints.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	Access onto the highway is poor and visibility splay may not be achievable due to the canal bridge.	X		
Impact on the wider road network	No significant concerns (Transportation). Highways England raise no concerns.			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 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			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 whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Housing adjacent the site is a mix of traditional and 1960s styled semi-detached houses and a large detached bungalow.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
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 site is a SLINC, part of a wildlife corridor, it is adjacent the canal and has dense tree planting, it is likely that wildlife is present here and there would be little if any scope for mitigation. The land level difference would mean that any buildings would have a significant detrimental impact on the bungalow to 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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land adj 92, Land off Hannay Hay Road, Land to the rear of 116, Land to the East of 116.								
Ward	Brownhills		Call for Site Ref		Green Belt Parcel 001				
Site Area (ha)	3.69								
Site Reference	SA-0201-WAL								
Background/Context									
Current uses (list)	Horsiculture, agriculture, water treatment.								
Surrounding land uses	To the North is a water treatment facility, railway and quarry beyond, to the West is residential, Hanney Hay Road and agriculture to the East, the A5 to the South and agriculture beyond.								
Constraints									
Gateway Constraints (where affecting part of submitted site)		Name / Details				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		N/A				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 Green Belt - ENV1								
Green Belt and Landscape Sensitivity Assessment									
Criteria	Assessment		Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation at Brownhills, and to preventing encroachment on the countryside. It has a strong relationship with further open countryside to the east. Extending development beyond the canal, which forms a consistent edge to the eastern and northern edges of Brownhills, would weaken the Green Belt boundary. Existing development beyond the canal in sub-parcels B112A and B113A retains some distinction from the inset area which further development resulting from release of land would diminish.		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				
Landscape Sensitivity	The majority of criteria score low/reduced sensitivity, however this is counterbalanced by the fact that this landscape is relatively open and visually prominent, and contains a predominance of small-scale fields, with some sense of rural character.		High	Mod High	Mod	Low Mod	Low		
						X			



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	Therefore, the overall sensitivity is considered to be low-moderate to residential and employment development.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	Greenfield site.		X			
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. Overall the land slopes down from West to East. These topographic features are		X			
Agricultural Land Quality	No post 1988 agricultural land quality grade, pre 1988 was a grade 3 and so an up to date assessment is required.	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	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 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 land level drops down to Hanney Hay Road so any development here would be prominent and would have a local impact on the visual amenity of road users and some homes on the West 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.		X			
Flood risk, drainage and ground water	Not in a flood risk area.					X
Ground Contamination	The former sand pit has a record of ground contamination which required assessment prior to planning permission being granted.		X			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
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 - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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.		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

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Highways access and transportation	<p>There are no footpath on Hanney Hay Road which is in Lichfield and no access to public transport or nearby shops. The parcel would not be a sustainable location having poor links to nearby centres.</p> <p>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.</p> <p>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. 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.</p> <p>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.</p> <p>There may also be issues with available routes to schools and the distances to bus stops.</p>	X		
Impact on the wider road network	No overtly insurmountable issues have been identified at this stage.			X
Other Economic (specify)				
<b>Social</b>				
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	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The character of housing here is a mix of 1960's modern detached, Victorian terraced and traditional detached.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	The parcel is 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				
Opportunities				
Opportunity to combine with a call for site to provide a more comprehensive scheme.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13			
Sustainability Appraisal 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				
The site is not sustainable developed in isolation and would require highway upgrades, the railway bridge is also a significant constraint for pedestrian access to Chasetown. Speed reduction and island improvements are also significant highways constraints. Significant amenity mitigation may also be required from the railway and the A5.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Site Address</b>	Land East of Northfields Way							
<b>Ward</b>	Brownhills	<b>Call for Site Ref</b>	Green Belt Parcel 009					
<b>Site Area (ha)</b>	0.2							
<b>Site Reference</b>	SA-0203-WAL							
<b>Background/Context</b>								
Current uses (list)	The land is at the end of Northfields way and has no use.							
Surrounding land uses	To the North is land associated with a former farm and is considered to be an abandoned use.							
<b>Constraints</b>								
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>					<b>Amount covered (ha's)</b>		
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					0		
Common Land	N/A					0		
Existing Policy Designations (list)	SAD Green Belt - ENV1							
<b>Green Belt and Landscape Sensitivity Assessment</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
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.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
						X		
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.	High	Mod High	Mod		Low Mod		Low
				X				
<b>Detailed assessment against environmental, social and economic criteria</b>								

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	Greenfield - There is a record of pollution on the land.	X		
Topography	The land is predominantly flat.			X
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, 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.	X		
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.			X
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.	X		
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.			X
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



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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 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.		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	No significant issues.			X
Impact on the wider road network	No significant issues.			X
Other Economic (specify)				
<b>Social</b>				
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		X	
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 within 15 minutes walking distance of a Health Centre Area		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area		X	X
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 site adjoins the Clayhanger estate which is predominantly characterised by large detached traditional styled houses on modest sized plots.			
Connections to local cycle route networks	No connection 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			X
Other Social				
Opportunities				
Opportunity to combine with adjacent site to the North or to provide infrastructure for that site.			X	
Sustainability Appraisal				
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				
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Stevies Stables, Pelsall Road, Brownhills, WS8 7DL							
Ward	Brownhills	Call for Site Ref	Green Belt Parcel 010					
Site Area (ha)	0.66							
Site Reference	SA-0242-WAL							
Background/Context								
Current uses (list)	Stables and horse riding school.							
Surrounding land uses	To the North is the Council Depot, to the East offices, South a former railway with open space beyond and to the West is open space.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	Paragraph 6.6 of the Black Country Green Belt Study Stage 1 and 2 report explains "Stage 1 parcels that were identified as being wholly constrained or so highly constrained by absolute constraints that it was not considered that they could provide potential sites for development were excluded from the Stage 2 assessment of sub-parcels." On this basis the area assessed in the Green Belt study which includes the parcel subject to this assessment has not been rated for Green Belt harm. On the bases that the purposes rating is moderate 3 it is considered reasonable to conclude than in harm terms the parcel would not have been reated very high or high harm and therefore in green belt terms there is no significant concerns.	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			
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	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	tranquillity in extensive parts of the area are aspects of greater/ high sensitivity.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
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.					X
Topography	The site is predominantly flat.					X
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 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.				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 = 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	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..				X	
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.					X
Ground Contamination	No information relating to ground conditions but will need investigation due to current use. Potential storage issues etc as well.					X
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				X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	very small and even if found to be unviable would have little if any impact on the capacity of the site.			
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
Noise impact of adjoining uses	Significant mitigation could be required for a residential use due to the proximity of the site to a district distributor 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 - Residential	X - Employment
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 Walsall Waste Depot which could have impacts on residential uses which require mitigation.		X-Residential	X-Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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			X
Employment Land	Not employment land, no significant barriers.		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 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.		X	
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.		X	
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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	Local Policy terms being relatively remote and some distance from community facilities, shops etc. . It may be suitable for a small commercial development.			
Impact on the wider road network	No concerns raised.		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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	There are no nearby houses which would define the character.			
Connections to local cycle route networks	The parcel is within 200m of cycle network route CR001 and is considered would serve development here.			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.			X
Other Social				
Opportunities				
The parcel could be combined with Green Belt Parcel 011 to form a more comprehensive site.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	SA not required due to gateway constraints.			
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			
Conclusion				
Residential would be out of character and offer a poor environment for any occupants due to the neighbouring uses. An employment use could be acceptable subject to mitigation in relation to ground contamination, however the parcel is too limited to justify allocation in the plan.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land South of Stevies Stables, Pelsall Road.							
Ward	Brownhills	Call for Site Ref	Green Belt Parcel 011					
Site Area (ha)	0.12							
Site Reference	SA-0243-WAL							
Background/Context								
Current uses (list)	No use, a group of trees located between an existing office use and stable/ horse training use.							
Surrounding land uses	To the North is the Council Depot, to the East offices, South a former railway with open space beyond and to the West is a stable/horse training use.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details				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		N/A				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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	Paragraph 6.6 of the Black Country Green Belt Study Stage 1 and 2 report explains "Stage 1 parcels that were identified as being wholly constrained or so highly constrained by absolute constraints that it was not considered that they could provide potential sites for development were excluded from the Stage 2 assessment of sub-parcels." On this basis the area assessed in the Green Belt study which includes the parcel subject to this assessment has not been rated for Green Belt harm. On the bases that the purposes rating is moderate 3 it is considered reasonable to conclude than in harm terms the parcel would not have been reated very high or high harm and therefore in green belt terms there is no significant concerns.	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			
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.	High	Mod High	Mod		Low Mod		Low
					X			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	Greenfield - The site is covered with mature trees.	X		
Topography	The site is predominantly flat.			X
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 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.	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 = 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	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..		X	
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			X
Ground Contamination	Consideration of former railway line adjacent to site – potential contamination due to raised line.		X	
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.		X	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
Noise impact of adjoining uses	Significant mitigation could be required for a residential use due to the proximity of the site to a district distributor 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 - Residential	X - Employment
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 Walsall Waste Depot which could have impacts on residential uses which require mitigation.		X - Residential	X - Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	X		
Employment Land	Not employment land, no significant barriers.		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 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.		X	
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 access		X	
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	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	terms being relatively remote and some distance from community facilities, shops etc.			
Impact on the wider road network	No concerns raised.			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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	There are no nearby houses which would define the character.			
Connections to local cycle route networks	The parcel is within 350m of cycle network route CR001 and is considered would serve development here.			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.			X
Other Social				
Opportunities				
The parcel could be combined with Green Belt Parcel 010 to form a more comprehensive site.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	SA not required due to gateway constraints.			
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			
Conclusion				
Residential would be out of character and offer an unacceptable environment for any occupants due to the neighbouring employment uses. An employment use could be acceptable subject to mitigation in relation to ground contamination. The site is below the threshold for allocation in the Black Country Plan				

## Paddock

<b>Site Address</b>	Land north of Park Hall Road, Walsall							
<b>Ward</b>	Paddock	<b>Call for Site Ref</b>	10129					
<b>Site Area (ha)</b>	15.73							
<b>Site Reference</b>	SA-0020-WAL							
<b>Background/Context</b>								
Current uses (list)	Agriculture							
Surrounding land uses	Residential housing development to the South and West, agriculture and horsiculture to the East and to the North is land previously used for grazing but which is now overgrown.							
<b>Constraints</b>								
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>						<b>Amount covered (ha's)</b>	
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						0	
Common Land	N/A						0	
Existing Policy Designations (list)	SAD ENV1 Great Barr Conservation Area EN5							
<b>Green Belt and Landscape Sensitivity Assessment</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
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.	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					
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.	High	Mod High	Mod		Low Mod		Low
			X					
<b>Detailed assessment against environmental, social and economic criteria</b>								

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
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.	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		X	
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.			X
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.		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	X- Em plo yme nt	X- Res ide ntia l	



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
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.			X
Air Quality impact of adjoining uses	Not in 2015 Air Quality zone. Pollution Control. No adjacent uses which would raise concern.			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 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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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 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	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.		X	
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.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Impact on the wider road network	Capacity assessment would be required for Skip Lane/Sutton Road junction and existing Park Hall onto Birmingham Road.		X	
Other Economic				
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	X		
Secondary School	The whole site is 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 site is predominantly 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		X	
Any character constraints on density (list)	Character of adjoining residential development and distance from Town Centre would restrict the highest densities.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	Not public open space			X
Loss of Playing Field / Sports Pitches	Not a playing field or sports pitch.			X
Other Social	Public Right of Way WAL105 forms the Northern boundary, but could be retained or incorporated into any proposed redevelopment of the site.			
Opportunities				
There is some potential for the site to form part of a larger development with sites to the North 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.  Potential bypass for Skip Lane could improve an existing narrow route between Birmingham Road and Sutton Road, could have benefits for walking and cycling.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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 and 13			
Sustainability Appraisal 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				
There are the following significant constraints: Potential loss of established trees, impact of the development on the conservation area, loss of ecology, Visual amenity impact, the site provides a visual buffer between Bar Beacon and the urban area, potential the loss of best and most versatile (BMV) agricultural land. In addition potential highway work would be significant and these combined issues have capacity restrictions for number of units on site and are significant in terms of viability and delivery.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Skip Lane, Walsall							
Ward	Paddock	Call for Site Ref	10163					
Site Area (ha)	2.43							
Site Reference	SA-0035-WAL							
Background/Context								
Current uses (list)	Not in use, however there is a path running though the site.							
Surrounding land uses	Residential housing development to the West, agriculture and horsiculture to the South, agriculture to the East and to the North is land used for horsiculture							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Skip Lane Hedges SLINC							
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, 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.	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					
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.	High	Mod High	Mod		Low Mod		Low
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment						Rating	
Environmental								
Greenfield/ Previously Developed Land	The site is greenfield with no record of previous development.					X		

# C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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		X	
Agricultural Land Quality	Not agricultural land.			X
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	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	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.			X
Ground Contamination	There is a landfill licence recorded for the site, however it is likely that the licence was never used. Further information required.		X	
Ground stability	Not in Limestone or High Risk coal area.			X
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 adjacent residents.	X - Employment	X - Residential	
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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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 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.			X
Highways access and transportation	The site access should be from the existing adjoining cul de sacs on Park Hall Estate.		X	
Impact on the wider road network	No significant wider impacts		X	
Other Economic (specify)				
<b>Social</b>				
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	X		
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 whole site is within 20 minutes public transport distance of an Employment Area			X
Centre/Foodstore	The whole site is within 15 minutes walking distance of a Fresh Food and Centre Area		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Any character constraints on density (list)	Character of adjoining residential development and distance from Town Centre would restrict the highest densities.			
Connections to local cycle route networks	No connection 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.			x
Other Social				
Opportunities				
There is some potential for the site to form part of a larger development with sites to the North and 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 is a constraint which requires tree and ecology surveys to fully assess.		x		
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 10, 12, 14 and positive impact for SA Objectives 10, 13,			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
Loss of protected trees and ecology SLINC status are significant constraints to developing this site, in addition the site is within the conservation area. Employment uses are out of character.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address		Birmingham Road, Walsall - Land at Aston University Recreational Area							
Ward		Paddock		Call for Site Ref		10328			
Site Area (ha)		18.41							
Site Reference		SA-0081-WAL							
Background/Context									
Current uses (list)		Sports recreational grounds.							
Surrounding land uses		To the North are football and Rugby training grounds, agriculture to the South, Residential to the East and West.							
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					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			N/A					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 Green Belt - ENV1 Open Space OS7015							
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 and Birmingham and a moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. The sub-parcel is contained to the north, west and east by the settlement edges of Walsall and Birmingham, both forming part of the West Midlands conurbation. The A34 Birmingham Road and woodland bounding the northeast of the sub-parcel, and the Rushall Canal bounding the west of the sub-parcel, create a strong distinction from the surrounding inset settlement areas. Any release of land would weaken this narrow settlement gap, in particular if it linked to inset settlement across the canal.		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					
Landscape Sensitivity	The area is considered to have low-moderate overall sensitivity to residential development, as there are no key sensitive landscape features. The area is considered to have moderate sensitivity to employment		High	Mod High	Mod		Low Mod		Low
					X - Employment		X - Residential		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	development, as large scale development would disrupt the open character of the existing landscape, be a step change from the closer grain of residential development in the surrounding area, and be more prominent in views, particularly to the east along the A34.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	Predominantly greenfield with some associated parking areas and buildings ancillary to its main sports grounds use.	X				
Topography	The land levels vary significantly, South East highest point dropping to the West and have been terraced to provide flat areas for pitches.	X				
Agricultural Land Quality	Not agricultural land.				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. The retention of some or all of the existing trees would not prohibit development of the site but may reduce developable area.			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 = 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 site and land to the North and South is largely open and has few buildings with significant tree and hedge boundaries to Birmingham Road. Mitigation is likely possible to minimise any significant local visual amenity impact from the public highway. The wider impact would be seen from the South as the land is in a prominent and elevated position and would have a significant impact on the character of the area.	X				
Flood risk, drainage and ground water	The site is not in a flood risk zone 2 or 3, but due to the high ground level could impact on the adjacent site to the North which is a flood zone 3. SUDS mitigation required to ensure surrounding sites are not adversely affected.			X		
Ground Contamination	The adjoining training grounds have ground gas issues which could affect the submission site. There is a record of			X		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	ground contamination issues in the North West area of the site. A ground gas investigation and contaminated land survey is required and associated mitigation. Unlikely to be a barrier to develop the site.			
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	Birmingham 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	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.		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			X
Other Environmental	No other issues identified.		X	X
<b>Economic</b>				
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			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. 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)	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 and transportation	A junction may be required on Birmingham Road but it is possible to accommodate.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Impact on the wider road network	Could have wider impacts depending on number of units however due to the local infrastructure the scheme does not raise significant concerns.		X	
Other Economic				
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		X	
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The houses nearby do not adjoining the site so would not be a constraint to density.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
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 caretakers.	X		
Loss of Playing Field / Sports Pitches	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	X		
Other Social	Any remaining sports provision and the neighbouring sports facilities would have external lighting which may impact on any potential residential use.			
Opportunities				
Part development of the site could facilitate improvement to the sports provision and provide development.			X	
Sustainability Appraisal				
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				
Topography and adjoining flood risk could impact on viability, loss of sports provision is a significant issue and part development could cause conflict unless some sports pitches are removed. Sport England strongly object stating it to be counterproductive to lose good quality pitches at strategic site which is of Borough wide importance to improve the quality of pitches or ancillary provision at alternative sites, which are lesser value and would not have same benefits. Notwithstanding the significant issues an employment use here would have good links to the road network and little impact on neighbouring uses.				
Site Address	West of Melbourne House			
Ward	Paddock	Call for Site Ref	Green Belt Parcel 112	
Site Area (ha)	0.33			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Reference		SA-0303-WAL							
Background/Context									
Current uses (list)		No known use, densely covered in trees.							
Surrounding land uses		To the North are former allotment gardens and houses, houses to the East and a golf club to the South and West.							
Constraints									
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt							
Green Belt and Landscape Sensitivity Assessment									
Criteria	Assessment				Rating				
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. It is tightly contained to the north, south, and west by the settlement edge of West Bromwich, which forms part of the West Midlands conurbation. Lying between suburbs of Walsall the sub-parcel is not considered to contribute to the separation of towns. The Rushall Canal and adjacent tree cover form a strong boundary separating the sub-parcel from open land to the east so there would be no weakening of the integrity of wider Green Belt.	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			
Landscape Sensitivity	The area is considered to have low-moderate overall sensitivity to residential development, as there are no key sensitive landscape features.	High	Mod High	Mod		Low Mod		Low	
						X			
Detailed assessment against environmental, social and economic criteria									
Criteria		Assessment					Rating		
Environmental									
Greenfield/ Previously Developed Land		The parcel is greenfield.							X
Topography		The parcel is flat.							X
Agricultural Land Quality		Not agricultural land.							X
Tree Preservation Orders / Mature		There are no protected trees here, however there are established trees which may be worthy of protection and a					X		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Trees of Value on site or significantly affecting boundaries	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.			
Biodiversity or Geodiversity on site or significantly affecting boundaries	The trees in the parcel link to wider green infrastructure and provides suitable habitats for protected species. Any loss of trees or vegetation would require an ecology survey the results of which are likely to be a barrier to developing 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 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			X
Impact on visual amenity of adjacent land users, including existing residents	The loss of trees is likely to have some local impact in 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 the favourable topography and existing adjacent development.		X	
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			X
Ground Contamination	No record of ground contamination here.			X
Ground stability	There is no record of 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 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-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 take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Economic</b>				
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.	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	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 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	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.	X		
Impact on the wider road network	No significant wider concerns.			X
Other Economic (specify)				
<b>Social</b>				
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		X	
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	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 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 modern on medium and modest sized plots.			
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.			X
Public Open Space	Not public open space.			X

# **C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
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 site which has no adjoining call for site submission and which have gateway constraints which are insurmountable issues. Does not meet the threshold for allocation in the Black Country Plan.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Site Address</b>	The Skip							
<b>Ward</b>	Paddock	<b>Call for Site Ref</b>	Green Belt Parcel 107					
<b>Site Area (ha)</b>	0.64							
<b>Site Reference</b>	SA-0304-WAL							
<b>Background/Context</b>								
Current uses (list)	Although not designated open space it is used for public amenity in particular dog walking.							
Surrounding land uses	Land to North has no known use but has paths running through it, to the East are horsiculture and agriculture uses, agriculture to the South and residential to the West.							
<b>Constraints</b>								
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>					<b>Amount covered (ha's)</b>		
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					0		
Common Land	N/A					0		
Existing Policy Designations (list)	SAD ENV1 Great Barr Conservation Area EN5							
<b>Green Belt and Landscape Sensitivity Assessment</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
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.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X					
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.	High	Mod High	Mod		Low Mod		Low
			X					
<b>Detailed assessment against environmental, social and economic criteria</b>								
<b>Criteria</b>	<b>Assessment</b>					<b>Rating</b>		
<b>Environmental</b>								

# C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Greenfield/ Previously Developed Land	The parcel is greenfield.			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 the same level as th		X	
Agricultural Land Quality	Not agricultural land.			X
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 = 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.		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- Em plo yme nt	X- Res ide ntia l	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Ground Contamination	No record of ground contamination here.			X
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.			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 ploy ment	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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 at least 2 public rights of way, one unrecorded which would need to be incorporated into the development of the parcel but which may have limited impact on capacity.		X	
Highways access and transportation	The following comments are in relation to CFS 129 and 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. 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.	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Impact on the wider road network	The following comments are in relation to CFS 129 and 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 d	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	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 15 minutes walking distance of a Fresh Food and Centre Area		X	
Any character constraints on density (list)	Character of adjoining residential development and distance from Town Centre would restrict the highest densities.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	Not public open space			X
Loss of Playing Field / Sports Pitches	Not a playing field or sports pitch.			X
Other Social				
Opportunities				
Could combine with CFS 129 and CFS 163 to form a more comprehensive development area.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13			
Sustainability Appraisal 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				
There are established trees the loss of which would be a significant issue and the retention of any would likely result in the developable area being reduced below the threshold required for the Black Country Plan.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Site Address</b>	Land to the East of 113 Park Hall Road							
<b>Ward</b>	Paddock	<b>Call for Site Ref</b>	Green Belt Parcel 110					
<b>Site Area (ha)</b>	0.08							
<b>Site Reference</b>	SA-0305-WAL							
<b>Background/Context</b>								
Current uses (list)	No planning history but could have been used for the keeping of animals.							
Surrounding land uses	To the North and East is agriculture, South and West is residential.							
<b>Constraints</b>								
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>					<b>Amount covered (ha's)</b>		
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					0		
Common Land	N/A					0		
Existing Policy Designations (list)	SAD ENV1 Great Barr Conservation Area EN5							
<b>Green Belt and Landscape Sensitivity Assessment</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
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.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X					
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.	High	Mod High	Mod		Low Mod		Low
			X					
<b>Detailed assessment against environmental, social and economic criteria</b>								
<b>Criteria</b>	<b>Assessment</b>					<b>Rating</b>		
<b>Environmental</b>								

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Greenfield/ Previously Developed Land	The parcel is greenfield.			X
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.	X		
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.			X
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.			X
Ground Contamination	No record of contamination here.			X
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.			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 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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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.			X
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)				
<b>Social</b>				
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 10 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 whole site is within 10 minutes walking distance of a Fresh Food and Centre Area			X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Any character constraints on density (list)	The character here is defined by detached modern style bungalows.			
Connections to local cycle route networks	No connection to a 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.			x
Other Social				
Opportunities				
could be combined with CFS129 but limited opportunities due to the small size of this parcel.	x			
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 6, 7, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
Sustainability Appraisal 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 have significant issues so little potential for a more comprehensive site. The parcel is not suitable for employment uses due to the proximity to houses.				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

### Palfrey

Site Address	West Bromwich Road, Fullbrook Open Space.							
Ward	Palfrey	Call for Site Ref	10363					
Site Area (ha)	1.99							
Site Reference	SA-0110-WAL							
Background/Context								
Current uses (list)	Open space amenity.							
Surrounding land uses	Sports pitches to the North, residential to the East, South and West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		Flood Risk Zone 3					0.7	
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)	Fullbrook Open Space OS5017 SAD Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation and preventing encroachment on the countryside. This part of the sub-parcel is tightly contained by the surrounding inset settlement and contains some existing urbanising development in the south. Release of this part of sub-parcel B88A would simplify the existing Green Belt boundary and would not weaken adjacent Green Belt land.	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	
Landscape Sensitivity	The area is considered to have low-moderate overall sensitivity to residential development, as there are no key sensitive landscape features. The area is considered to have moderate sensitivity to employment development, as large scale development would disrupt the open character of the existing landscape, be a step change from the closer grain of	High	Mod High	Mod		Low Mod		Low
						X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	residential development in the surrounding area, and be more prominent in views, particularly to the east along the A34.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	Greenfield.					X
Topography	It slopes slightly towards the brook, although not a barrier to development site could contribute to flood risk.		X			
Agricultural Land Quality	Not agricultural land.					X
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					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	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.		X			
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.	X				
Ground stability	No significant ground stability issues. Notwithstanding previous comments regarding former waste and contamination.		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.	X				
Noise impact of adjoining uses	No significant issues raised.					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					X
Other Environmental	No other issues identified.					X



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Economic</b>				
Employment Development Opportunities	The site is adjacent residential properties and has limited space for access which would restrict large vehicles the are not opportunities for employment uses here.	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)	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.	X		
Impact on the wider road network	No wider concerns raised.			X
Other Economic (specify)				
<b>Social</b>				
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 10 minutes walking distance of a Primary School			X
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			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 minutes walking distance of a Fresh Food and Centre Area			X
Any character constraints on density (list)	The predominant character is defined by pre and post war traditional two storey semi-detached houses with some nearby modern flat roof two storey flats.			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	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			X
Loss of Playing Field / Sports Pitches	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				
Opportunities				
No specific opportunities.		X		
Sustainability Appraisal				
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				
The access point is in the flood zone as is nearly 50% of the site including the access. Taking account of flooding, access and the need to retain trees on the Southern boundary there is little potential to develop the site. In addition employment uses also not compatible with existing adjacent housing.				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

### 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)	4.99							
Site Reference	SA-0071-WAL							
Background/Context								
Current uses (list)	Livery stables with associated access, parking and exercise trotting track. Use of surrounding land for grazing.							
Surrounding land uses	To the North and North East are houses, to the North West Horsiculture to the South is a public memorial park. Fields used for horsiculture to the South and South and Houses to the South and South East.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		Rough Brook					1.7	
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 Green Belt - ENV1							
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 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.	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					
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a	High	Mod High	Mod		Low Mod		Low

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	moderate-high overall sensitivity to residential development. 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.			X			
Detailed assessment against environmental, social and economic criteria							
Criteria		Assessment				Rating	
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.				X		
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.				X		
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.						X
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.						X
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			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 and ground water	The Southern boundary meets rough brook and flood zone 3 follows this boundary and covers more than a quarter of the site. Flood zone 2 also stretches further into the site and combined cover almost half of the site area. In addition to taking account of	X		
Ground Contamination	The SAD appendices plan indicates that there could be contamination which would require survey work prior to development.		X	
Ground stability	The application site is in a High Risk Coal Mining activity area 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			X
Noise impact of adjoining uses	A residential use would be compatible with the surrounding uses and unlikely to raise any noise concerns to existing or future residents. An employment use is considered would have a significant impact on local amenity in noise terms and mitigation is likely to make employment uses unviable.	X - Employment		X - Residential
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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.		X	
Infrastructure constraints on /	The submission states that the current use would need to be relocated.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	No significant Highway Issues here			X
Impact on the wider road network	No significant wider Highway Issues here			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 within 10 minutes walking distance of a Primary School			X
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 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	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 character of the area is defined by a mix of traditional semi-detached and detached houses.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
Opportunity for securing biodiversity net gain within the submission site which would enhance the existing wider goscote valley area.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
The site area which could be developed is significantly reduced by gateway constraints. The impact of development on the visual amenities of the area in a local or wider context would be significant due to the existing openness and unfavourable topography which offer views of the site from a wide area. There would also be a high greenbelt harm and moderate high harm in relation to landscape sensitivity.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Grazing Land at Fordbrook Lane							
Ward	Pelsall	Call for Site Ref	10423					
Site Area (ha)	1							
Site Reference	SA-0169-WAL							
Background/Context								
Current uses (list)	Horsiculture							
Surrounding land uses	To the North and South are horsiculture uses to the East, residential and the West is a railway walk with residential beyond.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		Fordbrook High Heath					0.57	
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 - Open Space - OS1 - OS6022 Fordbrook SLINC Nature Conservation - SAD Policy EN1 SAD Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the separation of Aldridge and Bloxwich, and Aldridge and Brownhills, 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 northwest and east by the settlements of Pelsall and Shelfield, and to the south and southwest by the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Release of the sub-parcel would effectively merge the inset settlement areas of Rushall/Aldridge, Shelfield, and Pelsall, increasing connectivity of the West Midlands conurbation and reducing the perceived separation between Aldridge and Bloxwich and between Aldridge and Brownhills. The strip of Green Belt land to the east of the wooded stream has a strong association with settlement at Shelfield, but is still important to settlement separation given the narrowness of the gap; although that	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	narrowness also limits the extent of existing separation and therefore the level of harm that could result from Green Belt release.						
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a moderate-high overall sensitivity to residential development. 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.	High	Mod High	Mod	Low Mod	Low	
			X				
Detailed assessment against environmental, social and economic criteria							
Criteria	Assessment					Rating	
Environmental							
Greenfield/ Previously Developed Land	The site is greenfield.					X	
Topography	The land slopes slightly to the West and to the South but not significant.					X	
Agricultural Land Quality	The land is not agricultural land.					X	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are established trees around the perimeter and hedges, however much of the site is open for the keeping of horses so development and retention of trees and hedges is possible.				X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees or hedges would require an ecology survey to safeguard protected species. 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.					X	
Impact on visual amenity of adjacent land users, including existing residents	There would be impact on highway users and from the rear windows of houses on Fordbrook Lane, however this side of Fordbrook Lane is defined by housing and gardens can be designed to limit visual impacts from the rears of houses to be less than significant. An employment use would be out of character and would have significant impacts.	X-Em ploye nt	X-Res ide ntia l				
Flood risk, drainage and ground water	More than half of the site is in flood zone 3 and cannot be development the remaining part of the site would be in flood zone 2 and would require significant mitigation against flooding and to ensure that flooding issues are not increased.	X					
Ground Contamination	No history, site investigations required.		X				
Ground stability	No ground stability issues recorded here.			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.			X			
Noise impact of adjoining uses	Employment uses would be constrained to ensure satisfactory amenity for adjacent residents. Residential uses would be compatible with existing uses.		X-Em plo	X-Res iden tia			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

			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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The small site size combined with the surrounding residential uses and poor access limit any opportunity for employment development here.	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	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 constraints 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 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.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 within 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			X
GP/Health Centre/Walk in	The whole site is 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
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 defined by traditional detached and semi-detached houses.			
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.			X
Public Open Space	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			X
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
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				
Flooding issues at the site and highway access are gateway issues which would prevent development of this site for residential uses, employment uses have additional significant concern regarding visual amenity.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Leyland's Farm adj Wyrley and Essington Canal							
Ward	Pelsall	Call for Site Ref	Green Belt Parcel 016					
Site Area (ha)	60.47							
Site Reference	SA-0194-WAL							
Background/Context								
Current uses (list)	Agriculture and horsiculture.							
Surrounding land uses	To the North is agriculture, to the East are residential properties, to the South residential and horsiculture, and to the West are residential properties and agriculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		Rough Brook					0.8	
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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	North	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
	The sub-parcel makes a strong contribution to checking the unprotected sprawl of the West Midlands conurbation and safeguarding the countryside from encroachment, and a moderate contribution to preventing the merging of Bloxwich and Brownhills (between which inset settlement at Pelsall occupies most of the space). It is close to the urban edge, yet retains a strong relationship with the wider countryside. Release of land in this sub-parcel would weaken the relationship between Green Belt land to the south and the wider countryside to the north.	x						
South								
	The sub-parcel makes a strong contribution to checking the unprotected sprawl of the West Midlands conurbation, safeguarding the countryside from encroachment, and preventing the merging of Bloxwich and Brownhills. The sub-parcel is adjacent to the urban edge, yet retains a strong relationship with the wider countryside. The location of this sub-parcel at the							

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	'mouth' of the Green Belt gap between Bloxwich and Pelsall makes it important, and there is only narrow separation between Bloxwich and Pelsall, and likewise between Pelsall and Brownhills, so any reduction in separation would weaken the integrity of the Green Belt both in terms of separation of settlements and maintaining connectivity between land to the south and the wider countryside.							
Landscape Sensitivity	The landscape is considered to have moderate-high overall sensitivity to residential and employment development as the majority of the criteria score moderate or high and no criteria override that judgement.	High	Mod High	Mod		Low Mod	Low	
			X					
<b>Detailed assessment against environmental, social and economic criteria</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Environmental</b>					<b>Rating</b>	
Greenfield/ Previously Developed Land	The site is greenfield.					X		
Topography	The land rises slightly from South to North, the increase is not significant and would present no obstacles to development.							X
Agricultural Land Quality	The East part of the site is identified on the Holford Farm Group plan as being 3b with some 3a, Magicmap has no information and the pre-1988 rating we have is 3.					X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are 21 trees protected on the site referenced as follows: AB 5 /1961 - T61, T62, T63, T64, T65, T66, T67, T68, T69, T70, T71, T72, T73, T77, T99, T100, T101, T102, T113, T114, T115. There are other established trees which may be worthy of retention and it may be that some of these existing trees no longer exist. A new tree survey would be required to determine which merit retention. The trees mostly form the edge of fields and retention would not significantly reduce site capacity						X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Development of the parcel could impact on the adjacent Leyland Farm SLINC to the East and South, and Pelsall North Common SINC to the North. An Ecology assessment would be required to determine whether there are any protected species present in the parcel and to determine suitable mitigation and enhancement which would impact on the capacity of the site for 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.					X		



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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			
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	Any development of this land would have local and wider visual amenity impacts due to the size and openness of the area which can be seen from Lichfield Road, the Canal and 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.	X		
Flood risk, drainage and ground water	Check affected site area through mapping Nearly a hectare of the parcel is covered by flood zone 3 along the West boundary with further flood zone 3 areas in the adjacent area to the South. These areas will reduce the developable space and suitable SUDS		X	
Ground Contamination	The North of the site is identified on the SAD mapping as an area where contamination 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.		X	
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 site and development here would require a Coal Mining Risk Assessment prior to planning permission.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
Noise impact of adjoining uses	Adjoining uses are unlikely to have a significant impact on any residential development. An employment use will require mitigation in respect of nearby housing and the amenities enjoyed by users of the canal and adjoining open space and could require significant restrictions which would make it unviable for such use.		X - Employment	X - Residential
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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,	Goscote WwTW has capacity for 3220 houses. Site is currently receiving upgrades in AMP6 (2015-2020) It has		X	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

water, sewage treatment	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)	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.	X		
Other Economic (specify)				
<b>Social</b>				
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	X		
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			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 houses are a mix of 1960's modern, post war traditional and modern traditional styled semi-detached, detached and some flat development style accommodation.			
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.		X	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a Playing Field or Sports Pitch.			X
Other Social				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Opportunities			
Potentially the site could be divided to provide a smaller parcel which has less harm than to develop the whole parcel. The field to the North of Grenfell Road could be used to extend this road, however it would only be suitable for residential and could only provide approximately 50 units taking account of the existing character and physical constraints.		X	
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			
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.			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Leyland's Farm North of Wolverhampton Road							
Ward	Pelsall	Call for Site Ref	Green Belt Parcel 022					
Site Area (ha)	1.24							
Site Reference	SA-0196-WAL							
Background/Context								
Current uses (list)	Horsiculture & agriculture							
Surrounding land uses	To the North is agriculture, to the South and West horsiculture and to the East residential.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to checking the unprotected sprawl of the West Midlands conurbation, safeguarding the countryside from encroachment, and preventing the merging of Bloxwich and Brownhills. The sub-parcel is adjacent to the urban edge, yet retains a strong relationship with the wider countryside. The location of this sub-parcel at the 'mouth' of the Green Belt gap between Bloxwich and Pelsall makes it important, and there is only narrow separation between Bloxwich and Pelsall, and likewise between Pelsall and Brownhills, so any reduction in separation would weaken the integrity of the Green Belt both in terms of separation of settlements and maintaining connectivity between land to the south and the wider countryside.	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						
Landscape Sensitivity	The landscape is considered to have moderate-high overall sensitivity to residential and employment development as the majority of the criteria score moderate or high and no criteria override that judgement.	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	Greenfield site	X		
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.			X
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	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.			X
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.	X		
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.			X
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.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
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 of nearby housing and could require significant restrictions which could make it unviable for such use.		X - Employment	X - Residential
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 take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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.		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. The adjacent footpath on Lichfield Road is a shared surface for pedestrians and cyclists.			X
Highways access and transportation	Access would be expected to join onto Millers Walk, the highway authority did not adopt the grass verge between the parcel and the highway and it is believed this is still owned by the developer. No significant issues on highway grounds.		X	
Impact on the wider road network	No significant issues.		X	
Other Economic (specify)				
<b>Social</b>				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Primary School	The site is predominantly within 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			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 whole site is 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 and modern traditional styled semi-detached, detached and some post war flat development.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Opportunity to create a larger parcel is this or the adjacent parcel was considered acceptable to release.		X		
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 character of the area and visual amenity, these are significant issues which cannot be mitigated.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land Rear of 76 to 84, Fairburn Crescent							
Ward	Pelsall	Call for Site Ref	Green Belt Parcel 012					
Site Area (ha)	1.52							
Site Reference	SA-0250-WAL							
Background/Context								
Current uses (list)	Amenity space.							
Surrounding land uses	To the North is Lichfield Road, to the East is a SSSI to the South residential and to the West is the Canal.							
Constraints								
Gateway Constraints (where affecting part of submitted site)	Name / Details					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	N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	Paragraph 6.6 of the Black Country Green Belt Study Stage 1 and 2 report explains "Stage 1 parcels that were identified as being wholly constrained or so highly constrained by absolute constraints that it was not considered that they could provide potential sites for development were excluded from the Stage 2 assessment of sub-parcels." On this basis the area assessed in the Green Belt study which includes the parcel subject to this assessment has not been rated for Green Belt harm. On the bases that the purposes rating is moderate 3 it is considered reasonable to conclude than in harm terms the parcel would not have been reated very high or high harm and therefore in green belt terms there is no significant concerns. The site adjoins green belt study sub parcel B120A which is considered similar in character to this parcel and is used for this assessment. The sub-parcel makes a strong contribution to preventing sprawl of the West Midlands conurbation, 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
		X						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	maintaining the separation of the neighbouring towns, and to preventing encroachment on the countryside. The sub-parcel plays a key role in forming the gaps between Brownhills and Bloxwich/Walsall and has strong spatial openness, despite being surrounded by a number of settlement edges. A former railway line to the west, canal to the east, and SSSI to the north form strong boundaries, and any development would weaken settlement separation and the integrity of remaining open land.							
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.	High	Mod High	Mod	Low Mod	Low		
				X				
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	The site has a history of having a former coal mining shaft and railway passing through it and is considered previously developed.					X		
Topography	The ground is predominantly flat.					X		
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 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.				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 = 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		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.	X		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			X
Ground Contamination	Former railway sidings – potential contamination which requires assessment during development.		X	
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.		X	
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 - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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.		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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	The site could be suitable for a modest residential development with access being taken from Fairburn Crescent (adj. no. 84) which is also part of NCR5 and would need to be accommodated. Not suitable for commercial development.	X-Commercial	X-Residential	
Impact on the wider road network	No wider issues			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		X	
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Nearby housing to the south is a mix of modern built traditional detached houses on, modest plots and 190'0s styled semi-detached houses.			
Connections to local cycle route networks	Cycle route CR001 follows the canal which adjoins the parcel and would provide sustainable travel for any use at this parcel.			X
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 the canal, the amenity maintenance is also managed by Clean and Green. During th	X		
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 remediate the land from previous uses and potentially to improve the rights of way.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
The loss of public amenity would require significant mitigation which is likely to reduce the developable are or require additional land, the impact on visual amenities of adjacent residents and users of rights of way and the canal would be significant. Employment use access cannot be achieved.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Goscote Wedge							
Ward	Pelsall	Call for Site Ref	Green Belt Parcel 36					
Site Area (ha)	0.69							
Site Reference	SA-0278-WAL							
Background/Context								
Current uses (list)	The site visit and aerial photographs indicate that people walk through the site, no confirmed planning use.							
Surrounding land uses	To the North and East are residential uses to the South open space with horsiculture uses beyond and horsiculture uses to the West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		Fordbrook					0.08	
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 Green Belt - ENV1							
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 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.	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					
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a moderate-high overall sensitivity to residential development.	High	Mod High	Mod		Low Mod		Low
			X					



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield	X				
Topography	The land drops slightly from West to East but not significant and not a barrier to development.					X
Agricultural Land Quality	Not agricultural land.					X
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.	X				
Biodiversity or Geodiversity on site or significantly affecting boundaries	The parcel is adjacent Gosscote 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.					X
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.	X				
Flood risk, drainage and ground water	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	X				
Ground Contamination	All of the parcel has a record of land where contamination may need to be assessed during development. Ground gas		X			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	known to be an issues assessment required prior to planning permission.			
Ground stability	The parcel is within a coal development High Risk area and would require a coal mining risk assessment prior to planning permission.		X	
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
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.			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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 of significant issues exist.	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	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.		X	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	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		X	
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.			X
Impact on the wider road network	No wider concerns.			X
Other Economic (specify)				
<b>Social</b>				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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		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 whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Nearby housing is modern traditionally styled detached houses.			
Connections to local cycle route networks	The parcel is less than a kilometre from route CR001 part of the National Cycle Route Five and being in close proximity would benefit from this access which allows traffic free access to Walsall.			X
Public Open Space	This land is adjacent open space and development of the parcel would have significant visual harm on the existing character of this area.	X		
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
Could be part of a wider development with CFS 432 and CFS 305.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13			
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Site Address</b>	Ryders Hayes Mere							
<b>Ward</b>	Pelsall	<b>Call for Site Ref</b>	10543					
<b>Site Area (ha)</b>	37.02							
<b>Site Reference</b>	SA-0316-WAL							
<b>Background/Context</b>								
Current uses (list)	Amenity space, public footpaths run through it and evidence of fishing.							
Surrounding land uses	To the North Residential, East SSSI to the South and West agriculture.							
<b>Constraints</b>								
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>					<b>Amount covered (ha's)</b>		
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					0		
Common Land	N/A					0		
Existing Policy Designations (list)	SAD Green Belt - ENV1							
<b>Green Belt and Landscape Sensitivity Assessment</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
Green Belt 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. The sub-parcel plays a key role in forming the gaps between Brownhills and Bloxwich/Walsall and has strong spatial openness, despite being surrounded by a number of settlement edges. A former railway line to the west, canal to the east, and SSSI to the north form strong boundaries, and any development would weaken settlement separation and the integrity of remaining open land.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		X						
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.	High	Mod High	Mod		Low Mod		Low
				X				
<b>Detailed assessment against environmental, social and economic criteria</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Environmental</b>				
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.			X
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.	X		
Agricultural Land Quality	Not agricultural land. Recorded pre1988 classification and 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 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	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	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	History of surface mining and mineshafts.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
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.		X	
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.			X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 Infrastructure and Brickworks	No 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.	X		
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	Significant constraints exist within this assessment, in particular regarding access. 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	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.		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 are existing narrow crossings of the old railway line; to the south (Railwood 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.			X
Other Economic (specify)	Himor submitted a statement as part of a call for site 2 submission. The key relevant comments relate to the			



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	benefits of providing a new school which itself they state could be very special circumstances as a current planning application.			
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		X	
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 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	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)	Nearby housing to the North is a mix of modern traditional styled detached houses and post war modern designed semi-detached and terraced houses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
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 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

Site Address	Skip Lane, WS5 3NB							
Ward	Pheasey Park Farm	Call for Site Ref	10164					
Site Area (ha)	4.4							
Site Reference	SA-0036-WAL							
Background/Context								
Current uses (list)	Horsiculture, evidence of horse using and being kept at the site, none at the time of the visit. Potentially no lawful use.							
Surrounding land uses	To the North, North East and South West are houses, to the East is agriculture and to the South is a similar site with no use. (SA-0035-WAL)							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt ENV1 Great Barr Conservation Area EN5 Skip Lane Hedges SLINC Skip Lane SLINC							
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, Birmingham, Streetly (adjoining Sutton Coldfield) and Aldridge and preventing encroachment on the countryside. Land to the west of Skip Lane at Daisy Bank is well contained by tree cover and could be released with little impact on the wider Green Belt.	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				
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.	High	Mod High	Mod		Low Mod		Low
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Environmental</b>				
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		X	
Agricultural Land Quality	Not agricultural land.			X
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	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	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.		X	
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
Ground Contamination	No record of contamination at this site.			X
Ground stability	Not in Limestone or High Risk coal area.			X
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 iden tial

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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 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.			X
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.		X	
Highways access and transportation	Access should be achieved from Parkhall/ Daisybank which may require the purchase of properties to get access.		X	
Impact on the wider road network	No significant wider impacts.			X
Other Economic (specify)				
<b>Social</b>				
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	X		
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	X		
Strategic Centre/Employment Area	The whole site is within 20 minutes public transport distance of an Employment Area			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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)	Nearby mix of detached houses and bungalows, larger detached houses and traditionally styled semi-detached houses.			
Connections to local cycle route networks	No connection 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.			X
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.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 10, 13			
Sustainability Appraisal 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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	263A Sutton Road, Walsall, WS5 3AR – Land adjacent to Sutton Road							
Ward	Pheasey Park Farm	Call for Site Ref	10176					
Site Area (ha)	5.45							
Site Reference	SA-0039-WAL							
Background/Context								
Current uses (list)	Agriculture and horsiculture.							
Surrounding land uses	To the East are houses, the canal and arboretum beyond to the West, horsiculture and agriculture uses to the North.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 policy ENV1 Green belt Wood End Farm SLINC							
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, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.	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						
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 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	High	Mod High	Mod		Low Mod		Low
			X					



# C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield land, with some small structures present ancillary to the agriculture use.	X				
Topography	The site is predominantly flat, there are no significant changes which would affect the developable area.					X
Agricultural Land Quality	Grade 3, pre 1988 an up to date assessment is required. The submission does not provide any up to date details.					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no TPO trees at the site. The land is sub-divided into fields which is defined by hedges and tree planting. An assessment would be required to determine those worthy of retention, it is considered that if trees are retained the site would still be developable.			X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The adjacent canal is a designated 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 = 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	X				
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here, however maps illustrate a former moat feature. The HLC identifies the site as a Archaeological Priority Area due to the possible medieval moated site 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.					X
Impact on visual amenity of adjacent land users, including existing residents	There is significant boundary planting and trees along the canal which prevents any views of the land, the ribbon development of houses along Sutton Road and Longwood 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.			X		
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. Consult drainage.			X		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		X	
Ground stability	No evidence of ground stability issues.			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.			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 - Employment		X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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.		X	
Highways access and transportation	Access is required onto Sutton Road and may be dependant on the purchase of property.	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Impact on the wider road network	Could be wider impacts to the junction onto Sutton Road which may need to be assessed.		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 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			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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	This part of Sutton road is characterised predominantly by traditional styled detached houses with long gardens.			
Connections to local cycle route networks	Within 300m of route CR012. To link up to the route could be achieved utilising the greenway to the South boundary which connects to the arboretum allowing access to the B4151 where the route begins.			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.			X
Other Social				
Opportunities				
The site is on the edge of an existing settlement and due to existing development and the established tree boundary to the canal if retained, development here can be achieved without having any significant detrimental impact on the adjoining land users.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	Same as SA-0012-WAL			
Sustainability Appraisal Employment Conclusion	Same as SA-0012-WAL			
Conclusion				
Constraints would impact on the developable area, the existing pattern of development and arboricultural features could be used to mitigate any significant harm. A mitigation strategy would need to consider mitigation and or compensation. 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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Beacon Road – Land east of Beacon Road							
Ward	Pheasey Park Farm	Call for Site Ref	10340					
Site Area (ha)	24.43							
Site Reference	SA-0087-WAL							
Background/Context								
Current uses (list)	Agriculture, grazing and horsiculture.							
Surrounding land uses	To the North is agriculture uses a school to the West, agriculture to the East and residential to the South.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - 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 sprawl of the West Midlands conurbation, 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.	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						
Landscape Sensitivity	This is a largely open and visually prominent area, culminating in a prominent and generally undeveloped skyline feature along the Barr Beacon ridge, which forms a scenic backdrop to	High	Mod High	Mod		Low Mod		Low
		X - Emplo yment	X - Reside ntial					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	Greenfield Site.	X				
Topography	The land is undulating but rises significantly to the north.	X				
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	The North boundary has 13 protected trees 1998/1. These should be re-assessed and any other trees and hedges worthy of protection within the site area. Most are along the boundary and would not have a significant impact on the developable area if retained.		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 = 2 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	The site is within the Great Barr Conservation Area and any buildings here should preserve or enhance the Conservation Areas character.		X			
Impact on visual amenity of adjacent land users, including existing residents	Development here would have a significant local and wider impact because of its position partway up the start of Beacon Hill, the area has a semi-rural character which is defined by an absence of any built development here. In 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.	X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
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.		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.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
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 - Employment	X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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 rights of way, however it is possible that they may be interest and potential to justify.		X	



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Highways access and transportation	Access could be difficult, Beacon Road is fast and does not have great visibility for an access, it would be preferred from Pheasey or by expanding the site area East.	X		
Impact on the wider road network	Highway impact assessment would be required if housing numbers were above 40. Road infrastructure improvements may be required.		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 10 and 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			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 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 development to the South is predominantly post war semi-detached housing.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
There may be some opportunity to develop the Southern part of the site to minimise significant visual impacts, additional land may be required to provide a safe access.		X		
Sustainability Appraisal				
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				
The site if developed would have significant local and wider visual harm for which there would be no satisfactory mitigation. Development here would also likely impact on the character of Barr Beacon nature reserve. The site is on land which is high and prominent to the surrounding areas. To obtain safe access additional land may be also required.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Former Queslett School							
Ward	Pheasey Park Farm	Call for Site Ref	10407					
Site Area (ha)	1.36							
Site Reference	SA-0153-WAL							
Background/Context								
Current uses (list)	Previously the site of a school, demolished in 1988 no lawful use.							
Surrounding land uses	The site is surrounded by residential development with the dual carriageway of the Queslett Road to the South.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1 SAD Natural Environment Protection, Management and Enhancement - EN1 SAD Great Barr Hall and Estate and the former St. Margaret's Hospital - EN7							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel is largely developed, but makes a moderate contribution to preventing encroachment on the countryside due to its containment by woodland belts. The sub-parcel is contained to the south and east by the settlement edge of Birmingham, which forms part of the West Midlands conurbation. The expansion of Pheasey westwards into sub-parcel B90A would create a stronger and more consistent Green Belt boundary, bounded to the west by constrained land (the Great Barr Hall Registered Park and Garden) with its sizeable linear Fish Pond forming a strong boundary. Release of the unconstrained areas of the subparcel would not weaken adjacent Green Belt land.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
							X	
Landscape Sensitivity	The landscape sensitivity of this area to residential development is considered to be moderate-high as although the woodland cover and links with the historic landscape of Great Barr Park are of higher sensitivity, the proximity to modern development and major	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	infrastructure decreases the sensitivity of this area.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is predominantly previously developed.		X			
Topography	The Northern part is relatively flat, the Southern part drops significantly towards Queslett Road and would need significant mitigation to allow development.		X			
Agricultural Land Quality	Not agricultural land					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are group tree preservation orders across the site, numbers 19/1995 (G36, W8 and A11). The area where previous buildings were located are not covered by a TPO which accounts for approximately a third of the site. However the proximity of the tree would have a significant impact on housing and development with workspace/office environments which may be difficult to mitigate.	X				
Biodiversity or Geodiversity on site or significantly affecting boundaries	Loss of trees would require an Ecological survey. To develop even part of this site is likely to have some impact on the St Margarets Hospital SLINC which must be assessed. 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, Urban Matrix Recovery Zone 1 and Core Habitat Zone	X				
Heritage Assets on site or significantly affecting boundaries	No heritage assets. Site within the Great Bar Conservation Area.		X			
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 but the site is far enough away not to have any significant detrimental visual impact. The distance to houses on Pheasey is considered sufficient to minimise any unacceptable visual harm. Wider harm can also be avoided through the retention of surrounding trees.		X			
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.					X
Ground Contamination	Ground contamination survey required, likely to be asbestos and oil contamination from a former boiler house. Pollution Control not aware of any significant barriers to developing the site.		X			
Ground stability	No evidence of ground stability issues.					X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Air Quality impact of adjoining uses	Proximity to the M6 may require an air quality assessment and mitigation. Not a barrier to development.	X		
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 - Employment	X - Residential	
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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)	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.	X		
Impact on the wider road network	No significant wider issues.			X
Other Economic (specify)				
<b>Social</b>				
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	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 within 10 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			X
Centre/Foodstore	The site is predominantly within 10 minutes walking distance of a Fresh Food and Centre Area			X
Any character constraints on density (list)	Adjacent housing is a mix of flats, terraced and semi-detached housing, a mix of traditional and modern styles, the location and topography of the site means any development would not be read alongside the surrounding residential houses.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
Opportunity to form a larger scheme with the adjacent submission site to the North West.				X
Sustainability Appraisal				
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				
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	North of Barr Lakes Lane							
Ward	Pheasey Park Farm	Call for Site Ref	Green Belt Parcel 104					
Site Area (ha)	83.94							
Site Reference	SA-0232-WAL							
Background/Context								
Current uses (list)	Agriculture and horsiculture.							
Surrounding land uses	To the North is agriculture, mixed uses including car repair and hire, garage door supplier and a small garden centre.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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, 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 the Green Belt.	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						
Landscape Sensitivity	This is a largely open and visually prominent area. culminating in a	High	Mod High	Mod		Low Mod		Low



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
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.					
Topography	The site slopes down to the South East but this is not significant and would not be a barrier to development.					
Agricultural Land Quality	No information available.					
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are the following 3 TPO trees on the site: 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 boundaries which may also be worthy of protection and a survey would be required. The retention of some or all of the trees would have little impact on the capacity of the site.					
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 three Nature Recovery Network Zones Core Expansion Zones 1, Core Habitat Zone amd Urban Matrix Recovery Zone 1					
Heritage Assets on site or significantly affecting boundaries	The parcel adjoins a Moat to the North East which is a scheduled ancient monument and any development					

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 semi-rural 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 - East	X - West	
Flood risk, drainage and ground water	Not in a flood zone 2 or 3 area. Scope for SUDs.			X
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.			X
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 - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 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)	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.	X		
Impact on the wider road network	The size and existing highway restrictions could have wider impacts which require further consideration.	X		
Other Economic (specify)				
<b>Social</b>				
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	X		
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			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 nearest housing is a combination of traditional styled detached and semi-detached houses, and 1960's styled semi detached houses and bungalows.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
<b>Opportunities</b>				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Could be subdivided to minimise significant harm and combine with call for sites to the West to enable the required infrastructure works to enable sites to be developed.				X
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14 and positive impact for SA Objectives 10			
Sustainability Appraisal Employment Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13			
Conclusion				
<p>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.</p> <p>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.</p> <p>The site is in a MSA and requires mitigation. Where practical and environmentally feasible prior extraction for brick clay shall take place.</p>				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Beacon Farm							
Ward	Pheasey Park Farm	Call for Site Ref	Green Belt Parcel 108					
Site Area (ha)	11.57							
Site Reference	SA-0235-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North is residential and agriculture, to the East public open space, agriculture to the South and West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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)	Great Barr Conservation Area SAD Green Belt - ENV1							
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, 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 the Green Belt.	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						
Landscape Sensitivity	Landscape here is considered to have an overall moderate-high sensitivity to	High	Mod High	Mod		Low Mod		Low

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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. Anomalies to this sensitivity rating include areas that are significantly influenced by urbanising features such as the pylon route.		X			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	Farm buildings to the East take up about 25% of the parcel with the remaining land being greenfield.	X				
Topography	The Land rises up East to West and South to North. The increase is significant and may require mitigation.		X			
Agricultural Land Quality	The site is less than 20ha and is considered to represent less than significant development of agricultural land.					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 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.		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 Farmhouse is on the HER 10335 and dates from 1799. The site is in the Great Barr conservation area.		X			
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.	X				
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.					X



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
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.		X - Employment	X - Residential
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.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			
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 known infrastructure constraints here.			X
Highways access and transportation	New access onto Beacon Road is required.		X	
Impact on the wider road network	No significant wider issues identified.			X
Other Economic (specify)				
<b>Social</b>				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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			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 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	X		
Any character constraints on density (list)	Housing to the North is a mix of large detached bungalows, houses and terraced traditional styled buildings on modest plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 4, 5, 6, 7, 8, 9, 12, 13, 14 and positive impact for SA Objectives 10			
Sustainability Appraisal Employment Conclusion	The site has some negative impacts for SA Objectives 1, 2, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13			
Conclusion				
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land associated with Beacon Farm and Crook Cottage							
Ward	Pheasey Park Farm	Call for Site Ref	Green Belt Parcel 111					
Site Area (ha)	46.12							
Site Reference	SA-0237-WAL							
Background/Context								
Current uses (list)	Agriculture and Leisure uses.							
Surrounding land uses	To the North is agriculture and residential to the East agricultural and residential, agriculture to the South and East.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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)	Great Barr Conservation Area SAD Green Belt - ENV1							
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, 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 the Green Belt.	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						
Landscape Sensitivity	Landscape here is considered to have an overall moderate-high sensitivity to	High	Mod High	Mod		Low Mod		Low

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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. Anomalies to this sensitivity rating include areas that are significantly influenced by urbanising features such as the pylon route.		X			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is predominantly greenfield.	X				
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.					X
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 and ponds at Foxhills Fisheries. 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 = 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 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.			X		
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.	X				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			X
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.		X	
Ground stability	No evidence of ground stability issues here.			X
Air Quality impact of adjoining uses	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, 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 - Employment	X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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,	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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

culverts, rights of way)				
Highways access and transportation	Road infrastructure not currently suitable, road widening and footpaths required.	X		
Impact on the wider road network	Junctions to nearby main road would need to be tested and upgrades are likely to be required.	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	X		
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	X		
Strategic Centre/Employment Area	The whole site is 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	X		
Any character constraints on density (list)	Nearby residential is a mix of traditional detached housing which may have been linked to agricultural uses, some modern infilling and a static caravan park.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 4, 5, 6, 7, 8, 9, 12, 13, 14 and positive impact for SA Objectives 10			
Sustainability Appraisal Employment Conclusion	The site has some negative impacts for SA Objectives 1, 2, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13			
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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Pastures South of Barr Lakes Lane to Chapel Lane.							
Ward	Pheasey Park Farm	Call for Site Ref	Green Belt Parcel 113					
Site Area (ha)	51.88							
Site Reference	SA-0238-WAL							
Background/Context								
Current uses (list)	Horsiculture and agriculture							
Surrounding land uses	To the North and East is horsiculture and agriculture, to the South Leisure and Horsiculture and to the West is a Golf Club.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		Ford Brook					3.34	
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)	Great Barr Conservation Area SAD Green Belt - ENV1							
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, 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 the Green Belt.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		X						
Landscape Sensitivity	Landscape here is considered to have an overall moderate-high sensitivity to	High	Mod High	Mod		Low Mod		Low

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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. Anomalies to this sensitivity rating include areas that are significantly influenced by urbanising features such as the pylon route.		X			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
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.	X				
Topography	The land rises gently from South to North, no significant barriers 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 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 identifies 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.			X		
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.	X				
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				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	Although the area which affects the parcel in relation to			
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	No evidence of ground stability issues here.			X
Air Quality impact of adjoining uses	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.			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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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)	There are public rights of way across the site.		X	
Highways access and transportation	Road infrastructure not currently suitable, road widening and footpaths required. Chapel Lane is a rat run at commuter times and subject to lots of current complaints.	X		
Impact on the wider road network	Junctions to nearby main road would need to be tested and upgrades are likely to be required. Chapel Lane could require upgrading along the extent of it and so may require additional 3rd party land or may be constrained by existing development in the Nor	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	X		
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 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	X		
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 connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal Employment Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13			
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Beacon Dairy Farm							
Ward	Pheasey Park Farm	Call for Site Ref	Green Belt Parcel 114					
Site Area (ha)	14.2							
Site Reference	SA-0239-WAL							
Background/Context								
Current uses (list)	Horsiculture and Agriculture							
Surrounding land uses	To the North is public open space and agriculture to the East, South and West agriculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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)	Great Barr Conservation Area SAD Green Belt - ENV1							
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, 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.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		X						
Landscape Sensitivity	This is a largely open and visually prominent area, culminating in a prominent and generally undeveloped skyline feature along the Barr Beacon	High	Mod High	Mod		Low Mod		Low
			X					

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	There is a number of farm buildings and stables which perhaps add up to less than a quarter of the site which is predominantly greenfield.	X				
Topography	The site is a horseshoe shape and in the middle of the horseshoe is a dip meaning that the remaining portions have slopes opposite one another. Not considered a significant barrier to development but would require mitigation. The land between the horsesho	X				
Agricultural Land Quality	The site is less than 20ha and is considered to represent less than significant development of agricultural land.					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 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 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.			X		
Impact on visual amenity of adjacent	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	X				



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

land users, including existing residents	local visual amenity impact from the highway, Barr Beacon and nearby housing. Due to the topography of the site and surrounding area there would be significant wider visual harm.			
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 to the centre of the valley and suitable SUDS mitigation would be required to safeguard adjacent land.			X
Ground Contamination	Registered landfill site with Environment Agency. 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.		X	
Ground stability	No evidence of ground stability issues here.			X
Air Quality impact of adjoining uses	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.			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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 topography and character constraints significant.	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,	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 of the site.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

culverts, rights of way)				
Highways access and transportation	Road infrastructure not currently suitable, road widening and footpaths required.	X		
Impact on the wider road network	Junctions to nearby main road would need to be tested and upgrades are likely to be required.		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 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			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 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	X		
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 connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
Sustainability Appraisal Employment Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12 and positive impact for SA Objectives 5, 13			
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Foxhills Farm							
Ward	Pheasey Park Farm	Call for Site Ref	Green Belt Parcel 115					
Site Area (ha)	5.27							
Site Reference	SA-0240-WAL							
Background/Context								
Current uses (list)	Horsiculture.							
Surrounding land uses	No planning history for the land to the North, horsiculture to the East, School to the South and Agriculture to the West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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)	Great Barr Conservation Area SAD Green Belt - ENV1							
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, 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 the Green Belt.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		X						
Landscape Sensitivity	This is a largely open and visually prominent area, culminating in a	High	Mod High	Mod		Low Mod		Low

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 assessment against environmental, social and economic 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.			X		
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.			X		
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, horticulture and public amenity		X			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.			X
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.			X
Ground stability	No evidence of ground stability issues here.			X
Air Quality impact of adjoining uses	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 would be required for employment uses due to the proximity of nearby housing and could prove to restrictive to be a viable use.		X - Employment	X - Residential
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 significant other issues.	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)	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.		X	
Highways access and transportation	Road infrastructure not currently suitable, road widening and footpaths required.	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Impact on the wider road network	Junctions to nearby main road would need to be tested and upgrades are likely to be required.		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 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			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 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)	There is no adjacent housing which could be considered to define character.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
Sustainability Appraisal 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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Old Hall Farm							
Ward	Pheasey Park Farm	Call for Site Ref	Green Belt Parcel 105					
Site Area (ha)	16.6							
Site Reference	SA-0241-WAL							
Background/Context								
Current uses (list)	Agriculture							
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.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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)	Great Barr Conservation Area SAD Green Belt - ENV1							
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, 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 the Green Belt.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		X						
Landscape Sensitivity	Landscape here is considered to have an overall moderate-high sensitivity to	High	Mod High	Mod		Low Mod		Low

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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. Anomalies to this sensitivity rating include areas that are significantly influenced by urbanising features such as the pylon route.		X			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	Predominantly greenfield with a collection of existing farm buildings and accommodation on the South East of the Site.	X				
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.				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 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 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	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.	X				
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.	X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			X
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.		X	
Ground stability	No evidence of ground stability issues here.			X
Air Quality impact of adjoining uses	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 - Employment	X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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)	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		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Highways access and transportation	Road infrastructure not currently suitable, road widening and footpaths required.	X		
Impact on the wider road network	Junctions to nearby main road would need to be tested and upgrades are likely to be required.		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	X		
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	X		
Strategic Centre/Employment Area	The whole site is 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	X		
Any character constraints on density (list)	The housing to the north are large traditional designs on medium sized plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
High green belt and landscape harm, significant visual amenity harm from local and wider context due to unfavourable topography. Road infrastructure requires significant upgrades.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land between Rushall Canal & Longwood Lane							
Ward	Pheasey Park Farm	Call for Site Ref	Green Belt Parcel 83					
Site Area (ha)	4.06							
Site Reference	SA-0287-WAL							
Background/Context								
Current uses (list)	Horsiculture							
Surrounding land uses	To the North is a cemetery, to the East a brook, public right of way and Longwood Lane with agriculture beyond, to the South horsiculture and a golf course to the West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					0.08	
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 Green Belt - ENV1							
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, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		X						
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 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,	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria		Assessment			Rating	
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.					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 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. 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		



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
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.	X		
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		X	
Ground Contamination	There is no record of ground contamination here.			X
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.			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.			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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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 /	There are no known infrastructure constraints here			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	Access to this site onto Longwood Lane could be problematic in terms of achieving the required visibility. 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 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.	X-Residential	X-Employment	
Impact on the wider road network	No significant wider issues.			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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The nearest houses are modern and traditional detached bungalows.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
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				
Highest green belt and landscape harm. Access cannot be achieved due to site constraints such as the brook and canal and development of this parcel in particular would erode the semi-rural character of the area.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Brookside Farm, Longwood Lane							
Ward	Pheasey Park Farm	Call for Site Ref	Green Belt Parcel 091					
Site Area (ha)	9.22							
Site Reference	SA-0291-WAL							
Background/Context								
Current uses (list)	Horsiculture.							
Surrounding land uses	Horsiculture with the canal is to the West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					0	
Registered Park & Garden		N/A					0	
Scheduled Ancient Monument		MATCHED PAIR					0	
Operational Burial Ground		N/A					0	
Common Land		N/A					0	
Existing Policy Designations (list)	SAD Green Belt - ENV1							
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, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		X						
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 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,	High	Mod High	Mod		Low Mod		Low
			X					

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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						
Criteria	Assessment				Rating	
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.					X
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 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 = 5 The site falls within a Nature Recovery Network Core Habitat Zone				X	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		X	
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 public 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.			X
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	No record of 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	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.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 onto Longwood Lane should be achievable subject to the required visibility being met. 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 may struggle to meet national and local policies in terms of sustainability and accessibility.	X		
Impact on the wider road network	No significant wider impacts.			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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The nearest houses are predominantly large traditional detached houses on medium sized plots, there are also two modern bungalows nearby.			
Connections to local cycle route networks	There is no connection to a 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.			X
Other Social				
Opportunities				
The parcel is remote and may not be sustainable the need to provide upgrades to Longwood Lane may be achievable with a more comprehensive area.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
Highest green belt and landscape harm, visual amenity impact and impact on character of the area would be significant. Highway improvement requirements could be considered less than significant if combined with adjacent sites however these too have similar significant issues.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Amenity Land Between Sutton Road adjacent The Three Crowns							
Ward	Pheasey Park Farm	Call for Site Ref	Green Belt Parcel 098					
Site Area (ha)	0.9							
Site Reference	SA-0297-WAL							
Background/Context								
Current uses (list)	The amenity space is the original location of The Three Crowns and to the South follows the original Sutton Road Layout.							
Surrounding land uses	To the North is the (rebuilt) Three Crowns PH which has permission for housing and is not currently in use, to the East are agricultural fields, housing to the South and East.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt							
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, 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	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						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	encroachment on these would weaken the Green Belt.							
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.	High	Mod High	Mod	Low Mod	Low		
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	The site is previously developed but hasn't had any buildings on it for over 50 years.		X					
Topography	The parcel is predominantly flat.			X				
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 but there are number of established trees which maybe worthy of retention and require assessment. The trees here form canopies which cover most of the parcel so the retention of some or all of the tree would have a significant impact on capacity and would be a significant constraint.	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 = 5 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.			X				
Impact on visual amenity of adjacent land users, including existing residents	The development of this parcel and loss of established trees would have a significant impact on the character and visual amenity of the area, the parcel is on the edge of the urban and helps to define the transition to the more rural area to the East. There would be a significant local impact on the visual amenities enjoyed by occupiers of houses opposite and wider impacts from the highway and which would be experienced by highway users.	X						

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			X
Ground Contamination	Used to be the location of the original Three Crowns PH, demolition material etc		X	
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.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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	Access to this site could achieved onto Sutton Road, preferably onto the sections along the SE and SW frontages. Residential development would be the most appropriate. Footway provision will be required.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Impact on the wider road network	No significant issues.			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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
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 connection to a local cycle route.	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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
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				
Highest Green Belt harm and high landscape harm and significant impact on visual amenity which cannot be mitigated for, due to the small size of the parcel. Employment uses in addition would have significant noise and disturbance impacts which also cannot be fully mitigated for.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land between Little Johnsons Lane, Sutton Road and Beacon Road.							
Ward	Pheasey Park Farm	Call for Site Ref	Green Belt Parcel 099					
Site Area (ha)	1.2							
Site Reference	SA-0299-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	Residential to the North, nature reserve to the East, agriculture to the South and West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt Great Barr Conservation Area							
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, 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 the Green Belt.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		X						
Landscape Sensitivity	Landscape here is considered to have an overall moderate-high sensitivity to	High	Mod High	Mod		Low Mod		Low

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.		X			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.	X				
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.		X			
Agricultural Land Quality	No up to date record	X				
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.		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 recorded heritage assets here.					X
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.	X				
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.					X



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Ground Contamination	No record of ground contamination here.			X
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.			X
Noise impact of adjoining uses	There are no significant noises issues which cannot be mitigated for in relation to residential or 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 sand and gravel and brick clay shall take place.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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	It is difficult to see where a suitable access to this site to 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 for access unless significant upgrading. Level differences may prevent access onto Beacon Road.	X		
Impact on the wider road network	No significant wider concerns.			X
Other Economic (specify)				
<b>Social</b>				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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			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 whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Housing to the North is characterised by medium sized, traditionally styled detached houses on medium sized plots.			
Connections to local cycle route networks	No connection to a local cycle route network.			X
Public Open Space	Not public open space. Would have a visual impact from Barr Beacon Local Nature Reserve, see above comments on visual amenity.		X	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
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				
Highest harm categories for greenbelt and landscape harm in addition significant visual amenity impacts and no obvious safe access for an intensification of use to the parcel which is a gateway issue.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land to the North East adjoining The Longhorn.							
Ward	Pheasey Park Farm	Call for Site Ref	Green Belt Parcel 100					
Site Area (ha)	0.15							
Site Reference	SA-0300-WAL							
Background/Context								
Current uses (list)	Curtilage of a Public House.							
Surrounding land uses	To the North East, South and South East are houses, to the East is the Public House and to the North West residential.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt							
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, Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. However release of land on the urban fringes of the sub-parcel that have less significant boundaries between settlement and countryside would result in slightly less harm than release of the core area between towns.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X					
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 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.	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is within the curtilage of the Public House and is considered to be previously developed.					X
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	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 be a barrier to development significantly reducing capacity.	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 = 5  The site falls within 2 Nature Recovery Network Zones, 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.					X
Impact on visual amenity of adjacent land users, including existing residents	Development here would be seen in an urban context, the loss of trees would have a detrimental impact on the quality of the area and adjacent footpath, but on balance with suitable mitigation would not be significant. Wider impacts are limited by the small size of the parcel, existing development and favourable topography.					X
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 here. 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.					X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.					X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Noise impact of adjoining uses	The public house use would be a barrier to any residential development here and an employment use would be limited to ensure that nearby residential houses noise amenity is not significantly harmed.	X-Residential	X-Employment	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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.		X	
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.	X		
Impact on the wider road network	No significant wider concerns.			X
Other Economic (specify)				
<b>Social</b>				
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Primary School	The whole site is within 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			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 whole site is within 10 minutes walking distance of a Fresh 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-detached houses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
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				
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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Orchard Hills, Daisy Bank & other houses							
Ward	Pheasey Park Farm	Call for Site Ref		Green Belt Parcel 101				
Site Area (ha)	1.6							
Site Reference	SA-0301-WAL							
Background/Context								
Current uses (list)	The parcel is part of the curtilage of a patient care facility							
Surrounding land uses	To the North, South and West are residential properties, to the East is Skip Lane with horsiculture beyond.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details						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		N/A						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 Green Belt							
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, Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. However release of land on the urban fringes of the sub-parcel that have less significant boundaries between settlement and countryside would result in slightly less harm than release of the core area between towns.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		X						
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.	High	Mod High	Mod		Low Mod		Low
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	The parcel is previously developed.					X		

# C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.			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 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.			X
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.			X
Ground Contamination	No record of contamination here.			X
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.			X
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.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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.			X
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.	X		
Impact on the wider road network	No significant wider concerns.			X
Other Economic (specify)				
<b>Social</b>				
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	X		
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	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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		X	
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 connection to a 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.			X
Other Social				
<b>Opportunities</b>				
Potential to combine with call for site submission 163 and 164 and provide a comprehensive scheme.			X	
<b>Sustainability Appraisal</b>				
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 site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12 and no positive impact for SA Objectives			
<b>Conclusion</b>				
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.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Beacon Farm Land to the West							
Ward	Pheasey Park Farm	Call for Site Ref	Green Belt Parcel 102					
Site Area (ha)	38.33							
Site Reference	SA-0302-WAL							
Background/Context								
Current uses (list)	The predominant use on this parcel is agriculture but there are also horsiculture uses and a garden waste recycling operation.							
Surrounding land uses	To the North is agriculture, East residential and a local nature reserve to the South agriculture and to the West agriculture and horsiculture.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details						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		N/A						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 Green Belt. Great Barr Conservation Area.							
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, Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. However release of land on the urban fringes of the sub-parcel that have less significant boundaries between settlement and countryside would result in slightly less harm than release of the core area between towns.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
		X						
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.	High	Mod High	Mod		Low Mod		Low
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	The parcel is predominantly greenfield. There are houses and buildings in connection to the uses but these form a very small portion of the parcel.	X						

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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 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 = 3 This site falls within three Nature Recovery Network Zones Core Expansion Zones 1, Core Habitat Zone and 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.	X		
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3. Scope for SUDS.			X
Ground Contamination	The parcel has a record of 3 small areas of ground contamination, 2 in the North and 1 in the South which requires assessment during development. Previous Clay, brick and tile manufacture.		X	



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Ground stability	There is no record of 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	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.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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.		X	
Impact on the wider road network	No significant wider concerns.			X
Other Economic (specify)				
<b>Social</b>				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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	X		
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	X		
Strategic Centre/Employment Area	The site is predominantly 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	X		
Any character constraints on density (list)	Residential development does not form the character and nearby housing is a mix of building conversions and farm houses, individually designed.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14 and positive impact for SA Objectives 10			
Sustainability Appraisal 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				
The parcel is in the highest green belt and landscape harm, in additional there would be a significant detrimental impact on the visual amenities of users of Barr Beacon and the lack of suitable highway infrastructure and its remoteness to services are all significant constraints to development here.				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

### Pleck

<b>Site Address</b>	Darlaston, Willenhall, WS10 8NA – Darlaston Road			
<b>Ward</b>	Pleck	<b>Call for Site Ref</b>	10135	
<b>Site Area (ha)</b>	3.1			
<b>Site Reference</b>	SA-0026-WAL			
<b>Background/Context</b>				
Current uses (list)	Industrial uses. Previous planning permission BC53214P for B1, B2 and B8 granted in 2001. Allocated in the SAD as Employment land			
Surrounding land uses	To the West is a Cemetery to the East is the M6, to the North is the canal with a former Copper Works beyond and to the South is a car sales site, Public house and a row of houses.			
<b>Constraints</b>				
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>			<b>Amount covered (ha's)</b>
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			0
Common Land	N/A			0
Existing Policy Designations (list)	SAD IN105 Bentley Mill Lane SLINC			
<b>Green Belt and Landscape Sensitivity Assessment</b>				
<b>Criteria</b>	<b>Assessment</b>			<b>Rating</b>
Green Belt Harm	Not in the Green Belt			
Landscape Sensitivity				
<b>Detailed assessment against environmental, social and economic criteria</b>				
<b>Criteria</b>	<b>Assessment</b>			<b>Rating</b>
<b>Environmental</b>				
Greenfield/ Previously Developed Land	Land is vacant but previously developed, indication through designation as a HSE major hazard site that it was formally industrial. Previous planning permission not implemented for industrial uses.			X
Topography	Site slopes down North to South. To the north is a steep embankment to the canal which is much higher.			X
Agricultural Land Quality	Urban			X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No protected TPO trees. Boundary trees are outside of the site plan. The retention of the trees and mitigation to ensure they have a satisfactory relationship any proposed houses can be achieved.			X
Biodiversity or Geodiversity on site	The application site is a SLINC and the Northern boundary forms the embankment to the Canal. The tree boundary to			X

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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.		X	
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.			X
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.	X		
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.			X
Waste Infrastructure	The site is within 250 metres of a non-hazardous 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-Residential	X-Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site is already allocated in the SAD for employment.			X
Employment Land	Existing Employment Land			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. There are no significant gas capacity issues here.			X

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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)	The South West corner has a high pressure gas line running across it and the West boundary is defined by a watercourse. These constraints would reduce the developable area by 0.6ha and options for access are limited.		X	
Highways access and transportation	Access could be difficult, busy road and may require significant junction works including signals.		X	
Impact on the wider road network	No significant wider impacts.			X
Other Economic	None			X
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		X	
Secondary School	The site is predominantly within 20 and 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 whole site is more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Only nearby housing is Victorian terraced.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	Not public open space			X
Loss of Playing Field / Sports Pitches	Not a playing field or a sports pitch			X
Other Social	N/A			
Opportunities				
The land is highly contaminated and offers little if any amenity value. The site could be open to section 215 action and any opportunity to develop the site is considered to represent an improvement to the area. The best opportunity for the site is for it to be used for employment uses.			X	
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				
Significant contamination would prevent any viable solution for housing here. Already allocated for employment land in the SAD and so would not be allocated in the BCP. Access could be a significant constraint without acquiring additional land.				

**Rushall-Shelfield**

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	56 Cartbridge Lane, Rushall, Walsall, WS4 1SB							
Ward	Rushall-Shelfield	Call for Site Ref	10214					
Site Area (ha)	0.28							
Site Reference	SA-0049-WAL							
Background/Context								
Current uses (list)	The site is in use as a residential gypsy caravan site.							
Surrounding land uses	To the South are domestic gardens and an allotment, to the South East are houses, to the North is a garden and to the West Goscote Open Space.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the separation of Aldridge and Walsall 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 northwest, northeast, and south by the settlement edges of Walsall and Aldridge, both forming part of the West Midlands conurbation; but existing development has a fragmenting effect on the gap. Any extension of inset settlement would reduce the gap, but the extent of existing development in the area limits harm to Green belt purposes.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
				X				
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a moderate-high overall sensitivity to residential development. 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	High	Mod High	Mod		Low Mod		Low
			X					



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	providing a gap between settlements which override other criteria.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	The site is previously developed and has a mixture of tarmac, concrete and loose gravel surface with a small area of grass near to the rear boundaries of houses to the East.					X
Topography	The site is predominantly flat with a slight gradient down to the West.					X
Agricultural Land Quality	Not agricultural land.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There a no protected trees, established trees existing around the boundary of the site, potential development of the site would not be significantly affected by their retention.				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 = 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.					X
Impact on visual amenity of adjacent land users, including existing residents	The proposed use currently exists and has done so for more than 10 years, for this reason the character of the area is partly defined by the presence of caravans and associated 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 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.				X	
Flood risk, drainage and ground water	The site is not in a flood zone 2 or 3, but is close to a flood zone to the West and any development should ensures through SUDS that existing adjacent recorded flooding areas are not exasperated.				X	
Ground Contamination	No recorded contamination here.					X
Ground stability	Not in limestone or High Risk coal area.					X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			X
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 - Employment	X - Residential	
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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 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.		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	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.		X	
Impact on the wider road network	Due to the small site area development here would have little impact on the wider road network.			X
Other Economic (specify)				
<b>Social</b>				

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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		X	
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 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	X
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)	Traditional detached and semi-detached houses. Application site has been in current use for some time and partly defines the character of the area.			
Connections to local cycle route networks	The site adjoins the cycle network route CR007 which provides a safe route to Edgar Stammers School and provides a route into Walsall.			X
Public Open Space	The site is 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				
Opportunities				
Opportunity to release temporary gypsy/ traveller site from the green belt and achieve a permanent use at the site.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	Not a reasonable alternative, housing not proposed in submission.			
Sustainability Appraisal Employment Conclusion	Not a reasonable alternative, employment not proposed in submission.			
Conclusion				
The existing use is considered to be the most appropriate here reflecting the existing character. Housing development here would not achieve the threshold for allocation. An employment use would be out of character and likely to have a detrimental impact on neighbouring amenity. Permanent Gypsy Travellers uses would be in character with current use.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	251, Lichfield Road, WS4 1EB. Manor Farm Community Association,King George Crescent,Walsall, WS4 1EG							
Ward	Rushall-Shelfield		Call for Site Ref		10331			
Site Area (ha)	3.85							
Site Reference	SA-0082-WAL							
Background/Context								
Current uses (list)	There is no current use, the planning history suggests that the previous use was as a football ground for Shelfield United, however this use ceased over 13 years ago. There are no pitch markings or ancillary related structures. The site is secured.							
Surrounding land uses	To the North is Elmwood School and their playing fields, to the South and East are football pitches and to the West are ribbon development housing along the Lichfield Road.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details				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		N/A				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 Green Belt - ENV1 Open Space OS6029							
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 and Aldridge/Rushall and preventing encroachment on the countryside. The sub-parcel is contained to the north, northwest and southwest by the settlement edges of Rushall, and Walsall, all forming part of the West Midlands conurbation. The railway line, although a clear physical 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.	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						
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	High	Mod High	Mod		Low Mod	Low	
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The site has no signs of previous development or history of previous development and is greenfield.	X				
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 access from Lichfield Road rises up to the application site.		X			
Agricultural Land Quality	The site is classed as Urban. It is not used for agriculture.					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.		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 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.					X
Impact on visual amenity of adjacent land users, including existing residents	The site is located on an elevated position. It will be particularly visible from the rear windows of houses along Lichfield Road and is likely to have a detrimental impact on visual amenity locally. Although visible from the wider area 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.		X			

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Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
Ground Contamination	There is no record of previous contamination at this site.			X
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	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 - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.		X	X
<b>Economic</b>				
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.	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. 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.			X



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cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	Existing crossing would need to be relocated. Old cycle link to the school may not be required and could be stopped up.		X	
Impact on the wider road network	Wider impacts unlikely to be significant.			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	X		
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 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	X
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 site is located to the rear of traditional detached and semi-detached ribbon development houses.			
Connections to local cycle route networks	Site access is part of the cycle network route CR007 and can be incorporated into any development here.			X
Public Open Space	The space is overgrown, the Council's aerial photos illustrate that the site has not been not in use by the public for some time. The surrounding sites provide a more useable public space which has deterred the use of this site. There might be justificati			X
Loss of Playing Field / Sports Pitches	There is no discernible field or sports pitch on this site however planning refusal BC40098P confirms its previous use as a sports pitch.	X		
Other Social	The flood lights from the neighbouring football pitch to the East may require mitigation.			
Opportunities				
The site borders other public open space and playing fields. The playing field to the North is not in the green belt and there may be opportunities to relocate existing playing fields to provide sustainable housing. In addition a better access can be achieved onto King George Crescent.				X
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	SA not required at this time			
Sustainability Appraisal Employment Conclusion	Sa not required at this time			
Conclusion				
Survey work required. An assessment is required as to whether the public open space is still in use or not, could be surplus to requirements but unable to determine at the time of assessment. Housing here would be more suitable due to proximity to School and existing housing and due to the preferable access point into King George Crescent. Employment uses would have character and amenity impacts.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land West of Winterley Lane, Winterley Lane Pasture							
Ward	Rushall-Shelfield	Call for Site Ref	Green Belt Parcel 053					
Site Area (ha)	2.88							
Site Reference	SA-0246-WAL							
Background/Context								
Current uses (list)	Horsiculture, a comparatively small area of the land to the South has what appears to be scrap but no planning history.							
Surrounding land uses	To the North are allotments, to the East a former quarry which has been infilled and has permission to be a natural burial ground, to the South and West are houses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge, Bloxwich and Walsall and preventing encroachment on the countryside.* The sub-parcel is contained to the north, west, and east by the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Daw End Branch, the river bounding the north and west of the sub-parcel, and the protected woodland to the southeast of the sub-parcel create a strong distinction between the inset settlement and land in the northern, western, and south eastern parts of the subparcel. Daw End Lane would form a clear boundary consistent with the existing inset edge to the east, and this together with the canal form a strong buffer that would protect the wider Green Belt to the south; but release of this area would damage the fragile remaining distinction between Aldridge and Rushall, which in turn contributes to perceived separation between towns.	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				

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	* Part of this parcel, land at Winterley Lane, has planning permission for a natural burial ground, but this has not been implemented at the time of writing.							
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 Mod	Low		
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	Both the North and South were the locations for buildings in relation to the limestone workings and the whole site was subject to mining.		X					
Topography	The site is predominantly flat.					X		
Agricultural Land Quality	Not agricultural land.					X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are two protected trees to the North of the parcel references, AB2/1960 T14 and T19. In addition there are significant mature trees lining the boundary and within the site and a tree survey would be required to determine which are worthy of retention. The retention of some or all of the trees would significantly prohibit development here.	X						
Biodiversity or Geodiversity on site or significantly affecting boundaries	POTENTIAL SINC. 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 a Nature Recovery Network Core Habitat Zone	X						

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.	X		
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.		X	
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.		X	
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		X	
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 - Employment		X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	Employment uses here are likely to result in significant 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.	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	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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 road network	Wider impacts include the upgrading of Winterley Lane.	X		
Other Economic (specify)				
<b>Social</b>				
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		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 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	X
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 and Victorian terraced houses.			
Connections to local cycle route networks	No connections to a 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.			X
Other Social				
<b>Opportunities</b>				
If combined with adjacent green belt parcels highway and canal bridge improvements may be more viable.			X	
<b>Sustainability Appraisal</b>				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Sustainability Appraisal Housing Conclusion	SA not required due to gateway constraints.
Sustainability Appraisal Employment Conclusion	SA not required due to gateway constraints.
<b>Conclusion</b>	
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.	



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land East of Winterley Lane, Wintery Lane Disused Limestone Mine.							
Ward	Rushall-Shelfield	Call for Site Ref	Green Belt Parcel 054					
Site Area (ha)	21.85							
Site Reference	SA-0247-WAL							
Background/Context								
Current uses (list)	Agriculture, horsiculture, landfill and a recent permission has been granted for natural burial. At the time of this assessment the natural burial permission had not been implemented.							
Surrounding land uses	To the North are residential uses, to the East employment uses to the South residential and agriculture and to the West horsiculture and residential uses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of Aldridge, Bloxwich and Walsall and preventing encroachment on the countryside.* The sub-parcel is contained to the north, west, and east by the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Daw End Branch, the river bounding the north and west of the sub-parcel, and the protected woodland to the southeast of the sub-parcel create a strong distinction between the inset settlement and land in the northern, western, and south eastern parts of the subparcel. Daw End Lane would form a clear boundary consistent with the existing inset edge to the east, and this together with the canal form a strong buffer that would protect the wider Green Belt to the south; but release of this area would damage the fragile remaining distinction between Aldridge and Rushall, which in	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				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	turn contributes to perceived separation between towns. * Part of this parcel, land at Winterley Lane, has planning permission for a natural burial ground, but this has not been implemented at the time of writing.							
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 Mod	Low		
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	The land was predominantly a former mine and is considered to be previously developed land.					X		
Topography	The land is not flat due to the previous mining and infilling uses. The topography itself is not a significant barrier to development but would need consideration.			X				
Agricultural Land Quality	Not agricultural land.					X		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are 26 trees with tree preservation order references as follows: AB 2/1960 T6, T7, T8, T9, T10, T11, T15, T16, T17, T18, T19, T20, T21, T22, T23, T24, T25, T26, T27, T28, T30, T31, T33, T34, T35, T36. Due to the date of the TPO and presence of other established trees a tree survey is required to determine which TPO trees remain and if there are any further trees which justify retention. Although the retention of all trees would reduce the developable area this would not be significant due to the size 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-			X				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 identified 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.		X	
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	X		
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.	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 - Employment	X Residential	
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 G W Skip Hire and a former hazardous 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 - Residential	X - Employment

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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			X
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)				
<b>Social</b>				
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	X		
Secondary School	The site is predominantly within 25 minutes public transport distance of a Secondary School		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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			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)	Nearby housing is a mix of mid 20c semi-detached and terraced, Victorian terraced and 1960s semi-detached.			
Connections to local cycle route networks	No connections to a 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.			X
Other Social				
Opportunities				
Remediate a former limestone works and landfill and provide highway upgrades.		X		
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, high historic landscape value are collectively significant constraints which are unlikely to be financed and resolved within the plan period.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Linley Farm South of 34 Bosty Lane.							
Ward	Rushall-Shelfield	Call for Site Ref	Green Belt Parcel 061					
Site Area (ha)	1.4							
Site Reference	SA-0252-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North are residential and across Bosty Lane agriculture uses. To the East and South is the railway and agricultural uses and to the West a leisure use.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 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 bounding the northeast of the sub-parcel 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 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	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						



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	potentially increase containment of land between 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 Mod	Low	
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment					Rating		
Environmental								
Greenfield/ Previously Developed Land	The parcel is greenfield.					X		
Topography	The site is generally flat but on higher ground than Bosty Lane by less than a metre.						X	
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 within the parcel, however there are significant established trees around the boundary of the parcel which may be worthy of retention and require assessment. The retention of some or all of the trees would not significantly reduce the developable area although to secure access some trees would need to be removed.						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 = 3 The site falls within a Nature Recovery Network Core Expansion Zone 2						X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 contributes to helping to define the distinct character areas of Rushall and Aldridge. The land here between those two areas is rural with significant tree planting along the boundaries and a rail line running through it. There would be a very limited local 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.		X	
Flood risk, drainage and ground water	Not in a flood zone 2 or 3. Scope for SUDS.			X
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		X	
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.	X		
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
Noise impact of adjoining uses	The adjacent football pitch would cause significant noise impact on any future residents of houses here. It is acknowledged that houses currently exist next to the football pitch however this has co-existed for many years and it is considered likely that future residents would 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.	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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 significant other issues.	X		
Delivery / Phasing	No known significant issues regarding delivery or phasing.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 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.		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 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.			X
Other Economic (specify)				
<b>Social</b>				
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	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 site is predominantly within 20 minutes public transport distance of an Employment Area			X
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 houses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
<b>Opportunities</b>				
Opportunity to determine suitability of previous limestone treatment for development.		X		
<b>Sustainability Appraisal</b>				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 6, 7, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Sustainability Appraisal Employment Conclusion	Assessment requested
<b>Conclusion</b>	
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.	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Stubbers Green Brook Valley								
Ward	Rushall-Shelfield		Call for Site Ref		Green Belt Parcel 37				
Site Area (ha)	10.84								
Site Reference	SA-0259-WAL								
Background/Context									
Current uses (list)	Previously used for mineral workings and then waste, no current lawful use which could be implemented.								
Surrounding land uses	To the North is a former quarry and current land fill site, to the East is a waste transfer station to the South a quarry and to the West a housing estate.								
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					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			N/A					0.59	
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 Green Belt - ENV1								
Green Belt and Landscape Sensitivity Assessment									
Criteria	Assessment		Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the separation of Aldridge and Brownhills, and Aldridge and 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 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.		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					
Landscape Sensitivity	The landscape is considered to have overall moderate sensitivity to residential and employment development. Whilst there are some criteria indicating a low-moderate sensitivity, this is counter balanced by the higher sensitivity of natural character, with semi-natural habitats and statutory sites extending across large parts of the area.		High	Mod High	Mod		Low Mod	Low	
					X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Rating		
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.			X
Agricultural Land Quality	Not agricultural land.			X
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.		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 = 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.			X
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.		X	
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.	X		
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.			X
Noise impact of adjoining uses	Adjoining, landfill, waste treatment and quarry uses would require significant mitigation for residential uses.	X - Res	X - Em	



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.	identia l	plo yment	
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 l	X-Em plo yment	
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.		X	
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 l	X-Em plo yment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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	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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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	No known infrastructure constraints.			X
Highways access and transportation	Access to this site could be possible from the eastern arm of the Spring Road/Stubbers Green Road roundabout, subject to permission from the owner of the private access road. Access to the east onto Boatmans Lane is constrained by the canal which would require a new bridge. This site is perhaps more suitable for commercial (B uses) rather than residential development. Dependant upon the quantum of development, a capacity assessment of the A461 Lichfield Road/Spring Road junction may be required as part of a Transport Assessment. Mitigation works may be required.	X		
Impact on the wider road network	Comments above indicate that there could be wider impacts to consider.		X	
Other Economic				
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 10 and 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 site is predominantly 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 15 minutes walking distance of a Fresh Food and Centre Area		X	
Any character constraints on density (list)	The nearby housing is not close enough to define any character here. In the wider area is a mix of Victorian terraces, mid 20c semi-detached and modern traditional styled detached houses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
To put back into use a former quarry/landfill site.		X		
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				
Sandown Quarry is a permitted minerals working site also subject to a call for sites submission, the site is considered suitable for employment uses which would have significant amenity issues in regards to residential amenity reducing the site area, this site is closer to housing than Sandown so an employment use would have more mitigation requirements. There is no access without additional land outside of the parcel. The site is seriously contaminated and the remediation required is unlikely to be viable in the plan period.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Corner of Stubbers Green Road and Access to Waste Transfer Station.							
Ward	Rushall-Shelfield	Call for Site Ref	Green Belt Parcel 39					
Site Area (ha)	0.64							
Site Reference	SA-0260-WAL							
Background/Context								
Current uses (list)	The parcel is covered by dense planting and provides visual amenity benefit but no use.							
Surrounding land uses	To the North is a former land fill, to the North East Waste Transfer to the East is a quarry to the South open space and to the West open space and residential properties.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					0.16	
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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the separation of Aldridge and Brownhills, and Aldridge and 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 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.	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					
Landscape Sensitivity	The landscape is considered to have overall moderate sensitivity to residential and employment development. Whilst there are some criteria indicating a low-moderate sensitivity, this is counter balanced by the higher sensitivity of natural character, with semi-natural	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	habitats and statutory sites extending across large parts of the area.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	Predominantly previously developed. The Northern part was the location of a former railway line.					X
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.					X
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 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.	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 = 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.	X				
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.	X				
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.	X				
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.			X		
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.					X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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 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 houses to the West.	X - Res identia l	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 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. 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 identia l	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.		X	
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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	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 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.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	Access to this site could be possible from the eastern arm of the Spring Road/Stubbers Green Road roundabout, subject to permission from the owner of the private access road. It is difficult to see how this site could be developed on its own and possibly should be part of the wider site GBP037.	X		
Impact on the wider road network	No concerns raised.			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 10 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 minutes walking distance of a Fresh Food and Centre Area			X
Any character constraints on density (list)	The nearby housing is not close enough to define any character here. In the wider area is a mix of Victorian terraces, mid 20c semi-detached and modern traditional styled detached houses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
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 shape of the parcel and lack of developable space within it is a gateway constraint to developing the parcels and there are other significant noise and visual amenity issues. In addition the site is within 250m of the access to a permitted minerals working site Sandown Quarry. The main effects of mineral extraction are noise, dust, vibration and quarry traffic which is a significant barrier to housing development. This site is also considered in site assessments as suitable for employment which would have similar amenity noise constraints.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land between Barns land and the Swag, Anchor Brook							
Ward	Rushall-Shelfield	Call for Site Ref	Green Belt Parcel 41					
Site Area (ha)	0.31							
Site Reference	SA-0262-WAL							
Background/Context								
Current uses (list)	The parcel is not designated as open space however it is a small parcel surrounded by open space and is seen and used in this context.							
Surrounding land uses	Open space							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details						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		N/A						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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the fragile separation of Aldridge and Brownhills, and Aldridge and 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.	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					
Landscape Sensitivity	The landscape is considered to have overall moderate sensitivity to residential and employment development. Whilst there are some criteria indicating a low-moderate sensitivity, this is counter balanced by the higher sensitivity of	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	natural character, with semi-natural habitats and statutory sites extending across large parts of the area.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is adjacent a former sewage works but was not part of this developed area and is considered greenfield.	X				
Topography	The topography is flat.					X
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 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.	X				
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	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	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.	X				
Flood risk, drainage and ground water	Not in a flood zone 2 or 3. Scope for SUDS.					X
Ground Contamination	The parcel is a historic landfill site with likely ground gas issues but would need testing.		X			
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.					X
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.	X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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 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.		X	
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.			X
Other Economic (specify)				
<b>Social</b>				
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 10 minutes walking distance of a Primary School			X
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	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The nearest housing to the North West and West are modern traditional designed detached houses			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	Not public open space but development would have a negative impact on the surrounding 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				
Opportunities				
Could be combined with CFS433 and GBP044 to achieve access		X		
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 without additional land, a gateway constraint. In addition any development here would be restricted due to established trees and ecology value which would also present significant barriers to development.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land between Burton Avenue and Deepwood Close, Fordbrook							
Ward	Rushall-Shelfield	Call for Site Ref	Green Belt Parcel 43					
Site Area (ha)	1.31							
Site Reference	SA-0263-WAL							
Background/Context								
Current uses (list)	Horsiculture							
Surrounding land uses	To the North is open space, to the East residential, to the South employment uses and residential to the West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		Fordbrook					0.85	
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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the separation of Aldridge and Bloxwich, and Aldridge and Brownhills, 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 northwest and east by the settlements of Pelsall and Shelfield, and to the south and southwest by the settlement edge of Aldridge, which forms part of the West Midlands conurbation. Release of the sub-parcel would effectively merge the inset settlement areas of Rushall/Aldridge, Shelfield, and Pelsall, increasing connectivity of the West Midlands conurbation and reducing the perceived separation between Aldridge and Bloxwich and between Aldridge and Brownhills. The strip of Green Belt land to the east of the wooded stream has a strong association with settlement at Shelfield, but is still important to settlement separation given the narrowness 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
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	gap; although that narrowness also limits the extent of existing separation and therefore the level of harm that could result from Green Belt release.							
Landscape Sensitivity	The landscape is considered to have overall moderate sensitivity to residential and employment development, as the majority of the criteria score moderate and no criteria override that judgement. Anomalies to the Overall Landscape Sensitivity Rating-Despite the prevalence of the urban influences on this landscape and its time-depth, it plays an important role in preventing coalescence between the adjacent settlements.	High	Mod High	Mod	Low Mod	Low		
				X				
<b>Detailed assessment against environmental, social and economic criteria</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Environmental</b>					<b>Rating</b>	
Greenfield/ Previously Developed Land	The parcel is greenfield.						X	
Topography	The parcel is generally flat with a brook running through the middle.							X
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 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 there would be significant impact on Ford Brook SLINC, the wildlife corridor for which enhance and or mitigation is not likely to be achievable. The presence of the brook is considered would significantly 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 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.							X
Impact on visual amenity of adjacent land users, including existing residents	The existing boundaries to houses to the East and West are defined by established planting and it is considered that with mitigation the local visual amenity for up to 12 houses could be protected. Wider impacts are minimal due to the							X



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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	X		
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.			X
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 - Employment		X - Residential
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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.		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 directly across this area, Footpath 56 Aldridge is located across the public open space to the north of this location, from Maple Drive		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Highways access and transportation	In terms of access this site is completely landlocked. The site is also split by the watercourse. Access will require third party land or come forward as part of the adjacent sites to the north. Burton Avenue is not suitable as a potential access due to its layout. The eastern part of the site could be a potential extension to the existing commercial site immediately to the south (Timber Yard)	X		
Impact on the wider road network	No concerns raised.			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 10 minutes walking distance of a Primary School			X
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 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)	To the West are pre-war traditional styled semi-detached houses, to the East modern detached bungalows and to the South are modern detached and semi-detached traditional houses on small plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Could be incorporated into call for sites 362, the open space to the North if considered suitable for release.		X		
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 lack of access is a gateway constraint. In addition the presence of established trees, the SLINC designation and extent of the flood risk area are all significant barriers which cannot be suitably mitigated for.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land South of Manor Farm Buildings							
Ward	Rushall-Shelfield	Call for Site Ref	Green Belt Parcel 59					
Site Area (ha)	1.56							
Site Reference	SA-0265-WAL							
Background/Context								
Current uses	Horsiculture							
Surrounding land uses	To the North are what appear to be derelict farm buildings and houses to the East is a public house and houses to the South and West is open space.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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	SAD Green Belt - ENV1							
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 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 bounding the northeast of the sub-parcel 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 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 potentially increase containment of land between Rushall and Aldridge (B97A).	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						
Landscape Sensitivity	The landscape is considered to have moderate-high overall sensitivity to	High	Mod High	Mod		Low Mod		Low

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.		X			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.		X			
Topography	The parcel slopes down from North East to South West. The change in land level is a constraint but not significant and not a barrier to developing the site.			X		
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. 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.			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. 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 = 5 The site falls within a Nature Recovery Network Core Habitat Zone			X		
Heritage Assets on site or significantly affecting boundaries	The North East corner of the site is recorded on the HER as part of a settlement: HER13060 - Settlement at Daw End shown on map of 1775 and on 1st edn OS (1886). By 1886 area dominated by limestone works. An Archaeology survey		X			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.	X		
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.		X	
Ground Contamination	Sites with previous agricultural uses require contamination surveys due to fertilizer use, sewage sludge presence of heavy metals.		X	
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.			X
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 - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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	There is a watercourse which would dictate the layout of development.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Footpath 29 Aldridge is present across land to the south of the Manor Community Centre, the Council has a claim for an unrecorded public right of way between Footpath 29 Aldridge and L			
Highways access and transportation	Access to this site is onto the unadopted section of Park Road. The Highway Authority would be looking for any development of this site to upgrade Park Road to adoptable standards, including improvements to the adopted section, if possible, in the form of new footway provision. The site is unsuitable for commercial development for access reasons. Fire Service access may present an issue due to the sole access along Park Road.	X-Em plo yme nt	X-Res ide ntia l	
Impact on the wider road network	No concerns raised.			X
Other Economic				
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	X		
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	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)	To the North are modern semi-detached and detached houses on small plots, to the East are traditional semi-detached houses on small plots.			
Connections to local cycle route networks	No connection to a local cycle network.	X		
Public Open Space	Not public open space but would have a visual impact on the adjacent public open space as considered above.		X	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
Very high green belt harm and landscape sensitivity combined with limestone issues, access restrictions and noise mitigation are all significant 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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land South of Lady Pool							
Ward	Rushall-Shelfield	Call for Site Ref		Green Belt Parcel 62				
Site Area (ha)	0.19							
Site Reference	SA-0267-WAL							
Background/Context								
Current uses	The parcel is considered to have a nil use.							
Surrounding land uses	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.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details						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		N/A						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	SAD Green Belt - ENV1							
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 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 bounding the northeast of the sub-parcel 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 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 potentially increase containment of land between Rushall and Aldridge (B97A).	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						
Landscape Sensitivity	The landscape is considered to have moderate-high overall sensitivity to	High	Mod High	Mod		Low Mod		Low

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.		X			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.					X
Topography	The parcel is flat but on higher ground than Lichfield Road between 0.5 and 1 m. This is considered a minor constraint.		X			
Agricultural Land Quality	Not agricultural land.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	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 likely that all or most of the trees should be retained, which would prohibit development 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. 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. 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.					X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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	X		
Ground Contamination	No known issues.			X
Ground stability	No record of ground stability issues here.			X
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.		X	
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.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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,	Footpaths 53 and 54 Willenhall adjoin the southern and eastern site boundaries.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	There appears to be an existing access at the northern end of this site onto A461 Lichfield Road (possibly served as access to historic dwellings). It is difficult to see how the Highway Authority could support bringing this access back into any intensified use due to its location on the main road other than for a very small number of dwellings and subject to suitable visibility being achieved. Not suitable for commercial development.	X-Commercial	X-Residential	
Impact on the wider road network	No concerns raised.			X
Other Economic				
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	X		
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	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 15 minutes walking distance of a Fresh Food and Centre Area		X	
Any character constraints on density (list)	The character of housing here is a mix of traditional ribbon development semi-detached and detached houses and modern maisonettes.			
Connections to local cycle route networks	There is a local cycle route less than 500m away which could serve development of this parcel and would provide safer cycle travel into Walsall Town Centre.			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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13			
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				
The site is high harm green belt and landscape sensitivity but in particular the land level difference and access restrictions are significant especially for employment uses being insurmountable due to visibility constraints.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land corner of Daw End and Winterley Lane							
Ward	Rushall-Shelfield	Call for Site Ref	Green Belt Parcel 57					
Site Area (ha)	0.09							
Site Reference	SA-0271-WAL							
Background/Context								
Current uses (list)	Highway verge							
Surrounding land uses	To the North are houses to the East a restaurant, houses to the South and to the West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 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 bounding the northeast of the sub-parcel 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 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 potentially increase containment of land between Rushall and Aldridge (B97A).	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						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 Mod	Low
			X			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield			X		
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	There are no protected trees. There are 6 established trees and hedges within the site which require assessment if some or all were retained there would be a significant impact on the developable area.			X		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Normally any loss of trees would require an ecological survey to determine what mitigation might be required, however in this instance the parcel is small and not connected to a larger area of trees so survey work would not be required in accordance with the Natural Environment SPD. 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 the Nature Recovery Network Urban Matrix Recovery Zone 1				X	



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	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 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.	X		
Flood risk, drainage and ground water	The parcel is not in a flood risk zone 2 or 3.			X
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.	X		
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 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 - Employment		X - Employment
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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	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.	X		
Impact on the wider road network	No concerns raised.			X
Other Economic				
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 within 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			X
GP/Health Centre/Walk in	The whole site is 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	X
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 of housing here is Victorian terraced.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
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.			
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 minimum levels of amenity.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land rear of houses on Barns Lane and Lichfield Road							
Ward	Rushall-Shelfield	Call for Site Ref	Green Belt Parcel 45					
Site Area (ha)	0.19							
Site Reference	SA-0280-WAL							
Background/Context								
Current uses (list)	No planning history - land appears to be used an occasional extension of private amenity space to existing rear gardens.							
Surrounding land uses	To the North horsiculture, housing adjoins all other boundaries.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the fragile separation of Aldridge and Brownhills, and Aldridge and 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.	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					
Landscape Sensitivity	The landscape is considered to have overall moderate sensitivity to residential and employment development. Whilst there are some criteria indicating a low-moderate sensitivity, this is counter balanced by the higher sensitivity of natural character, with semi-natural habitats and statutory sites extending across large parts of the area.	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment	Rating		
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.		X	
Agricultural Land Quality	Not agricultural land			X
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	<p>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.</p> <p>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.</p> <p>Predominant Ecological Valuation of the Black Country Green Belt Score = 3</p> <p>The site falls within 2 Nature Recovery Network Zones, Core Habitat Zone and Urban Matrix Recovery Zone 1</p>	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 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.			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.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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.		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.			X
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.			X
Other Economic (specify)				
<b>Social</b>				
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 10 minutes walking distance of a Primary School			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 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)	Housing here is predominantly traditional semi-detached houses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12 and positive impact for SA Objectives 10, 13, 14			
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				
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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Site Address</b>	Land South of Atlas Quarry and Brickworks							
<b>Ward</b>	Rushall-Shelfield	<b>Call for Site Ref</b>	Green Belt Parcel 49					
<b>Site Area (ha)</b>	0.08							
<b>Site Reference</b>	SA-0282-WAL							
<b>Background/Context</b>								
Current uses (list)	Planning history indicates it may be part of the quarry but was not being used at the time of the visit.							
Surrounding land uses	To the North is the quarry with employment uses elsewhere around the parcel.							
<b>Constraints</b>								
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>					<b>Amount covered (ha's)</b>		
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					0		
Common Land	N/A					0		
Existing Policy Designations (list)	SAD Green Belt - ENV1							
<b>Green Belt and Landscape Sensitivity Assessment</b>								
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>						
Green Belt Harm	The sub-parcel makes a moderate contribution to preventing the sprawl of the West Midlands conurbation and maintaining the separation of Aldridge and Brownhills. The sub-parcel is contained to the west, south, and east by the settlement edge of Aldridge, which forms part of the West Midlands conurbation. The extent of containment by urban edges, location in a wider part of the gap between Shelfield and Aldridge, and presence of constrained land to the north limit potential harm to the adjacent Green Belt.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
						X		
Landscape Sensitivity	The landscape is considered to have overall moderate sensitivity to residential and employment development. Whilst there are some criteria indicating a low-moderate sensitivity, this is counter balanced by the higher sensitivity of natural character, with semi-natural habitats and statutory sites extending across large parts of the area.	High	Mod High	Mod		Low Mod		Low
				X				
<b>Detailed assessment against environmental, social and economic criteria</b>								
<b>Criteria</b>	<b>Assessment</b>					<b>Rating</b>		
<b>Environmental</b>								

# C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Greenfield/ Previously Developed Land	Evidence of some previous development, ancillary fences and structures in connection with the Quarry.			X
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 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.	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. 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.		X	
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.			X
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.			X
Ground Contamination	No contaminated land records would require investigation due to adjacent industrial uses.		X	
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.			X
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 l	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 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 l	X- Em plo yme nt	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.			
Mineral Infrastructure and Brickworks	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 residential or employment uses.		X	
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-Residential	X-Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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 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)	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 Department		X	
Highways access and transportation	Access to this site is via an adopted stub of Dumblederry Lane. Commercial uses only.	X-Residential		X-Employment
Impact on the wider road network	No significant issues.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	X		
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	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 more than 15 minutes walking distance of a Fresh Food 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 connection to a 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.			X
Other Social				
Opportunities				
Although a small parcel if incorporated into the existing adjacent uses this could prevent anti-social behaviour.				X
Sustainability Appraisal				
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				
Not suitable for residential uses due to the adjoining employment and quarry uses, mitigation to ensure highway safety and to protect noise amenity cannot be achieved for such uses. Employment use raise little if any concern. Does not meet the threshold for allocation in the Black Country Plan.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land lying to the west of Pelsall Lane, Rushall, Walsall - Land Rear of 139 to 183 Pelsall Lane							
Ward	Rushall-Shelfield	Call for Site Ref	Green Belt Parcel 116					
Site Area (ha)	5.483							
Site Reference	SA-0306-WAL							
Background/Context								
Current uses (list)	Open Space (former allotment)							
Surrounding land uses	To the North and East is housing to the South horsiculture and to the West is a railway walk with open space and housing beyond.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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							
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 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.	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					
Landscape Sensitivity	The landscape within the Goscote Valley is considered to have a moderate-high overall sensitivity to residential development. Although the rural character of the area is impacted by its close proximity to the surrounding conurbation and existing development	High	Mod High	Mod		Low Mod		Low
			X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ 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			
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		X			
Agricultural Land Quality	Not agricultural land, no post 1988 classification assessment.		X			
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are established trees within the parcel which may also be worthy of retention and would reduce the developable area but would not be a barrier to development.		X			
Biodiversity or Geodiversity 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		X			
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.				X	
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 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.				X	
Flood risk, drainage and ground water	Not in a flood risk zone 2 or 3.				X	
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		X			
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.		X			
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.		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.				X	
Waste Infrastructure	No waste infrastructure constraints				X	



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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.		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.	X		
Impact on the wider road network	No wider concerns raised.			X
Other Economic (specify)				
<b>Social</b>				
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		X	
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 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	X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 of nearby housing is predominantly traditional semi-detached housing			
Connections to local cycle route networks	Cycle route network CR001 runs alongside the parcel allowing access to Pelsall and Walsall.			X
Public Open Space	The site is open space OS6055 described as informal open space but was not accessible at the time of the site visit. The site falls within area one of the open space study which is an area which does not lack open space provision.		X	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
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				
The site is scored as high Green Belt and landscape harm. The existing access is not wide enough, land ownerships are not single and there are no willing landowners submitting their sites for assessment. In addition the site is open space, which provides some visual amenity value but which is in an area which has sufficient open space provision, however justification and or mitigation would also represent significant issues.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Highfields South Landfill Site							
Ward	Rushall-Shelfield	Call for Site Ref	10551					
Site Area (ha)	14.51							
Site Reference	SA-0307-WAL							
Background/Context								
Current uses (list)	Landfill Waste							
Surrounding land uses	To the North is Walsall Road an beyond fields used for horsiculture, to the East a former quarry, to the South an infilled former quarry and to the West residential.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		Centre of site.					0.7	
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 Green Belt ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The sub-parcel makes a strong contribution to maintaining the separation of Aldridge and Brownhills, and Aldridge and 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 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.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X					
Landscape Sensitivity	The landscape is considered to have overall moderate sensitivity to residential and employment development. Whilst there are some criteria indicating a low-moderate sensitivity, this is counter balanced by the higher sensitivity of natural character. with semi-natural	High	Mod High	Mod		Low Mod	Low	
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	habitats and statutory sites extending across large parts of the area.					
Detailed assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	Previously Developed					X
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.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are TPO trees around the perimeter of the site: Group order: 15/1994 and 22/1995. These trees could be retained and the site developed without a significant impact on the developable area.				X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an ecological assessment. 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 recorded heritage assets here.					X
Impact on visual amenity of adjacent land users, including existing residents	The site sits within a dip and so there would be no wider impacts of development. The current situation is that there is a large mound of waste material and any development or restoration of the site would be a visual benefit to the amenities of the area.					X
Flood risk, drainage and ground water	Approximately 0.7 of the centre of the site is a flood zone 3 and there are nearby flood zone 3 areas to the North and South which development will need to ensure does not increase flood risk. Most of the site is not in a flood risk zone. There is a wate				X	
Ground Contamination	Operational landfill gas and leachate systems currently 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 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).			X		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 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 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.	X		
Air Quality impact of adjoining uses	Lichfield Road, adjacent the site to the North is in 2015 nitrogen dioxide areas of exceedance. Eastern edge up to motorway in part but predominately 20m+ away from. The data is due to be updated to 2018 levels. Mitigation possible through air filtration.	X		
Noise impact of adjoining uses	There is some distance to nearby employment uses which combined with noise mitigation ensures this is not a barrier to development.		X	
Mineral Extraction and Mineral Resource Areas	Currently operational landfill site with planning permission to tip until 2035. 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	X-Res ide ntia l	X-Em plo yme nt	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.		X	
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-Residential	X-Employment
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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	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 Sheffield 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	



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	The existing access onto Boatmans Lane could potentially be used as a pedestrian/cycle route and emergency access if required. Access to the canal towpath may be desirable. Residential or commercial uses would be appropriate.			
Impact on the wider road network	No wider issues raised.			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 within 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		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	X
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)	Adjacent housing detached bungalow and houses to the West are modern terraced.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	Not public open space. The submission comes with details of restoration which could create an area of 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				
Opportunities				
Opportunity to reclaim land used for a former tip, to restore the site and enhance local amenity.				X
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				
<p>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.</p> <p>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.</p>				

## St. Matthews

Site Address	Land at Stencils Farm, Aldridge Road (A454), Walsall, WS4 2JW							
Ward	St. Matthews	Call for Site Ref	10125					
Site Area (ha)	37.21							
Site Reference	SA-0019-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	Housing to the West, leisure to the South, Employment to the East and agriculture to the North.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green belt SINC Park Lime Pits SLINC Stencil's Farm Hedges							
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 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 bounding the northeast of the sub-parcel 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 expansion up to it from either north or south would weaken the fragile	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						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	settlement gap. Development to the east of the Rushall Canal would also potentially increase containment of land between Rushall and Aldridge (B97A).							
Landscape Sensitivity	<p>A landscape appraisal has been submitted which concludes that "a comprehensive Green Infrastructure framework" as report suggests "could ultimately result in significant long term beneficial effects". It also concludes that "there would be no justifiable and defensible reasons to refuse planning permission for proposed development on landscape or visual grounds". The Black Country Authorities has commissioned a landscape sensitivity assessment which makes the following considerations:</p> <p>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 existing 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.</p> <p>It is considered that the main difference between the two assessments is the weight given to its existing agricultural character and is potential visual harm. It is considered that insufficient weight in the submitted fpcr report is given to the existing agricultural character of this site, its visual impact on users of surrounding buildings, public highways/ footpaths and towpaths. Furthermore the topography is such that any development of North of the site would be seen from houses and the public realm of Bosty Lane, having a significant visual impact. For this reason the landscape sensitivity rating is based on the conclusions of the LUC report commission by the Local Authority.</p>	High	Mod High	Mod	Low Mod	Low		
			X					
<b>Detailed assessment against environmental, social and economic criteria</b>								
<b>Criteria</b>	<b>Assessment</b>					<b>Rating</b>		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Environmental</b>				
Greenfield/ Previously Developed Land	Predominantly greenfield land, some buildings exist ancillary to the agricultural use but not significant.	X		
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.		X	
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.			X
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.			X
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.			X
Air Quality impact of adjoining uses	Not in 2015 Air Quality zone. Pollution Control. No adjacent uses which would raise concern.			X
Noise impact of adjoining uses	Aldridge Road is a district distributor 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 l	
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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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, unwilling land owner, character constraints.	X		
Delivery / Phasing	The site is in single ownership and is deliverable.			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 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.		X	
Impact on the wider road network	Impact assessment of highway capacity required.		X	
Other Economic (specify)				
<b>Social</b>				
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	X		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	X		
Strategic Centre/Employment Area	The site is predominantly within 20 minutes public transport distance of an Employment Area			X
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 traditional pre-war style semi-detached and detached houses.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
Potential to join submission 118 (SA-0018-WAL) for a larger development.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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 and 13			
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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land at Stencil's Farm, Aldridge Road, Walsall, WS4 2JW							
Ward	St. Matthews	Call for Site Ref	10290					
Site Area (ha)	37.21							
Site Reference	SA-0066-WAL							
Background/Context								
Current uses (list)	Agriculture.							
Surrounding land uses	Housing to the West, leisure to the South, Employment to the East and agriculture to the North.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green belt SINC Park Lime Pits SLINC Stencil's Farm Hedges							
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 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 bounding the northeast of the sub-parcel 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	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						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 potentially increase containment of land between 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 Mod	Low		
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	Predominantly greenfield land, some buildings exist ancillary to the agricultural use but not significant.	X						
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.		X					
Biodiversity or Geodiversity 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. A preliminary Ecological Assessment has been undertaken and described in the submitted information that the arable field have little ecology value, further survey work is required to determine the presence of reptiles. 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		X					

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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			
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	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.			X
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.			X
Air Quality impact of adjoining uses	Not in 2015 Air Quality zone. Pollution Control. No adjacent uses which would raise concern.			X
Noise impact of adjoining uses	Aldridge Road is a district distributor 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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Delivery / Phasing	Site is in single ownership and the promoter considered the site deliverable.			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)	Right of way WAL59 runs across the centre of the site.		X	
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.		X	
Impact on the wider road network	Impact assessment of highway capacity required.	X		
Other Economic (specify)				
<b>Social</b>				
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	X		
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	X		
Strategic Centre/Employment Area	The site is predominantly within 20 minutes public transport distance of an Employment Area			X
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 traditional pre-war style semi-detached and detached houses.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
<b>Opportunities</b>				
Potential to join submission 118 (SA-0018-WAL) for a larger development.		X		
<b>Sustainability Appraisal</b>				
Sustainability Appraisal Housing Conclusion	The site 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			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

Sustainability Appraisal Employment Conclusion	Assessment requested
<b>Conclusion</b>	
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.	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Aldridge Road, Walsall - Land at Aldridge Road							
Ward	St. Matthews	Call for Site Ref	10326 - East					
Site Area (ha)	6.33							
Site Reference	SA-0189-WAL							
Background/Context								
Current uses (list)	Agriculture, residential and golf driving range.							
Surrounding land uses	Agriculture to the North, residential to the West, Golf Course and park to the South, public house and Golf Course to the East.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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, Aldridge and Streetly (adjoining Sutton Coldfield) and preventing encroachment on the countryside. However release of land on the urban fringes of the sub-parcel that have less significant boundaries between settlement and countryside would result in slightly less harm than release of the core area between towns.	Very High Harm	High Harm	Mod High Harm	Mod Harm	Low Mod Harm	Low Harm	Very Low Harm
			X					
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 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.	High	Mod High	Mod		Low Mod		Low
			X					



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is predominantly greenfield with some development in association with existing residential properties and the golf club.	X				
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 existing flooding issues at the arboretum discussed elsewhere in this assessment.		X			
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		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 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.	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.		X			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
Noise impact of adjoining uses	Aldridge Road is a district distributor 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 - Residential		X - Employment
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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. 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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

culverts, rights of way)				
Highways access and transportation	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.			X
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.		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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Nearby housing estate of 1960s styled detached houses and further North West more traditional detached and semi-detached inter-war houses.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	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.			X
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
Aldridge Road improvements could be achieved in conjunction with Stencils Farm site to the North for a more comprehensive scheme.		X		
Sustainability Appraisal				
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				
The site if developed would be out of character with its current setting amongst predominantly leisure uses and could provide justification for further development in an area which provides transition from the urban to semi-rural. In addition residential uses are incompatible with the surrounding leisure uses which would likely be restricted and unviable if this site was developed. The submission indicates no access from Aldridge Road which is a gateway constraint.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land North West of Park Pits, Rushall Hall Farm							
Ward	St. Matthews	Call for Site Ref	Green Belt Parcel 64					
Site Area (ha)	1.92							
Site Reference	SA-0268-WAL							
Background/Context								
Current uses (list)	Agriculture							
Surrounding land uses	To the North is a railway with open space beyond, to the East is an agriculture use and to the South and West are horsicultural uses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 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 bounding the northeast of the sub-parcel 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 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	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						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	potentially increase containment of land between 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. Anomalies to the Overall Landscape Sensitivity Rating: The Old Rushall Conservation Area, which contains a concentration of designated heritage assets and valued landscape features, is of high sensitivity to residential or employment development.	High	Mod High	Mod		Low Mod	Low	
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment					Rating		
Environmental								
Greenfield/ Previously Developed Land	The parcel is greenfield.					X		
Topography	The land rise up from West to East, the grade is not significant and can be mitigated for.						X	
Agricultural Land Quality	No records available.					X		
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 boundary which require assessment if some or all were retained there would not be a significant impact on 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. 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,						X	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 under-developed 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.	X		
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.	X		
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.			X
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.	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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			X



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 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.	X		
Impact on the wider road network	No concerns raised			X
Other Economic (specify)				
<b>Social</b>				
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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	There are no adjacent houses, the nearest are traditionally styled detached, semi-detached, modern bungalows and Victorian terraced houses.			
Connections to local cycle route networks	No connection to a local cycle route.	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.			X
Other Social				
<b>Opportunities</b>				
No specific opportunities identified.			X	
<b>Sustainability Appraisal</b>				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Sustainability Appraisal Housing Conclusion	SA not required due to gateway constraints.
Sustainability Appraisal Employment Conclusion	SA not required due to gateway constraints.
<b>Conclusion</b>	
The parcel is mainly on untreated limestone, it is high harm green belt and landscape sensitivity and there is no access without acquiring additional land which itself may have gateway constraints.	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land North of Harpur Close, Rushall Hall Farm							
Ward	St. Matthews	Call for Site Ref	Green Belt Parcel 67					
Site Area (ha)	4.42							
Site Reference	SA-0269-WAL							
Background/Context								
Current uses (list)	Horisculture							
Surrounding land uses	To the North is the railway with trees (nil use) beyond, to the East Horsiculture and the Church grounds, to the South residential and to the West is Lichfield Road with horsiculture beyond.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		Watercourse which runs adjacent Northern boundary					0.13	
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 Green Belt - ENV1							
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 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 bounding the northeast of the sub-parcel 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 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	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						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	potentially increase containment of land between 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. Anomalies to the Overall Landscape Sensitivity Rating: The Old Rushall Conservation Area, which contains a concentration of designated heritage assets and valued landscape features, is of high sensitivity to residential or employment development.	High	Mod High	Mod		Low Mod	Low	
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	The parcel is greenfield.		X					
Topography	The land slopes down from East to West, the rate of decline is not significant and would not be a barrier to development.			X				
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. 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			
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-				X			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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			
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 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 is also on higher ground than Lichfield Road so development could be prominent from the highway.	X		
Flood risk, drainage and ground water	0.13 of the Eastern half of the Northern boundary is covered 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.		X	
Ground Contamination	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.		X	
Ground stability	No record of ground stability issues here.			X
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.		X	
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.	X - Employment	X - Residential	
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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)	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 road network	No concerns raised			X
Other Economic (specify)				
<b>Social</b>				
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	X		
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	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		X	
Any character constraints on density (list)	The nearest houses to the South are 1960's style modern bungalows.			
Connections to local cycle route networks	There is a local cycle route less than 600m away which could serve development of this parcel and would provide safer cycle travel into Walsall Town Centre.			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.			X
Other Social				
<b>Opportunities</b>				
No specific opportunities identified.			X	
<b>Sustainability Appraisal</b>				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 5, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 10, 13			



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Sustainability Appraisal Employment Conclusion	Assessment requested
<b>Conclusion</b>	
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.	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land Rear of Rushall Hall, Stencils Farm							
Ward	St. Matthews	Call for Site Ref	Green Belt Parcel 71					
Site Area (ha)	2.02							
Site Reference	SA-0270-WAL							
Background/Context								
Current uses (list)	There are two uses approximately 50% of the parcel is used for horsiculture and the other 50% agriculture.							
Surrounding land uses	To the North are horsiculture uses, to the East agriculture, residential to the South and storage and residential uses to the West.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Development in Conservation Areas - EN5 SAD Green Belt - ENV1							
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 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 bounding the northeast of the sub-parcel 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 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	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						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	potentially increase containment of land between 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. Anomalies to the Overall Landscape Sensitivity Rating: The Old Rushall Conservation Area, which contains a concentration of designated heritage assets and valued landscape features, is of high sensitivity to residential or employment development.	High	Mod High	Mod		Low Mod	Low	
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
Greenfield/ Previously Developed Land	The parcel is greenfield.	X						
Topography	The land slopes down from West to East, the rate of decline is not significant and would not be a barrier to development.		X					
Agricultural Land Quality	No information.	X						
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 boundary which require assessment if some or all were retained there would not be a significant impact on 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-		X					

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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	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 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 having significant wider impacts. There would also be an impact on the setting of the adjacent grade 2 listed building.	X		
Flood risk, drainage and ground water	The parcel is not in a flood risk zone 2 or 3.			X
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.			X
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 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
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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)	Footpath 55 Walsall runs alongside the sites northern boundary providing access to Park Lime Pitts Local Nature reserve from Leigh Road and King George Crescent. There may therefore be public rights of way requirements for proposed development at this loc		X	
Highways access and transportation	Access to this site appears to be along an unadopted farm track via Rushall Hall Farm. The site is therefore unsuitable for development unless an access resolution can be sought. It is unlikely access could be achieved onto the A461 Lichfield Road due to the proximity to Navies Bridge. There is the potential to connect onto Rushall Manor Close for a limited number of residential units. The site is unsuitable for commercial development.	X		
Impact on the wider road network	Wider issues may include where a potential access could be achieved.	X		
Other Economic				
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	X		
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	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		X	
Any character constraints on density (list)	Houses to the South are characterised by traditional detached and semi-detached designs, some modern detached houses and bungalows.			
Connections to local cycle route networks	No connection to a local cycle route.	X		
Public Open Space	Not public open space but would have a visual impact on the adjacent public open space as considered above.		X	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
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				
High greenbelt and landscape sensitivity harm combined with significant constraints for density and design due to the conservation area and nearby listed buildings, no access to the site can currently be achieved which is a gateway constraint.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land Adj to, 22 Burton Farm Road, Walsall							
Ward	St. Matthews	Call for Site Ref	Green Belt Parcel 76					
Site Area (ha)	0.16							
Site Reference	SA-0285-WAL							
Background/Context								
Current uses (list)	An enforcement notice from 1999 confirms that the land is not domestic curtilage. The land is likely to be former agricultural but could now be considered a nil use.							
Surrounding land uses	To the North East and West are agricultural uses to the South are residential uses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 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 bounding the northeast of the sub-parcel 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 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	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						



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	potentially increase containment of land between 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 Mod	Low		
			X					
Detailed assessment against environmental, social and economic criteria								
Criteria	Assessment	Rating						
Environmental								
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.						X	
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 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. In addition there is Park Lime Pit SLINC which covers half of the parcel, mitigation would likely be required and 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 = 5					X		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
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.	X		
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 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.			X
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 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.			X
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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 /	There are no known infrastructure constraints here.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	Mellish Drive is private and to secure access from the parcel to Burton Farm Road would require an agreement for access from up to 3 shared owners. Alternatively could be combined with adjacent CFS125.	X		
Impact on the wider road network	No wider concerns.			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	X		
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	X		
Strategic Centre/Employment Area	The site is predominantly 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	X		
Any character constraints on density (list)	The nearest houses are modern 1960's detached bungalows and 1960s styled detached houses.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	Although the parcel is not public open space development of the parcel would have significant visual impact on links to open space as considered above.		X	
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
Could be combined with CFS125 to achieve suitable access.	X			
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				
Highest greenbelt harm and landscape sensitivity, in addition it would have significant local and wider visual amenity impacts and there is no access without additional third party land which is already in use. Does not meet the threshold for allocation in the Black Country Plan.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land East of Longwood Cottage, Calderfields.							
Ward	St. Matthews	Call for Site Ref	Green Belt Parcel 85					
Site Area (ha)	11.83							
Site Reference	SA-0288-WAL							
Background/Context								
Current uses (list)	Horsiculture							
Surrounding land uses	To the North is Aldridge Road and agriculture beyond to the East and to the South is the golf course and to the West is caravan storage and a construction training centre which does not have planning permission.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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, Aldridge, and Streetly (adjoining Sutton Coldfield), and preventing encroachment on the Walsall Arboretum, with its well-defined boundaries, or eastwards into the 'core' of the gap between Walsall and Aldridge. This would significantly weaken the integrity of the Green Belt in terms of separation of towns, and would increase containment of Green Belt land to the north.	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						
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 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	High	Mod High	Mod		Low Mod		Low
			X					

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 assessment against environmental, social and economic criteria						
Criteria	Assessment	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.		X			
Topography	The land declines to the South across the parcel but would not be a significant barrier to developing the parcel.					X
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 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. 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			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 odds with its surrounding and would have a significant local impact on visual amenity.	X-Residential	X-Employment	
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.			X
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.			X
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-Residential	X-Employment
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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.			X



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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	There are no known infrastructure constraints here.			X
Highways access and transportation	Subject to design, a suitable access onto Aldridge Road should be achievable. Residential or commercial uses could be feasible. The site will need to demonstrate compliance with national and local policies in terms of sustainability and accessibility.		X	
Impact on the wider road network	No significant concerns.			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	X		
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	There are no houses here which define any local character. The nearest to the West are traditional detached and semi-detached houses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Could combine with CFS326 which could form a more comprehensive scheme which is better able to mitigate some of the constraints.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site 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			
Sustainability Appraisal 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				
Highest green belt and landscape harm, potential to overcome some or all of these especially if combined with adjacent sites to form a more comprehensive scheme however both have significant visual amenity harm due to the existing semi-rural character and so this site is not suitable for allocation.				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

### Streetly

Site Address	Opposite Lindens Primary School, Aldridge Road, Walsall - Land off Aldridge Road.							
Ward	Streetly		Call for Site Ref	10185				
Site Area (ha)	7.19							
Site Reference	SA-0043-WAL							
Background/Context								
Current uses (list)	Agricultural use.							
Surrounding land uses	To the East are houses and a primary school, to the South a building suppliers and to the North and West is a farm.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details				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		N/A				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 sprawl of the West Midlands conurbation, 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.	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						

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Landscape Sensitivity	<p>This is a largely open and visually prominent area, culminating in a 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.</p> <p>*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.</p>	High	Mod High	Mod	Low Mod	Low
		X - Employment	X - Residential*			
<b>Detailed assessment against environmental, social and economic criteria</b>						
<b>Criteria</b>	<b>Assessment</b>	<b>Environmental</b>			<b>Rating</b>	
Greenfield/ Previously Developed Land	The site is greenfield.					X
Topography	The site is predominantly flat.					X
Agricultural Land Quality	3a				X	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	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	
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				X	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			X
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.	X		
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
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.			X
Ground stability	No evidence of ground stability issues.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			X
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 - Employment		X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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,	Minworth WsTW has capacity for 96,717 houses. There is significant headroom based on current quality performance			X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

water, sewage treatment	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)	No evidence of infrastructure constraints.			X
Highways access and transportation	Access onto Aldridge Road, could be local issues and conflict with the adjacent school.		X	
Impact on the wider road network	No significant wider impacts.			X
Other Economic				
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		X	
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	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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	The houses opposite are a mix of terraced, detached and semi-detached houses.			
Connections to local cycle route networks	No connection 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.			X
Other Social				
Opportunities				
If the adjoining site SA-0017-WAL can be supported for development then this site should also be included.				X
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	Same as SA-0017-WAL			
Sustainability Appraisal Employment Conclusion	Same as SA-0017-WAL			
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				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	118 and land to rear of 118 Little Hardwick Road, Streetly, WS9 0AF							
Ward	Streetly	Call for Site Ref	10222					
Site Area (ha)	0.66							
Site Reference	SA-0053-WAL							
Background/Context								
Current uses (list)	The land is predominantly the rear gardens to numbers 108, 110, 112, 114, 118 and 120. A final 20 metre deep strip, the furthest section away from these houses is likely a nil use and has dense tree planting.							
Surrounding land uses	To the North are a row of traditional styled semi-detached houses and a detached bungalow with Little Hardwick Road beyond to the West is ground used for horsiculture, to the South is Public Open Space and to the East is a modern housing development.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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)	Walsall SAD ENV1 Green Belt							
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 subparcel is contained to the northwest and southeast by the settlement edges of Aldridge and Streetly, both forming part of the West Midlands conurbation. Any expansion would weaken this narrow settlement gap, which is already compromised by washed-over development along Longwood Road.	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						
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.	High	Mod High	Mod		Low Mod		Low
				X				
Detailed assessment against environmental, social and economic criteria								

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Criteria	Assessment	Rating		
Environmental				
Greenfield/ Previously Developed Land	There is very limited physical development on site, lightweight prefabricated buildings for domestic purposes. Predominantly greenfield site.	X		
Topography	The site is predominantly flat with little change in level across the site or in relation to the adjoining sites.			X
Agricultural Land Quality	Not agricultural land.			X
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.	X		
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 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	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.			X
Flood risk, drainage and ground water	Not in a High Risk flood zone. Scope for SUDS.			X
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.		X	
Ground stability	There are no records of previous mining activity and ground stability issues.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015			X
Noise impact of adjoining uses	The adjoining uses are not considered to raise any significant concerns which would be a barrier to development.			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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 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	<p>The submission advises that the site has access to mains water supply, mains sewage, electricity and broadband internet.</p> <p>Broadband ultrafast speeds are available in this area.</p> <p>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 constraints preventing expansion.</p> <p>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.</p>		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	No significant issues			X
Impact on the wider road network	No significant issues			X
Other Economic (specify)				
<b>Social</b>				
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	X		
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		

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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 more than 15 minutes walking distance of a Fresh Food and Centre Area	X		
Any character constraints on density (list)	Mix of detached and semi-detached two storey housing adjoin the site.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	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.			X
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
The Public Open Space to the South could provide an opportunity for a more comprehensive site.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12, 14 and positive impact for SA Objectives 10, 13			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
Significant tree planting exists and retention of ecological features would significantly reduce the developable area as remaining trees could have an impact on future occupiers. Employment uses would be out of character and would have amenity issues in relation to adjoining residential uses.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Rear of Pacific Nursery, Chester Road.							
Ward	Streetly	Call for Site Ref	10390					
Site Area (ha)	0.8							
Site Reference	SA-0136-WAL							
Background/Context								
Current uses (list)	No use							
Surrounding land uses	To the North and East is agriculture, to the South residential and to the West is a garden centre.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt Harm	The Green Belt study does not assess this submission site however the land is identified as potentially very high harm if released. The following comments in relation to the submission site to the North 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 A452 Chester Road forms a clear boundary that would contain release of the area to the east without having too great an impact on the settlement gap, and the railway line with associated tree cover that forms its boundary to the east would limit impact on the countryside beyond.	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				
Landscape 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 field patterns, the combination of open	High	Mod High	Mod		Low Mod	Low	
				X				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 assessment against environmental, social and economic criteria						
Criteria		Assessment			Rating	
Environmental						
Greenfield/ Previously Developed Land	The site was a previous sewage works and was previously developed.					X
Topography	The site is flat.					X
Agricultural Land Quality	Not agricultural land.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	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 order which merit retention. The retention of some or all of the trees could have a significant impact on the site capacity for development.	X				
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.					X
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



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		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.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide Area of Exceedance Zone 2015.			X
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.		X	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 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.			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	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 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 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.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Highways access and transportation	No access to a road, the submission would need to rely on additional land to obtain any access to a highway.	X		
Impact on the wider road network	No significant impact.			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	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 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	X		
Any character constraints on density (list)	Adjacent housing is traditional semi-detached.			
Connections to local cycle route networks	No connection to Local Cycle Route Network.	X		
Public Open Space	Would not result in the loss of 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				
Opportunities				
The only opportunity would be to combine with the adjacent call for sites submission to the North.			X	
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 site has no vehicular access and to develop it would rely on additional land. In addition Ecological and Tree survey work are required to determine the developable areas. The only obvious opportunity would be to combine this site with an adjacent call for site submission area. The topography and context of the site means that any development would have significant visual amenity harm locally and in a wider context.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Hingleys Covert, Hardwick Wood and Land West of Sutton Park Railway							
Ward	Streetly		Call for Site Ref		Green Belt Parcel 074			
Site Area (ha)	7.3							
Site Reference	SA-0221-WAL							
Background/Context								
Current uses (list)	Used for public amenity, no planning history or previous allocation.							
Surrounding land uses	To the North is agriculture, adjacent to the East is the railway and beyond are agricultural and residential uses, to the South residential and to the West a garden centre and residential uses.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		Hingleys Covert					1	
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 Green Belt - ENV1							
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 A452 Chester Road forms a clear boundary that would contain release of the area to the east without having too great an impact on the settlement gap, and the railway line with associated tree cover that forms its boundary to the east would limit impact on the countryside beyond.	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				
Landscape 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 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	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment				Rating	
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield, predominantly covered in trees.	X				
Topography	The site is predominantly flat with a slight rise to the South West.					X
Agricultural Land Quality	Not agricultural land.					X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are the following protected trees under group preservation orders, referenced as follows: 11/1990 W1, A1, 9/1986 W1, W2, W3, G1. There are more established trees which may be worthy of protection not currently protected and some of those which are protected no longer exist so an up to date tree survey is required for this parcel. The retention of all or many established and protected trees would significantly reduce 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 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.	X				
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.			X		

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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		X	
Ground Contamination	There are no records of ground contamination issues here.			X
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.			X
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 - Employment	X - Residential	
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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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	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 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)	Public right of way, reference number ALD39 runs from North East to South West across the centre of the site.		X	
Highways access and transportation	Thistledown Close has access to the wood, potential access could be achieved from this estate.		X	
Impact on the wider road network	No significant wider issues identified.		X	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

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	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 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 housing is defined by detached traditional style houses on modest plots with a mix, further away of traditional semi-detached and moderns 1960's detached houses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Opportunity to combine with adjoining call for site submission.		X		
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.			
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				
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.				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Land West of Aldridge Road								
Ward	Streetly		Call for Site Ref		Green Belt Parcel 103				
Site Area (ha)	36.42								
Site Reference	SA-0231-WAL								
Background/Context									
Current uses	Horsiculture, agriculture and residential.								
Surrounding land uses	To the North and East is residential, to the South agriculture and to the West is agriculture.								
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					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			N/A					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	SAD Green Belt - ENV1								
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, 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 the Green Belt.		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						
Landscape Sensitivity	This is a largely open and visually prominent area, culminating in a prominent and generally undeveloped skyline feature along the Barr Beacon ridge, which forms a scenic backdrop to		High	Mod High	Mod		Low Mod		Low
			X-Empl oyment	X-Reside ntial					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	<p>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.</p> <p>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 opportunities and wide-ranging panoramic views.</p>					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is predominantly greenfield with some farmbuilding in the centre of the site.	X				
Topography	The ground slope is moderate to significant rising up from East to West forming one side of Barr Beacon meeting parcel 106. Not a barrier to development but a significant constraint.	X				
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, the few trees and hedges following the parcel boundary and field boundary and may include examples worthy of protected and requires assessment. If some or all of the tree warrant retention or mitigation there would be little impact on the capacity of the parcel for development.			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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.		X	
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 - Employment	X - Residential	
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 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	No evidence of ground stability issues here.			X
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 - Employment	X - Residential	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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	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.		X	
Highways access and transportation	Bridle Lane junction and footpaths would require upgrades. Aldridge Road would require footpaths on the Western side.		X	
Impact on the wider road network	No significant wider issues identified.		X	
Other Economic				
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	X		
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 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 character of housing on this side of Aldridge Road is traditional detached on generous sized plots, on the adjacent side are modern 1960s styled detached and semi-detached houses on modest sized plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 8, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
Sustainability Appraisal 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				
Although development on this lower parcel has less visual amenity impact than the higher Western portion its prominence and impact in combination with the high greenbelt and landscape harm would still be significant and not suitable for allocation.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Beacon Park Farm								
Ward	Streetly		Call for Site Ref		Green Belt Parcel 106				
Site Area (ha)	39.29								
Site Reference	SA-0234-WAL								
Background/Context									
Current uses (list)	Agriculture and horsiculture.								
Surrounding land uses	To the North is residential and agriculture, to the East is agriculture and horsiculture, to the South agriculture and to the West is public open space.								
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					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			N/A					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)	Great Barr Conservation Area SAD Green Belt - ENV1 Wildlife Corridor.								
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, 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 the Green Belt.		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						
Landscape Sensitivity	This is a largely open and visually prominent area. culminating in a		High	Mod High	Mod		Low Mod	Low	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	<p>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.</p> <p>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 opportunities and wide-ranging panoramic views.</p>		X			
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment				Rating	
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.	X				
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.	X				
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		



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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 significant impact on this character.	X		
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.	X		
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.			X
Ground stability	No records of ground stability issues here.			X
Air Quality impact of adjoining uses	Not in a Nitrogen Dioxide - Area of Exceedance 2015 zone.			X
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 - Employment	X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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.			X



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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	Approximately 14 ha of the site to the East is covered in 2 high power lines 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	Bridle Lane junction and footpaths would require upgrades.		X	
Impact on the wider road network	No significant wider issues identified.			X
Other Economic				
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	X		
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	X		
Strategic Centre/Employment Area	The site is predominantly within 20 minutes public transport distance of an Employment Area			X
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 the area is open fields and buildings in connection with agricultural and horsicultural uses.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
Could form a larger parcel with land to the East.		X		
Sustainability Appraisal				
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				
The combination of the proximity of the high power lines and reservoir would significantly deplete any remaining space for development. In addition high green belt and landscape harm combined with the significant rise of the parcel East to West there would result in significant historic character and visual amenity harm to Barr Beacon which cannot be mitigated for.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Blue House Farm								
Ward	Streetly		Call for Site Ref		Green Belt Parcel 109				
Site Area (ha)	39.19								
Site Reference	SA-0236-WAL								
Background/Context									
Current uses (list)	Agriculture								
Surrounding land uses	To the North is agriculture, to the east a public house and residential, to the South is agriculture and to the West is agriculture.								
Constraints									
Gateway Constraints (where affecting part of submitted site)			Name / Details					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			N/A					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)	Great Barr Conservation Area SAD Green Belt - ENV1								
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, 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.		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						
Landscape Sensitivity	This is a largely open and visually prominent area, culminating in a prominent and generally undeveloped skyline feature along the Barr Beacon ridge, which forms a scenic backdrop to surrounding settlement. While the		High	Mod High	Mod		Low Mod	Low	
				X					

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is predominantly greenfield.	X				
Topography	The parcel increases in height overall up from South to North and has a dip in the middle running the same direction. The land level changes are over a large area and not considered to be 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 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	There are no recorded heritage assets here. The site is in the Great Barr conservation area.			X		
Impact on visual amenity of adjacent land users, including existing residents	There is existing development on this side of Aldridge Road, a public house, farm buildings and a Scout hut. It is considered that the topography is unfavourable compared to the adjoining site to the South making this site significantly more prominent and resulting in development closer to Barr Beacon than the Pheasey estate. This relationship would result in significant visual amenity harm.	X				

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.		X	
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.			X
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 - Employment	X - Residential
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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 significant charcater impact due to topography.	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.			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	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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	New access required onto Aldridge Road. Bridle Lane needs to be widened and footpaths installed. Doe Bank Lane to the North also requires footpaths.	X		
Impact on the wider road network	Junctions to nearby main road would need to be tested and upgrades are likely to be required. New junction could require signalling.	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 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			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			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 houses to the East are 1960's modern style detached and semi-detached on modest plots.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
Sustainability Appraisal Housing Conclusion	The site has some negative impacts for SA Objectives 1, 2, 3, 4, 6, 7, 8, 9, 12, 14 and positive impact for SA Objectives 5, 10, 13			
Sustainability Appraisal Employment Conclusion	Assessment requested			
Conclusion				
The site scores highest green belt and landscape harm in addition it is considered that the topography is unfavourable compared to land to the South making the site significantly more prominent and resulting in development closer to Barr Beacon than the Pheasey estate to the West. This relationship would result in significant visual amenity harm.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	East of Chester Road adjacent Bourne Farm							
Ward	Streetly	Call for Site Ref	Green Belt Parcel 066					
Site Area (ha)	0.32							
Site Reference	SA-0254-WAL							
Background/Context								
Current uses (list)	Horsiculture.							
Surrounding land uses	To the North is a railway line with agricultural land beyond. To the East and South is a bungalow and to the West is a former restaurant.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					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		N/A					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 Green Belt - ENV1							
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 A452 Chester Road forms a clear boundary that would contain release of the area to the east without having too great an impact on the settlement gap, and the railway line with associated tree cover that forms its boundary to the east would limit impact on the countryside beyond.	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				
Landscape 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 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	High	Mod High	Mod		Low Mod		Low
				X				



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The parcel is greenfield.	X				
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.		X			
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 = 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.		X			
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.	X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	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.		X	
Ground Contamination	The parcel has a record of ground contamination which requires assessment during development.			X
Ground stability	There is no record of ground stability issues here.			X
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 - Employment	X - Residential	
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-Residential	X-Employment	
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	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.	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	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 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	

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Infrastructure constraints on / under site	Footpaths 36, 37 and 38 Aldridge cross the nearby Bliss sand and gravel and enabling development sites.			X
Highways access and transportation	There is the potential for access onto A452 Chester Road subject to visibility standards being met. The access potentially would be positioned towards the most southerly part of the site. Residential or commercial could be possible but the sites' relative remoteness questions whether development on this site would meet National and Local sustainability and accessibility policies.		X	
Impact on the wider road network	No concerns raised			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	X		
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	X		
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	X		
Any character constraints on density (list)	Nearby houses are isolated and the designs vary from traditional to modern 1960s designs.			
Connections to local cycle route networks	No connection to a 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.			X
Other Social				
Opportunities				
If land to the South is considered suitable for release for housing then significant concerns about this parcel detailed in the consultation could be resolved.				X
Sustainability Appraisal				
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				
If developed in isolation there would be significant visual harm locally. Taking account of the likely mitigation space required to the railway and to protect trees and enhance ecology the small size of the site would not meet the threshold for allocation in the plan for housing or employment. 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.				

## Willenhall North

<b>Site Address</b>	Greaves Crescent Amenity Space			
<b>Ward</b>	Willenhall North	<b>Call for Site Ref</b>	10394	
<b>Site Area (ha)</b>	0.62			
<b>Site Reference</b>	SA-0140-WAL			
<b>Background/Context</b>				
Current uses (list)	Open space amenity.			
Surrounding land uses	To the North, South and West are residential uses and to the East a school.			
<b>Constraints</b>				
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>			<b>Amount covered (ha's)</b>
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			0
Common Land	N/A			0
Existing Policy Designations (list)	Greaves Crescent Open Space SAD - OS1 - OS9011			
<b>Green Belt and Landscape Sensitivity Assessment</b>				
<b>Criteria</b>	<b>Assessment</b>			<b>Rating</b>
Green Belt Harm	Not in the Green Belt			
Landscape Sensitivity				
<b>Detailed assessment against environmental, social and economic criteria</b>				
<b>Criteria</b>	<b>Assessment</b>			<b>Rating</b>
<b>Environmental</b>				
Greenfield/ Previously Developed Land	The site is greenfield.			X
Topography	The site slopes slightly North to South but not a constraint to development.			X
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 a hedges existing around the perimeter and could be retained without impact on the developable area.			X
Biodiversity or Geodiversity on site or significantly affecting boundaries	The hedge could form some habitats and if removed could be subject to assessment. The site falls within Nature Recovery Network Zone Core Expansion Zone 1			X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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	Due to the topography here and surrounding uses there would be no wider visual amenity impacts. The site area and relationship to both housing estates to the North and South would result in a design which would integrate poorly and likely to have a significant local impact on visual amenity for the sake of very few residential units.	X		
Flood risk, drainage and ground water	Not in a flood zone 2 or 3.			X
Ground Contamination	History of mining of coal and lignite and was backfilled with unknown material so will require a site investigation prior to development.		X	
Ground stability	The site is in a High Risk coal mining area with a record of past surface coal mining and require a coal mining risk assessment prior to development 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	Proximity to housing would be a barrier to employment uses due to the requires hours restrictions and noise mitigation. Residential uses raise no noise concern.	X-Em plo yme nt		X-Re sid enti al
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site access through a residential area 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.	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	Unknown, however the site sits within a residential area with all services available and the site is not large. 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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Infrastructure constraints on / under site	No known infrastructure constraints here.			X
Highways access and transportation	Access to this site could be taken from Nightingale Crescent or Greaves Crescent, although Nightingale Crescent would be the preferred option. Footway provision will be required along Greaves Crescent to connect to the development. Retention of a pedestrian link between the two roads shall be considered			X
Impact on the wider road network	No wider issues raised.			X
Other Economic				
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 within 10 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 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)	Modern late 80s/90s traditional styled detached houses with modest gardens defines the character here.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	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			X
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
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				
The site area and relationship to both housing estates to the North and South would result in a design which would integrate poorly and likely to have a significant local impact on visual amenity for the benefit of very few residential units and cannot be justified. In addition employment uses would be out of character.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

<b>Site Address</b>	Delamere Road Amenity Greenspace			
<b>Ward</b>	Willenhall North	<b>Call for Site Ref</b>	10399	
<b>Site Area (ha)</b>	0.52			
<b>Site Reference</b>	SA-0145-WAL			
<b>Background/Context</b>				
Current uses (list)	Open space amenity			
Surrounding land uses	The site is surrounded by residential uses and a social club.			
<b>Constraints</b>				
<b>Gateway Constraints (where affecting part of submitted site)</b>	<b>Name / Details</b>			<b>Amount covered (ha's)</b>
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			0
Common Land	N/A			0
Existing Policy Designations (list)	SAD - Open Space - OS1 - OS9005			
<b>Green Belt and Landscape Sensitivity Assessment</b>				
<b>Criteria</b>	<b>Assessment</b>			<b>Rating</b>
Green Belt Harm	Not in the Green Belt			
Landscape Sensitivity				
<b>Detailed assessment against environmental, social and economic criteria</b>				
<b>Criteria</b>	<b>Assessment</b>			<b>Rating</b>
<b>Environmental</b>				
Greenfield/ Previously Developed Land	The site is greenfield.			X
Topography	The sites topography is flat.			X
Agricultural Land Quality	Not agricultural land.			X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of established trees worthy of retention. It is considered that the retention of tree can be achieved alongside development.			X
Biodiversity or Geodiversity on site or significantly affecting boundaries	The trees are not part of a larger network of tree planting and are surrounded by road so are unlikely to be suitable habitats to protected species. This site falls within two Nature Recovery Network Zones Core Expansion Zones 1 and Urban Matrix Recovery Zone 1			X



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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 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.	X		
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.		X	
Ground stability	Coal mining high risk area will require a coal mining risk assessment prior to development. No significant issues recorded.		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 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 l	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The site depth 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.	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,	There are no known infrastructure constraints here.			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

water/sewage pipes, gas pipes, pylons, culverts, rights of way)				
Highways access and transportation	Access(es) to this site shall be taken from Cheniston Road and Delamare Road only. New footway provision along the site frontage will be required. Pedestrian link to Cannock Road to be retained. Any development shall be mindful to retain adequate visibility at the Cheniston Road junction with A462 Wesley Road.		X	
Impact on the wider road network	No wider concerns raised.			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 within 10 minutes walking distance of a Primary School			X
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 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			
Any character constraints on density (list)	The character of the area here is defined by semi-detached houses which are a mix of traditional inter war and 1960s designs.			
Connections to local cycle route networks	No connection to a local cycle route network.	X		
Public Open Space	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			X
Loss of Playing Field / Sports Pitches	Would not result in the loss of a playing field or sports pitch.			X
Other Social				
Opportunities				
No specific opportunities identified.			X	
Sustainability Appraisal				
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				
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. Employment uses are not compatible with the existing residential properties in close proximity.				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	Greenfields Road, Green Lane - Land to the front of 71 to 85 Greenfields Road							
Ward	Willenhall North	Call for Site Ref	10434					
Site Area (ha)	0.78							
Site Reference	SA-0180-WAL							
Background/Context								
Current uses (list)	No current use but may have previously been farmland or grazing land							
Surrounding land uses	To the West and South is housing, fields to the North and along part of the East boundary.							
Constraints								
Gateway Constraints (where affecting part of submitted site)		Name / Details					Amount covered (ha's)	
SSSI/ SAC/ SINC		Jockey Fields					0.79	
Ancient Woodland / Veteran Trees		N/A					0	
Local Nature Reserve		N/A					0	
Flood Risk Zone 3		Flood zone runs through the centre of the site.					0.3	
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 policy ENV1 Green belt SLINC WA052 Jockey Fields							
Green Belt and Landscape Sensitivity Assessment								
Criteria	Assessment	Rating						
Green Belt 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 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.	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				
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	High	Mod High	Mod		Low Mod		Low
				X				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	relatively strong sense of rurality and tranquillity in extensive parts of the area are aspects of greater/ high sensitivity.					
Detailed assessment against environmental, social and economic criteria						
Criteria	Assessment	Rating				
Environmental						
Greenfield/ Previously Developed Land	The site is greenfield.	X				
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.					X
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.					X
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.	X				
Ground Contamination	There is no recorded contamination within the site area.		X			

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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.			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.			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 or any uses which would attract comings and goings. Any mining or extraction uses are likely to have unacceptable impacts on residents.			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. 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.	X-Residential	X-Employment	
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			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
Employment Development Opportunities	The small and narrow 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.	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	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.		X	

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

	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 no evidence of infrastructure constraints here.			X
Highways access and transportation	Access onto Greenfields Road.			X
Impact on the wider road network	No significant wider issues which raised concern.			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		X	
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 whole site is within 20 minutes public transport distance of an Employment Area			X
Centre/Foodstore	The site is predominantly within 10 minutes walking distance of a Fresh Food and Centre Area			X
Any character constraints on density (list)	Nearby housing character is defined by 1960s semi-detached housing.			
Connections to local cycle route networks	No connection 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.			X
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.			X	
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.			
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				
Significant ecology and flooding constraints make much if not all of the site undevelopable. 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.				

## Willenhall South



**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	18 Clothier Street, WV13 1BG, former George Carter Pressings factory on the corner of Clothier Street and Wednesfield Road		
Ward	Willenhall South	Call for Site Ref	10018
Site Area (ha)	0.51		
Site Reference	SA-0002-WAL		
Background/Context			
Current uses (list)	Vacant site former Industrial B2. Planning permission 14/0118/FL for 27 houses has expired.		
Surrounding land uses	To the East residential, the South is a Sandwich Shop and Bathroom Shop and fitting service. To the West are a mix of uses B2 and SUI Generis Car wash. To the North are houses.		
Constraints			
Gateway Constraints (where affecting part of submitted site)		Name / Details	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		N/A	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			
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	Not in the Green Belt		
Landscape Sensitivity			
Detailed assessment against environmental, social and economic criteria			
Criteria	Assessment		Rating
Environmental			
Greenfield/ Previously Developed Land	Previously developed Industrial Units now demolished. Residential planning permission granted in 2014 was believed to have commenced so site was omitted from allocation for housing in SAD but site inspection has confirmed no construction has taken place.		X
Topography	The site is flat.		X
Agricultural Land Quality	Non Agricultural/ Urban		X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no protected trees here.		X
Biodiversity or Geodiversity on site or significantly affecting boundaries	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 recorded heritage assets here.		X



## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.			X
Ground Contamination	Ground contamination and ground gas assessment required. Previous planning permission 14/0118/FL required conditions for mitigation.		X	
Ground stability	High Risk Coal Mining Area. Coal Mining Risk Assessment required.		X	
Air Quality impact of adjoining uses	Not in an Air Quality Nitrogen Dioxide Exceedance 2018, zone.			X
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.		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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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		X	
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.		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	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

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Highways access and transportation	To the West is Wednesfield Road which is a district distributor. Access can be achieved from here or Clothier Street.		X	
Impact on the wider road network	The site is not significant in size and in an urban area with previous industrial use so continued employment or residential uses are unlikely to result in significant impacts.			X
Other Economic				
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 10 minutes walking distance of a Primary School			X
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 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	X
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 here is a mix of traditional terraced and modern semi-detached.			
Connections to local cycle route networks	Will55 Public Bridleway (ishare Highways layer) is opposite the site to the West, access behind the car wash present at the time of the site visit.			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.			X
Other Social				
Opportunities				
Already a SHLAA site with an expired permission. No evidence that permission has been implemented no compliance of conditions received. Not included on SAD allocation but was originally considered. Emerging character of the area is residential and this site if kept in an industrial use is likely to be a bad neighbour use which could cause significant amenity issues.				X
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 principle has been established and since the permission the SAD has been adopted however there are no new policy considerations which would impact on the previous recommendation and a similar application is likely to supported. No significant constraints. Already assessed through SHLAA				

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

Site Address	54, The Crescent, Willenhall, WV13 2QR			
Ward	Willenhall South	Call for Site Ref	10036	
Site Area (ha)	0.27			
Site Reference	SA-0005-WAL			
Background/Context				
Current uses (list)	Public House with undeveloped land forming part of the site ownership with the public house and is designated open space.			
Surrounding land uses	Residential to the North, storage yard opposite to the East, open space to the West and South with railway line beyond.			
Constraints				
Gateway Constraints (where affecting part of submitted site)		Name / Details		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		The Crescent		0.058
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)	Open Space - Shepwell Green Open Space			
Green Belt and Landscape Sensitivity Assessment				
Criteria	Assessment			Rating
Green Belt Harm	Not in the Green Belt			
Landscape Sensitivity				
Detailed assessment against environmental, social and economic criteria				
Criteria	Assessment			Rating
Environmental				
Greenfield/ Previously Developed Land	Although much of the land is open space it was previously developed as a football ground, the use is abandoned.		X	
Topography	The land slopes down to the West about a metre across the site. Not a significant barrier to development.			X
Agricultural Land Quality	Not agricultural land.			X
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no TPO trees on the site, however there are established trees defining the boundary of the site. Some of these trees may be worthy of retention so a tree assessment would be required, however there is no reason that these trees could not be incorporated into a development scheme.		X	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Any loss of trees would require an Ecology survey in the interests of protected species. The site falls within a Nature Recovery Network Core Expansion Zone 2		X	
Heritage Assets on site or significantly affecting boundaries	There are no recorded heritage assets here.			X

## C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)

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.			X
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	X		
Ground Contamination	No ground contamination issues.		X	
Ground stability	The site is in a High Risk Coal Area and a Coal Mining Risk Assessment is required prior to development.		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			X
Noise impact of adjoining uses	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.		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.			X
Waste Infrastructure	No waste infrastructure constraints			X
Other Environmental	No other issues identified.			X
<b>Economic</b>				
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.			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 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			X

**C-6 Sites Assessed for Housing and Employment and Not Selected (Walsall)**

	Gas forward asset management plans in advance of future growth.			
Infrastructure constraints on / under site	There is a public right of way through the site Will114. A diversion will likely be required.		X	
Highways access and transportation	Low number of houses would have less impact on highway safety that the Public House use.			X
Impact on the wider road network	No wider issues for the road network.			X
Other Economic				
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 within 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			X
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		X	
Any character constraints on density (list)	The character of this part of The Crescent is defined by Victorian style terraced housing.			
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.	X		
Loss of Playing Field / Sports Pitches	Would not result in the loss of a Playing Field or Sports Pitch.			X
Other Social				
Opportunities				
If the site is developed there is the opportunity to improve visual surveillance of the adjacent remaining open space.				X
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.			
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				
The limited developable area due to the flood zone three area means that the site cannot achieve sufficient housing for allocation and any housing here would have a significant detrimental impact on the remaining open space due to the loss of access and its reduction. This site due to its size does not meet the criteria for allocation in the Black Country Plan.				