



Sandwell
Metropolitan Borough Council

SANDWELL LOCAL PLAN
Site Assessment Report
Appendix D: Proformas 101-172
November 2023

Site Known as	101: Ashtree Mound (Pig and Whistle) 5066 (QU1)		
Site Address	Hickmans Avenue / Highland Road, Cradley Heath		
Ward	Rowley	Call for Site Ref	
Site Area (ha)	1.58 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield Open Space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently used for informal open space and appears popular with dog walkers according to google.		
Surrounding land uses	The site is surrounded by residential dwellings.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD (2011) for Community Open Space.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	open space	
Topography	The area rises steadily towards the north.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees around the edge of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site adjoins Mousesweet Brook to the west. There are no SINCs or SLINCs on the site.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	The area is characterised by moderate density low rise housing.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	It is considered likely that the site is affected by made ground and the remains of historic mineworking in the area. There are three mineshafts indicated to the east of the site. This would be a significant constraint on any potential redevelopment.	

Ground stability	None known but potential issues given historic mining activity.	
Air Quality impact of adjoining uses	No known issues	
Noise impact of adjoining uses	No known issues	
Mineral Extraction and Mineral Resource Areas	There may be issues associated with historic mineworking in the area.	
Mineral Infrastructure and Brickworks	There may be issues associated with historic mineworking in the area.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	It is considered that the site is not suitable for employment uses surrounded by residential uses.	
Employment Land	It is considered that the site is not suitable for employment uses surrounded by residential uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	There may be issues associated with the ground conditions.	
Viability (taken from Viability Study where referenced)	There may be issues associated with the ground conditions.	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available, but capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are historic foul and surface water sewers on the edge of the site.	
Highways access and transportation (state name / quality of access points)	There is an existing access from Hickman's Avenue.	
Impact on the wider road network	No issues anticipated.	
Other Economic (specify)	None	
Social		

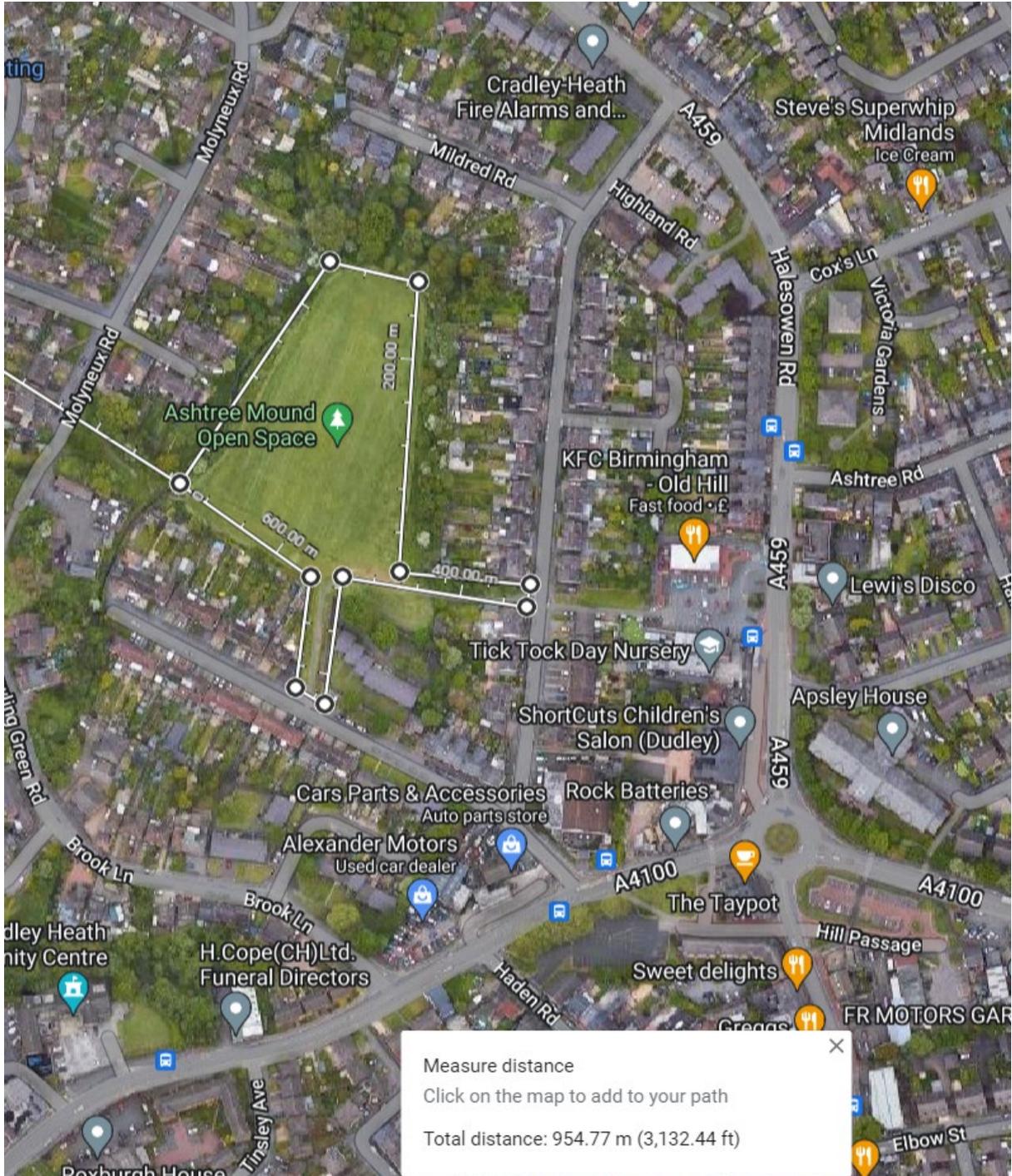
Primary School	Within 10 minutes	Strategic Centre / Employment Area		Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore		Within 10 minutes
GP / Health Centre / Walk in centre	Within 10 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	The site is within an area of moderate density development.			
Connections to local cycle route networks	Not known			
Public Open Space (ha's and type)	The site is unrestricted informal public open space (local hierarchy) of 1.58 ha. It was allocated in 2019 as Low-Quality Low-Value.			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no formal playing fields or sports pitches on the site.			
Other Social (specify)	None			
Any character constraints on density (list)	The site is within an area of moderate density development			
Opportunities				
Sustainability Appraisal				
Not a reasonable alternative – not assessed				
Conclusion				
<p>Should the site be considered for redevelopment, residential use would be appropriate in this predominantly residential area. Employment uses would not be suitable. The site is large enough for a gypsy /traveller site and is reasonably accessible to amenities though the allocation for Community Open Space should preclude this option.</p> <p>The site is allocated as Low-Quality, Low-Value in the most recent Open Space survey and this would suggest that the potential for redevelopment should be considered. However, the site does appear reasonably well-used and maintained and there could be potential issues with the ground conditions that could lead to issues with delivery and viability.</p>				

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller

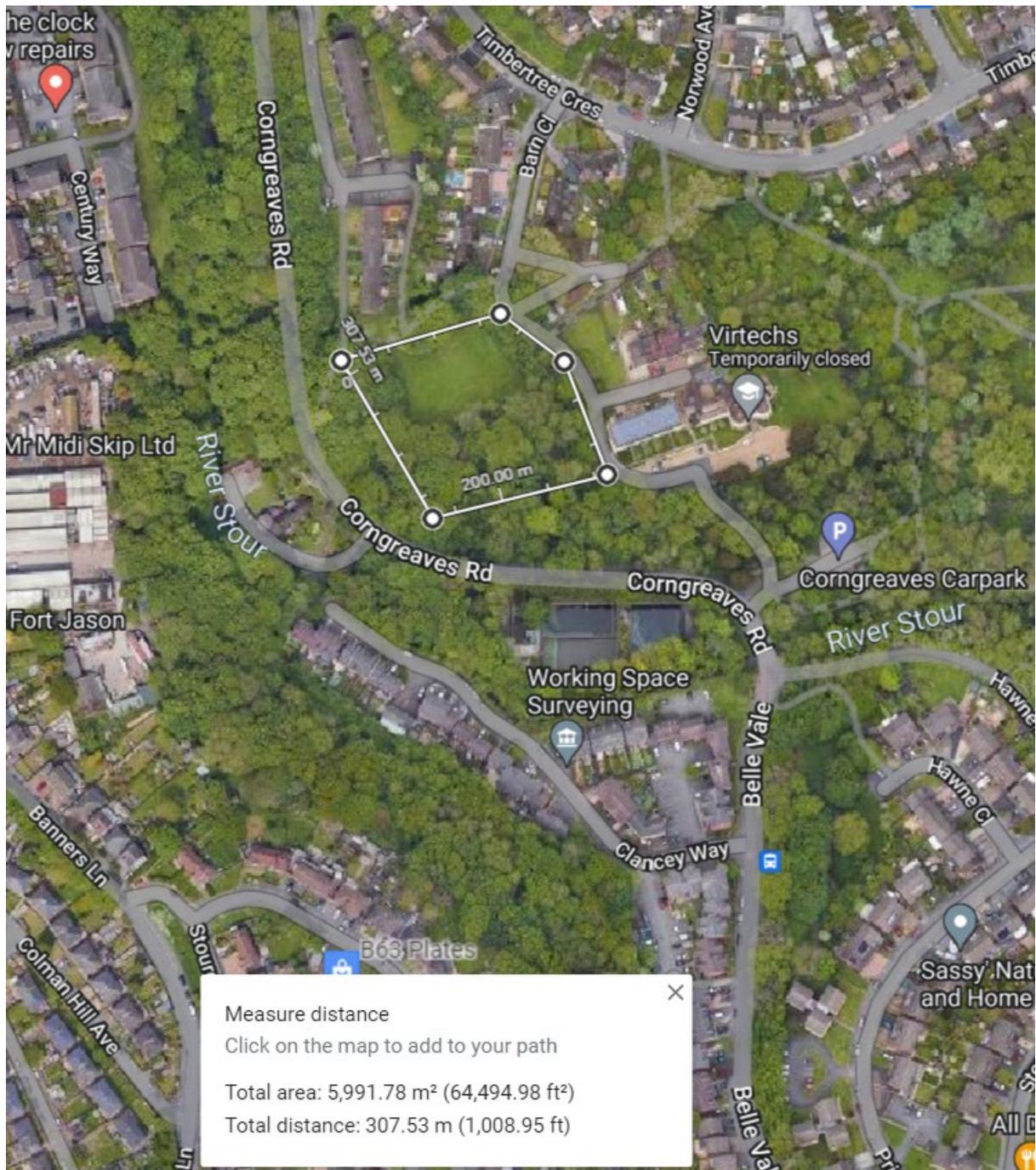


Site Known as	102: Barn Close Open Space, Cradley Heath 5079 (OS 0246)		
Site Address	Barn Close / Corngreaves Road		
Ward	Cradley Heath and Old Hill	Call for Site Ref	
Site Area (ha)	0.35 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently used for informal open space.		
Surrounding land uses	The site is in a predominantly residential area with the Grade II Listed Corngreaves Hall and the Corngreaves Nature Reserve to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		

Existing Policy Designations (list)	The site was allocated in the SAD (2011) for Community Open Space and is within an Area of Potential Archaeological Importance.	
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space	
Topography	The area slopes steadily towards the south.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site though no tree preservation orders.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues There are no SINCs or SLINCs on the site. The site is close to the wildlife corridor that runs alongside Corngreaves Road.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site. Area of potential archaeology	
Visual Amenity and Character of the Area	The character of the area is predominantly moderate density residential.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	No issues known.	

Ground stability	No issues known.	
Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	There are no known issues with mineral extraction.	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is not considered suitable for employment uses with access required through residential areas.	
Employment Land	The site is not considered suitable for employment uses with access required through residential areas.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are historic surface water sewers within the site.	
Highways access and transportation (state name / quality of access points)	There is an existing access from Barn Close	
Impact on the wider road network	No issues anticipated.	
Other Economic (specify)	None	
Social		

Primary School	Within 10 minutes	Strategic Centre / Employment Area		Within 20 minutes
Secondary School	Within 25 minutes	Centre / Foodstore		Within 15 minutes
GP / Health Centre / Walk in centre	Within 10 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	None			
Connections to local cycle route networks	The SCWIP is located on Cradley Heath High Street 1.5 km to the north-west.			
Public Open Space (ha's and type)	The site is allocated Public Open Space. It is informal (local hierarchy) amenity space of 0.35ha and was rated Low-Quality Low-Value in the 2019 survey.			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no Playing fields or sports pitches on the site.			
Other Social (specify)	None			
Any character constraints on density (list)	None			
Opportunities				
Sustainability Appraisal				
Not a reasonable alternative – not assessed				
Conclusion				
<p>Should the site be considered for redevelopment, residential development would be the most appropriate. The rating as Low-Quality Low Value would suggest that redevelopment should be considered. The site does however provide a useful amenity area and forms a wedge of open space that runs along the Stour Valley to Haden Hill Park incorporating the Corngreaves Nature Reserve and Corngreaves Hall. This would suggest the retention for Public Open Space in accordance with the existing Policy.</p> <p>Employment uses are not suitable in this residential area and the site is not large enough for a gypsy /traveller site.</p>				
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller	



Site Known as	130: Basons Lane Playing Fields 4025		
Site Address	Ferguson Road, Smethwick		
Ward	St Pauls	Call for Site Ref	
Site Area (ha)	1.58 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield open space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently used for informal amenity space.		
Surrounding land uses	The site is surrounded by residential properties and allotments.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site was allocated in the SAD 2011 as Community Open Space.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield open space	
Topography	The site is reasonably flat	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the perimeter of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The character of the area is predominantly moderate density residential.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	The site was occupied historically by farmland and allotments, so no issues are anticipated.	
Ground stability	None anticipated.	
Air Quality impact of adjoining uses	No issues anticipated predominantly residential area.	

Noise impact of adjoining uses	No issues anticipated predominantly residential area.		
Mineral Extraction and Mineral Resource Areas	There are no issues with mineral extraction.		
Mineral Infrastructure and Brickworks	None known		
Waste Infrastructure	None		
Other Environmental (specify)	None		
Economic			
Employment Development Opportunities	The site is surrounded by residential dwellings so is not suitable for employment use.		
Employment Land	The site is surrounded by residential dwellings so is not suitable for employment use.		
Delivery / Phasing (taken from Delivery Study where referenced)	N/A		
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP		
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that the utilities would be available though capacities are not known.		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known		
Highways access and transportation (state name / quality of access points)	There is an acceptable access from Ferguson Road		
Impact on the wider road network	No issues anticipated		
Other Economic (specify)	None		
Social			
Primary School	Within 10 minutes	Strategic Centre / Employment Area	Within 20 minutes

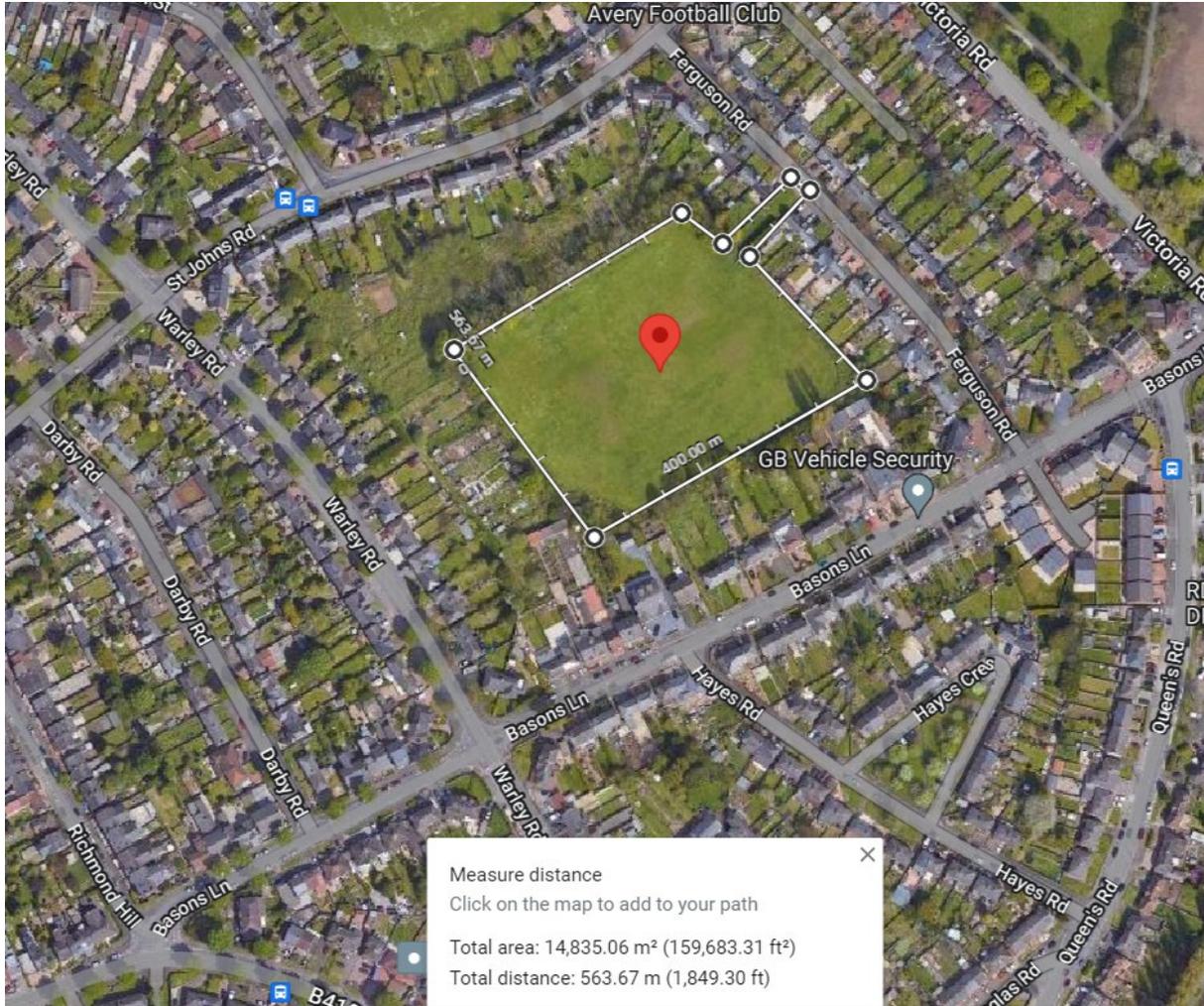
Secondary School	Within 20 minutes	Centre / Foodstore		Within 10 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density	The site is surrounded by moderate density housing.				
Connections to local cycle route networks	Basons Lane adjoining the site is identified in the SCWIP.				
Public Open Space (ha's and type)	The site is allocated Community Open Space (Local Hierarchy) 1.58 ha. There is an undersupply of open space in the area.				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no formal playing fields or sports pitches on the site.				
Other Social (specify)	None				
Any character constraints on density (list)	The site is surrounded by moderate density housing.				
Opportunities					
Sustainability Appraisal					
Not a reasonable alternative					
Conclusion					
<p>The site is currently allocated as Community Open Space and looks to be useful local amenity land.</p> <p>However, there are no formal uses and the site was rated Low Quality Low Value in the 2019 audit. This would suggest that redevelopment should be considered.</p> <p>Residential redevelopment would be the appropriate use, the site is surrounded by residential dwellings with an appropriate access and it is known there should be no significant issues with ground conditions. Local opposition to the potential loss of open space may be strong and this would need to be overcome which may result in delays. A previous proposal to undertake site investigations to inform potential residential development in 2017 was abandoned as it was considered there was no local political support for the proposal.</p> <p>Employment uses would be inappropriate in this area surrounded by residential dwellings.</p> <p>The site is too large for a gypsy/traveller site.</p>					

Appropriate uses given constraints and infrastructure requirements

Housing
1.58 ha

Employment

Gypsy/Traveller



Site Known as	104: Bearmore Road Open Space (Bearmore Mound) 5070 (QU10)		
Site Address	Sutherland Road, Cradley Heath		
Ward	Cradley Heath and Old Hill	Call for Site Ref	
Site Area (ha)	0.83 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently used as an informal amenity area with tarmac paths crossing the open space.		
Surrounding land uses	The site is surrounded by residential uses.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		

Existing Policy Designations (list)	The site was allocated in the SAD 2011 for Community Open Space.	
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space	
Topography	The site slopes steadily towards the south.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are several mature trees on its southern edge though no tree preservation orders.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	The area is characterised by moderate density residential uses.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	The site is within an area of historic coal mining and there may be issues with made ground and ground stability.	

Ground stability	The site is within an area of historic coal mining and there may be issues with made ground and ground stability	
Air Quality impact of adjoining uses	None anticipated.	
Noise impact of adjoining uses	None anticipated.	
Mineral Extraction and Mineral Resource Areas	The site is within an area of historic coal mining and there may be issues with made ground and ground stability	
Mineral Infrastructure and Brickworks	The site is within an area of historic coal mining and there may be issues with made ground and ground stability	
Waste Infrastructure	None known	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is surrounded by residential uses and is not appropriate for employment uses.	
Employment Land	The site is surrounded by residential uses and is not appropriate for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available in the area though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	No issues anticipated.	
Impact on the wider road network	No issues anticipated	
Other Economic (specify)	None	

Social					
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes	
Secondary School	Within 20 minutes		Centre / Foodstore	Within 10 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density	The site is surrounded by moderate density housing.				
Connections to local cycle route networks	The site is 200 metres to the east of Corngreaves Road that is identified on the BCLCWIP.				
Public Open Space (ha's and type)	The site is allocated Public Open Space in the SAD (Local Hierarchy) 0.83 ha.				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches on the site.				
Other Social (specify)	None				
Any character constraints on density (list)	The site is surrounded by moderate density housing.				
Opportunities					
Sustainability Appraisal					
Not a reasonable alternative					
Conclusion					
<p>The site is allocated in the SAD for Community Open Space. However, its rating in the 2019 audit was Low Quality Low Value and it is grassland with few amenities, so it is reasonable to consider redevelopment. Residential redevelopment would be the appropriate use in this area though there may be issues with the historic ground conditions. It is considered however that the area would be well-valued locally as it is overlooked by recent developments and local opposition may need to be overcome, which could cause delays to any development proposals. Historically this area was the playing fields for the Burton Delingpole Works on Petford Street and was retained as open space when the site was developed so its proposed development may therefore generate significant opposition.</p>					

Employment uses would not be appropriate in this residential area.

The site is an ideal size for a gypsy/traveller site and is reasonably well located. However, it is considered that the loss of the Community Open Space to enable development of a gypsy/traveller site would be very controversial.

Appropriate uses given constraints and infrastructure requirements	Housing 0.83 ha	Employment	Gypsy/Traveller
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Site Known as	105: Beaumont Close Open Space Tipton 1051;		
Site Address	Beaumont Close / Factory Road, Tipton.		
Ward	Tipton Green	Call for Site Ref	
Site Area (ha)	0.71	Capacity proposed in Call for Sites submission	
Land Type	Greenfield open space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently a neglected overgrown area of open space with a number of mature trees.		
Surrounding land uses	The site is located near a canal junction with housing uses to the south of the canal and industrial uses to the north and west of the canal. The Listed Boat Gauging House is to the north of the site alongside the canal		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD for Community Open Space. The site is within the Factory Locks Conservation		

	Area, is a gateway site (gate2) and there is a SLINC on the site (Land off Factory Road.)	
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Brownfield former mining area.	
Topography	The site is reasonably flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site though no tree preservation orders.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	There is a SLINC on the site (Land off Factory Road) and two wildlife corridors along the canals in the vicinity.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets directly affecting the site. Site lies within a conservation area - Factory Locks, Tipton	
Visual Amenity and Character of the Area	No issues	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	The site is within an historic coal mining area with several mineshafts identified in the locality. There are likely to be issues with made ground and ground stability.	

Ground stability	The site is within an historic coal mining area with several mineshafts identified in the locality. There are likely to be issues with made ground and ground stability.	
Air Quality impact of adjoining uses	The industrial uses to the north and west may require any development to incorporate air quality amelioration measures.	
Noise impact of adjoining uses	The industrial uses to the north and west may require any development to incorporate noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	The site is within an historic coal mining area with several mineshafts identified in the locality.	
Mineral Infrastructure and Brickworks	The site is within an historic coal mining area with several mineshafts identified in the locality.	
Waste Infrastructure	None known	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Within the boundaries of the canal the site has residential development to the south and the proposed residential redevelopment of the site including the Boat Gauging House to the north. Employment uses would not therefore be suitable in this area.	
Employment Land	Not suitable in this area.	
Delivery / Phasing (taken from Delivery Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Viability (taken from Viability Study where referenced)	N/A	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that the utilities would be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	No issues anticipated	

Impact on the wider road network	No issues anticipated					
Other Economic (specify)	None					
Social						
Primary School	Within 15 minutes		Strategic Centre / Employment Area		Within 20 minutes	
Secondary School	Within 20 minutes		Centre / Foodstore		Within 10 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The surrounding housing is predominantly moderate density low rise in character.					
Connections to local cycle route networks	Owen Street, 400 metres to the south east is identified on the SCWIP.					
Public Open Space (ha's and type)	The site is allocated as Public Open Space (Local Hierarchy) Natural and Semi-Natural greenspace. 0.71 ha					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.					
Other Social (specify)	None					
Any character constraints on density (list)	The surrounding housing is predominantly moderate density low rise in character.					
Opportunities						
Sustainability Appraisal						
Not a reasonable alternative						
Conclusion						
The site is allocated as Community Open Space in the SAD. However, it was rated as Low-Quality Low Value in the 2019 audit, so it is considered reasonable to assess its potential for redevelopment.						

Employment uses in this predominantly residential area south and east of the canals are considered inappropriate.

The site is large enough for a gypsy/traveller site and is reasonably accessible to amenities. However, there is concern over the detrimental impact of such a use on the setting of the Listed Building and the loss of Community Open Space to enable a gypsy site would be controversial. Site is also within a conservation area.

Residential development would be the appropriate use should the site be developed. However, ground conditions in the locality are known to be problematic. Moreover, the development would require the loss of the open space and several mature trees, which would have a detrimental impact on the SLINC.

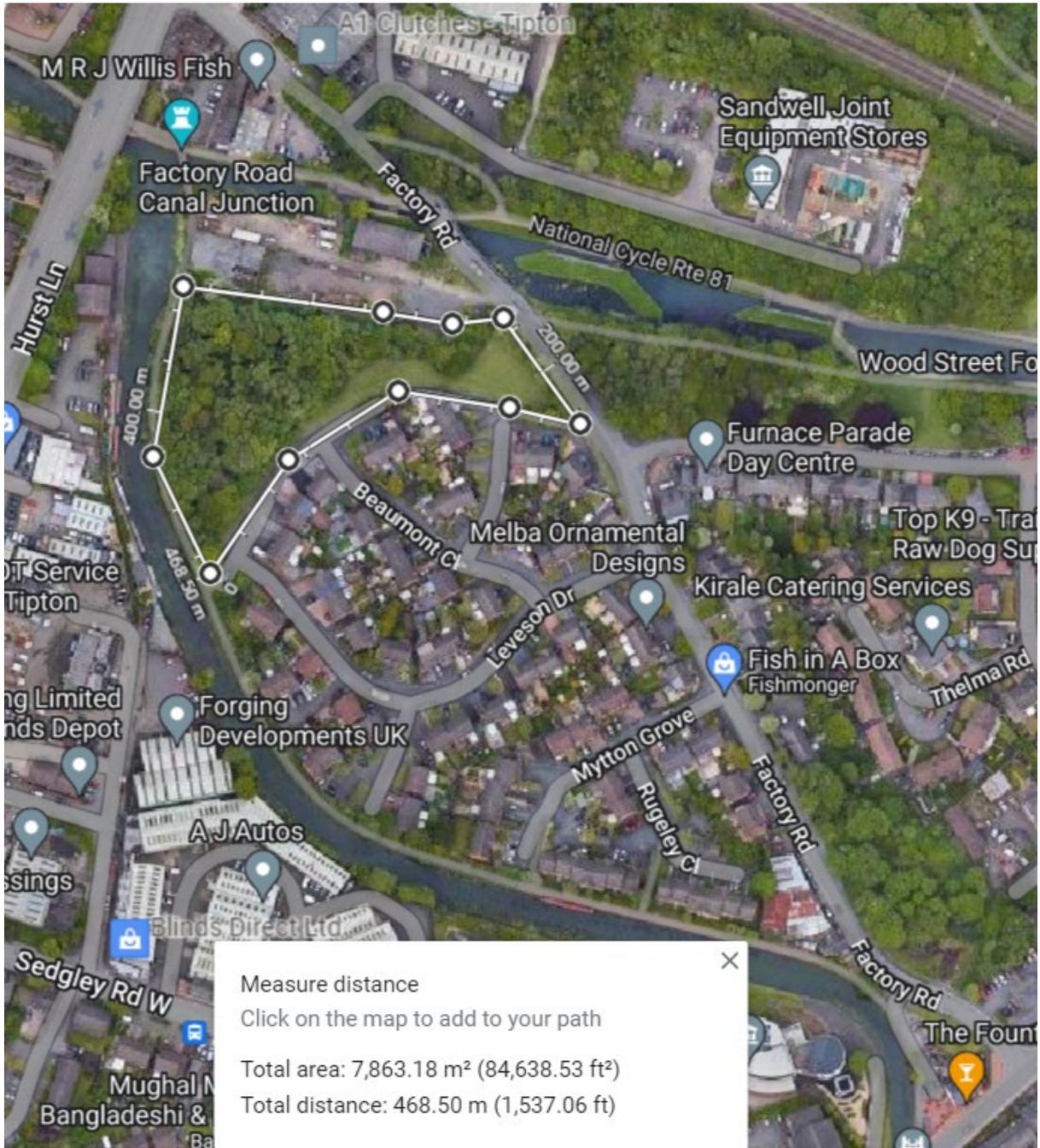
Although the site is currently neglected and overgrown (semi-natural) it is considered that with the appropriate management regime the quality of the site can be restored, which would have a beneficial impact both on overlooking residential dwellings, the SLINC and the setting of the Listed building. It is therefore recommended that it be retained as Community Open Space.

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	107: Black Horse Open Space 6003 (OS 0001)		
Site Address	Woden Road North / Old Park Road, Wednesbury		
Ward	Wednesbury North	Call for Site Ref	
Site Area (ha)	1.2 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently a neglected overgrown (natural?) area of open space. It is accessible but uninviting from Woden Road North.		
Surrounding land uses	There are residential uses to the west, allotments to the north and Wednesbury Rugby Club to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD (2011) for Community Open Space.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space	
Topography	The site is relatively flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site though it does not look managed.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	The character of the area is generally residential with community uses to the east.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	The site is known to be within an area of historic heavy industrial uses with potential issues for made ground and stability.	
Ground stability	The site is known to be within an area of historic heavy industrial uses with potential issues for made ground and stability.	

Air Quality impact of adjoining uses	No issues anticipated.	
Noise impact of adjoining uses	There may be potential issues with the neighbouring Rugby Club.	
Mineral Extraction and Mineral Resource Areas	The site is known to be within an area of historic heavy industrial uses with potential issues for made ground and stability	
Mineral Infrastructure and Brickworks	The site is known to be within an area of historic heavy industrial uses with potential issues for made ground and stability	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is within a predominantly residential area and employment uses would not be appropriate.	
Employment Land	The site is within a predominantly residential area and employment uses would not be appropriate.	
Delivery / Phasing (taken from Delivery Study where referenced)	The resolution of ground issues may delay delivery. The viability of individual sites will be identified as part of ongoing work on the SLP	
Viability (taken from Viability Study where referenced)	N/A	
Availability of utilities – electricity, gas, water, sewage treatment	It is anticipated utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Not known	
Highways access and transportation (state name / quality of access points)	Access could be obtained from Woden Road North.	
Impact on the wider road network	The impact of development on the school opposite would need to be assessed.	
Other Economic (specify)	None.	
Social		

Primary School	Within 10 minutes	Strategic Centre / Employment Area		Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore		Within 15 minutes
GP / Health Centre / Walk in centre	Within 15 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	None			
Connections to local cycle route networks	The site is approximately 2 kilometres to the north of High Bullen which is identified in the WMLCWIP and the SCWIP.			
Public Open Space (ha's and type)	The site is allocated Public Open Space, natural/semi natural greenspace 1.2 ha. Deficit in area.			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.			
Other Social (specify)	None			
Any character constraints on density (list)	None			
Opportunities				
Sustainability Appraisal				
Not a reasonable alternative – not assessed				
Conclusion				
<p>The site is allocated Community Open Space in the SAD. It was rated Low Quality Low Value in the 2019 audit and it is considered appropriate to consider redevelopment options.</p> <p>Residential development is considered suitable in this area, subject to the loss of open space being addressed, the resolution of anticipated issues with the ground conditions and amelioration measures to reduce the impact of the neighbouring Rugby Club.</p> <p>Employment uses are not considered appropriate in this predominantly residential area.</p> <p>The site is too large for a gypsy /traveller site.</p>				

Appropriate uses given constraints and infrastructure requirements

Housing
1.2 ha

Employment

Gypsy/Traveller



Site Known as	108: Black Patch Park (Black Patch Recreation Ground 4009 (QH4))		
Site Address	Foundry Lane, Smethwick		
Ward	Soho and Victoria	Call for Site Ref	
Site Area (ha)	6.55 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently open space (Local Parks and Gardens)		
Surrounding land uses	The site has industrial uses to the north and west including the historic Soho Foundry. The tramway runs to the north of the site with the main railway line to the south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD for Community Open Space and is within an Area of Archaeological Importance.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt		

Landscape Sensitivity (BL23 / BL24)	Hockley Brook runs through the site and there are a number of mature trees.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space	
Topography	The site is reasonably flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Hockley Brook runs through the site.	
Heritage Assets on site or significantly affecting boundaries	Black Patch is record MBL3133 on the HER, see separate list for HER records, which includes Soho Foundry.	
Visual Amenity and Character of the Area	The area is heavy industrial in nature to the west.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3 though Hockley Brook runs through the site.	
Ground Contamination	None known though an area of heavy industrial activity.	
Ground stability	None known	
Air Quality impact of adjoining uses	The heavy industrial uses to the west may require any development to incorporate air quality amelioration measures	
Noise impact of adjoining uses	The heavy industrial uses to the west may require any development to incorporate noise amelioration measures	
Mineral Extraction and Mineral Resource Areas	No issues known	

Mineral Infrastructure and Brickworks	No issues known		
Waste Infrastructure	None		
Other Environmental (specify)	None		
Economic			
Employment Development Opportunities	There is the potential to extend the industrial uses to the north and west though impact on the residential dwellings and the new school on Perrot Street would need to be considered.		
Employment Land	There is the potential to extend the industrial uses to the north and west though impact on the residential dwellings and the new school on Perrot Street would need to be considered.		
Delivery / Phasing (taken from Delivery Study where referenced)	The site is known to be valued in the local community with a Friends Group and this could delay/preclude any development proposals.		
Viability (taken from Viability Study where referenced)	N/A		
Availability of utilities – electricity, gas, water, sewage treatment	It is anticipated that utilities would be available though capacities are not known.		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are foul and surface water sewers within the site.		
Highways access and transportation (state name / quality of access points)	No issues anticipated.		
Impact on the wider road network	No issues anticipated.		
Other Economic (specify)	None		
Social			
Primary School	Within 10 minutes	Strategic Centre / Employment Area	Within 20 minutes

Secondary School	Within 20 minutes		Centre / Foodstore		Not known	
GP / Health Centre / Walk in centre	Within 15 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	None					
Connections to local cycle route networks	The site is 600 metres to the north of Grove Lane which is identified in the SCWIP.					
Public Open Space (ha's and type)	The site is allocated Public Open Space (Local Parks and Gardens) 6.55 ha					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches on the site.					
Other Social (specify)	None					
Any character constraints on density (list)	None					
Opportunities						
Sustainability Appraisal						
Conclusion						
<p>The site is allocated as Community Open Space. The site was rated Low Quality Low Value in the 2019 audit, so it is appropriate to consider redevelopment options. It is known however that there is vocal support for the preservation of the park including a Friends Group and this may preclude any redevelopment proposals.</p> <p>Residential development may be appropriate opposite the new school (Windsor Olympus Academy). The site is isolated however between the transport lines and the industrial uses to the west; this would have a detrimental impact on residential amenity. Ground conditions are unknown, but the site is within an area of historic heavy industrial activity.</p> <p>The extension of the industrial uses eastward may be appropriate though impact on the residential dwellings and the school would need to be minimised. Ground conditions would need to be investigated.</p> <p>The site is too isolated from amenities for a gypsy traveller site and there is already a transit site in the vicinity.</p>						

Appropriate uses given constraints and infrastructure requirements

Housing

6.55 ha

Employment

6.55 ha

Gypsy/Traveller



Site Known as	109: Blakedon Road Open Space 6017 (QN7)		
Site Address	Blakedon Road / Old Park Road, Wednesbury.		
Ward	Wednesbury North	Call for Site Ref	
Site Area (ha)	0.58 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently local amenity space either side of a path linking Blakedon Road to Old Park Road.		
Surrounding land uses	The area is predominantly residential to the south with Old Park Road Industrial Estate to the north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations (list)	The site was allocated in the SAD as Community Open Space and an Area of Potential Archaeological Importance.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt		

Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Brownfield previously housing now open space.	
Topography	The site is relatively flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of semi-mature trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets. The site is within an Area of Potential Archaeological Importance. HER records MBL3109 – Vineger Well (Site) – Hall End Road, Wednesbury DSD403 – Old Blue Bell PH, Hall End, Wednesbury (LB)	
Visual Amenity and Character of the Area	The character of the area is residential to the south, industrial to the north.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	The site is within an area of former heavy industrial activity which may have left a legacy of ground contamination.	
Ground stability	The site was previously occupied by residential dwellings that were demolished in the 1980/1990s as the underground limestone workings had caused subsidence. An Ove Arup report in 1997 following infilling of the limestone mine stated that these	

	workings had stabilised. However, they concluded that the coal and ironstone workings on the site should be given the same consideration as any other site within the former Coal fields and so there is still a potential issue with stability.	
Air Quality impact of adjoining uses	The industrial estate to the north may require any development to incorporate air quality amelioration measures.	
Noise impact of adjoining uses	The industrial estate to the north may require any development to incorporate noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	There is known to be a limestone mine beneath the site and it is an area of historic coal mining.	
Mineral Infrastructure and Brickworks	There is known to be a limestone mine beneath the site and it is an area of historic coal mining.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is considered too close to existing residential dwellings to extend the industrial estate southwards.	
Employment Land	Not suitable for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	The site will require investigation and remediation which may delay delivery.	
Viability (taken from Viability Study where referenced)	N/A	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are foul and surface water sewers running through the site, partly under the tarmac path.	
Highways access and transportation (state name / quality of access points)	Access could be gained from Old Park Road.	
Impact on the wider road network	No issues anticipated.	

Other Economic (specify)	None					
Social						
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 25 minutes		Centre / Foodstore	Within 10 minutes		
GP / Health Centre / Walk in centre	Within 15 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The site is within an area of moderate density housing.					
Connections to local cycle route networks	Darlaston Road 125 metres west of the site is identified in the SCWIP					
Public Open Space (ha's and type)	The site is an area of Public Open Space (0.58 ha local greenspace.)					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.					
Other Social (specify)	None					
Any character constraints on density (list)	The site is within an area of moderate density housing.					
Opportunities						
Sustainability Appraisal						
Not SA - although amber for hsg and G&T -not available as within an area with a shortage of open space as per the GSA						
Conclusion						
The site is allocated as Community Open Space. However, it was rated as Low - Quality Low Value in the 2019 audit and therefore it is appropriate to consider redevelopment options.						
The site was previously used for residential purposes though the dwellings were demolished due to subsidence caused by the limestone mine. This has now been stabilised so subject to investigation of the						

impact of historic coal mining and the loss of open space and landscaping being addressed, residential use would be appropriate.

Employment uses are not considered appropriate due to the proximity of existing residential dwellings.

The site is an appropriate size for a gypsy/traveller site and is well located for local amenities.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
	0.58 ha		0.58 ha



Site Known as	110: Bloomfield Road Amenity Space 1013 (OS 0279)		
Site Address	Bloomfield Road, Tipton		
Ward	Tipton Green	Call for Site Ref	
Site Area (ha)	0.38 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	110
Background / Context			
Current uses (list)	The site is currently amenity greenspace adjoining a housing estate.		
Surrounding land uses	The area is industrial to the south, east and west with a small housing estate to the north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site was allocated for Community Open Space in the SAD and was a gateway site (gate2).		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	currently open space	
Topography	The site is relatively flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The western side of Bloomfield Road is generally industrial in nature.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	None known but this is an area of historic heavy industrial activity.	
Ground stability	None known but this is an area of historic heavy industrial activity.	

Air Quality impact of adjoining uses	The neighbouring industrial uses may require development to incorporate air quality amelioration measures.	
Noise impact of adjoining uses	The neighbouring industrial uses may require development to incorporate noise amelioration measures. The site adjoins the railway line that is elevated but may require noise amelioration.	
Mineral Extraction and Mineral Resource Areas	None known	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	The site is within a preferred area for a new waste facility (Dudley?)	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is within a preferred area for a new waste facility and subject to the clearance of housing, this would consolidate the industrial uses on the western side of Bloomfield Road.	
Employment Land	The site would be suitable for a comprehensive waste facility development in combination with adjoining land.	
Delivery / Phasing (taken from Delivery Study where referenced)	Site assembly for a comprehensive development may delay delivery.	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are unknown.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is a surface water sewer running through the site.	
Highways access and transportation (state name / quality of access points)	Access would be available from Bloomfield Road.	
Impact on the wider road network	No issues anticipated	

Other Economic (specify)	None					
Social						
Primary School	Within 15 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 20 minutes		Centre / Foodstore	Within 15 minutes		
GP / Health Centre / Walk in centre	Within 15 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	None					
Connections to local cycle route networks	The site is within 600 metres of Owen Street to the south west that is identified in the SCWIP.					
Public Open Space (ha's and type)	The site is allocated Public Open Space (0.38 ha amenity greenspace).					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.					
Other Social (specify)	None					
Any character constraints on density (list)	None					
Opportunities						
Sustainability Appraisal						
<p>Two negligible scores – cultural heritage, equality</p> <p>Six uncertain scores – landscape, biodiversity, climate change mitigation, waste, housing and economy</p> <p>Three minor negative scores – natural resources, pollution and education</p> <p>One major negative score – climate change adaptation</p> <p>One minor positive score – health</p> <p>One major positive score - transport</p>						
Conclusion						

The site is allocated in the SAD for Community Open Space. However, the site was rated Low Quality Low Value in the 2019 audit, so the consideration of redevelopment options is considered appropriate.

Residential development is not ideal alongside the railway line and design would be problematic facing the backs of existing property. The loss of the open space and the ground conditions would need to be addressed.

The site is within a preferred larger area for a new waste facility (Dudley?) and the consolidation of industrial uses on the western side of Bloomfield Road would seem to be appropriate. This would however necessitate the removal of existing residential property that would both be unpopular and time-consuming resulting in delays.

The site is not large enough for a gypsy/traveller site.

Appropriate uses given constraints and infrastructure requirements	Housing 0.38 ha	Employment 0.38 ha	Gypsy/Traveller
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Site Known as	111: Brickhouse Farm Open Space (Brickhouse Field) 5038 (QJ11)		
Site Address	Cornfield Road, Rowley Regis		
Ward	Rowley	Call for Site Ref	
Site Area (ha)	2.93 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	111
Background / Context			
Current uses (list)	The site is currently an informal grassed amenity area. It is questioned whether it is now used as a temporary location for the circus that used to occupy Moor Lane before the care housing was built.		
Surrounding land uses	There are industrial uses the other side of the canal to the west. There are residential uses on all other sides, the Brickhouse Estate.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		

Existing Policy Designations (list)	The site is allocated in the SAD (2011) as Community Open Space. The site adjoins a wildlife corridor to the west alongside the canal.	
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield open space though the site is within an area of historic mineworking.	
Topography	The site slopes steadily down towards the south west and the canal.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees around the perimeter of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	There is a canal on the western boundary that should be considered in any redevelopment. There are no SINCs or SLINCs.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	The site is within the predominantly residential Brickhouse Estate to the east of the Dudley canal.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	

Ground Contamination	Not known though it is within an area of historic mineworking, there are mineshafts identified to the east of the site.	
Ground stability	Not known though it is within an area of historic mineworking, there are mineshafts identified to the east of the site.	
Air Quality impact of adjoining uses	The industrial uses to the west of the site may require any development to incorporate air quality amelioration measures.	
Noise impact of adjoining uses	The industrial uses to the west of the site may require any development to incorporate noise amelioration measures	
Mineral Extraction and Mineral Resource Areas	Not known though it is within an area of historic mineworking, there are mineshafts identified to the east of the site.	
Mineral Infrastructure and Brickworks	Not known though it is within an area of historic mineworking, there are mineshafts identified to the east of the site.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in a predominantly residential area with the Dudley canal separating industrial uses to the west. As such it is not suitable for employment uses.	
Employment Land	Not suitable for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	The remediation of the ground may delay delivery.	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is anticipated that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is a surface water sewer crossing the site and foul and surface water sewers on the perimeter.	

Highways access and transportation (state name / quality of access points)	Access would be available from Cornfield Road.					
Impact on the wider road network	No issues anticipated.					
Other Economic (specify)	None					
Social						
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 20 minutes		Centre / Foodstore	Within 15 minutes		
GP / Health Centre / Walk in centre	Within 15 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The site is within an area of moderate density low rise housing.					
Connections to local cycle route networks	The site adjoins Cornfield Road which is identified in the SCWIP.					
Public Open Space (ha's and type)	The site is allocated as Community Open Space (2.93 ha Local Amenity Greenspace).					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are only informal pitches on the site.					
Other Social (specify)	Adjacent Cornfield Road Community Centre open space					
Any character constraints on density (list)	The site is within an area of moderate density low rise housing.					
Opportunities						
Sustainability Appraisal						
Not a reasonable alternative – no assessment						
Conclusion						

The site is allocated in the SAD as Community Open Space. However, it was rated in the 2019 audit as Low-Quality Low Value and it is considered appropriate for redevelopment options to be assessed.

The site is considered suitable in principle for residential development within a predominantly residential area. It is known that the ground conditions could be problematic within an historic mineworking area. In addition, the site does appear to be used for informal amenity uses and this would need to be addressed. The site may indeed be identified as a temporary site for the local circus and this may need to be resolved.

Employment uses are not considered appropriate in this predominantly residential area.

The site exceeds the size parameters for gypsy/traveller use.

Appropriate uses given constraints and infrastructure requirements	Housing 2.93 ha	Employment	Gypsy/Traveller 2.93ha
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Site Known as	112: Brickhouse Lane Open Space 6054 (OS 0334)		
Site Address	Brickhouse Lane, Wednesbury.		
Ward	Wednesbury South	Call for Site Ref	
Site Area (ha)	1.19 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield amenity space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently an attractive amenity area crossed with informal paths that forms a buffer between residential and industrial uses.		
Surrounding land uses	There are residential uses to the north with industrial uses on the other sides.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations (list)	The site was allocated in the SAD as Community Open Space. It is within an archaeological priority area being part of the site of the former Wellington Pit ironworks.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	The site is not in the Green Belt		

(B79 (a))		
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield but former heavy industrial site	
Topography	The site is relatively flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on site though it is the site of a former ironworks. HER records MBL5413 – Wellington Ironworks MBL5412 – Swan Farm Brickworks MBL3246 – Swan Farm Colliery & Brickworks	
Visual Amenity and Character of the Area	The character of the area is generally residential to the north and industrial to the south.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Zone 3.	
Ground Contamination	Not known though the site is within a site of historic heavy industrial activity including ironworks, brickworks and a marl hole.	
Ground stability	None known though an area of heavy industrial activity.	

Air Quality impact of adjoining uses	The industrial uses to the south may require any development to incorporate air quality amelioration measures.	
Noise impact of adjoining uses	The industrial uses to the south may require any development to incorporate noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	Not known though the site is within a site of historic heavy industrial activity including ironworks and brickworks.	
Mineral Infrastructure and Brickworks	Not known though the site is within a site of historic heavy industrial activity including ironworks and brickworks.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site adjoins industrial uses to the south though it is considered that an extension of this activity northwards would have a detrimental impact on neighbouring residential uses.	
Employment Land	Not suitable for employment purposes.	
Delivery / Phasing (taken from Delivery Study where referenced)	Remediation of the ground conditions may delay delivery.	
Viability (taken from Viability Study where referenced)	N/A	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available though capacities are unknown.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known.	
Highways access and transportation (state name / quality of access points)	Access would be available from Brickhouse Lane.	
Impact on the wider road network	No issues anticipated.	
Other Economic (specify)	None	

Social					
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes	
Secondary School	Within 25 minutes		Centre / Foodstore	Within 15 minutes	
GP / Health Centre / Walk in centre	Within 15 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density	The residential development to the north is moderate density low rise housing.				
Connections to local cycle route networks	The site is 600 metres to the south of Harvills Hawthorn that is identified in the SCWIP.				
Public Open Space (ha's and type)	The site is allocated Public Open Space (1.19 ha Local Amenity Greenspace).				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.				
Other Social (specify)	None				
Any character constraints on density (list)	The residential development to the north is moderate density low rise housing.				
Opportunities					
Sustainability Appraisal					
Not SA - scored red for all uses so not available for selection or reasonable alternative					
Conclusion					
<p>The site is allocated Community Open Space in the SAD. However, it was rated Low Quality Low Value in the 2019 audit and it is considered that it is reasonable to assess alternative redevelopment options.</p> <p>The site is currently an attractive amenity area with several mature trees crossed with informal paths that forms a buffer between industrial and residential uses.</p> <p>Residential use may be suitable though the open space would be lost, ground conditions are expected to be problematic and it would adjoin industrial estates to the south.</p>					

The extension of the employment uses northwards may be suitable though there may be a detrimental impact on the neighbouring residential uses.

The site is large enough for a gypsy/traveller site though is isolated from amenities and would require the loss of open space.

It is considered therefore that given the quality of the amenity space and its function as a buffer that it be retained as Public Open Space.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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Site Known as	113: Brickhouse Open Space 5035 (OS 0181)		
Site Address	Scotwell Close, Rowley Regis.		
Ward	Rowley	Call for Site Ref	
Site Area (ha)	4.79 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space formerly heavy industrial uses	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently used as local amenity greenspace.		
Surrounding land uses	The site is within a predominantly residential area with St Michaels High School to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	Sheepfold Close/Brickhouse Lane		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space			

Existing Policy Designations (list)	The site is allocated in the SAD as Community Open Space. The site is a local Nature Reserve (Sheepfold Close/Brickhouse lane) and a SLINC (SA069)	
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space though historic coal mining area.	
Topography	The site slopes significantly down towards the south.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are numerous mature trees within the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	proposed Local Nature Reserve – Sheepfold Close / Brickhouse Lane	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The character of the area is generally residential (the Brickhouse Estate)	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	The site is within an area of historic coalmining activity, Scotwell Colliery was to the south of the site	

	so potential issues with made ground and stability are anticipated.	
Ground stability	The site is within an area of historic coalmining activity, Scotwell Colliery was to the south of the site so potential issues with made ground and stability are anticipated.	
Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	The site is within an area of historic coalmining activity, Scotwell Colliery was to the south of the site so potential issues with made ground and stability are anticipated.	
Mineral Infrastructure and Brickworks	The site is within an area of historic coalmining activity, Scotwell Colliery was to the south of the site so potential issues with made ground and stability are anticipated.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in a predominantly residential area so employment uses would not be appropriate.	
Employment Land	Not suitable for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	The anticipated remediation of the ground conditions would delay delivery.	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is anticipated that utilities would be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables /sub-stations, water /sewage pipes, gas pipes, pylons, culverts, rights of way)	There are foul and surface water sewers crossing the site.	
Highways access and transportation (state name / quality of access points)	Access to the site could be gained from the north though from existing cul de sacs.	

Impact on the wider road network	The site is surrounded by minor roads.					
Other Economic (specify)	None					
Social						
Primary School	Within 15 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 20 minutes		Centre / Foodstore	Within 15 minutes		
GP / Health Centre / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The surrounding area is predominantly moderate density low rise housing.					
Connections to local cycle route networks	Doulton Road 700 metres to the west of the site is identified in the SCWIP.					
Public Open Space (ha's and type)	The site is allocated Public Open Space (4.79 ha Local Amenity Greenspace)					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.					
Other Social (specify)	None					
Any character constraints on density (list)	The surrounding area is predominantly moderate density low rise housing.					
Opportunities						
Sustainability Appraisal						
Not a reasonable alternative – not assessed						
Conclusion						
The site is allocated as Community Open Space. However, it was rated in the 2019 audit as Low Quality Low Value, so it is considered reasonable to assess redevelopment options.						

The site is an area of amenity space with numerous mature trees, which is a local nature reserve and a SLINC forming an area of linear open space.

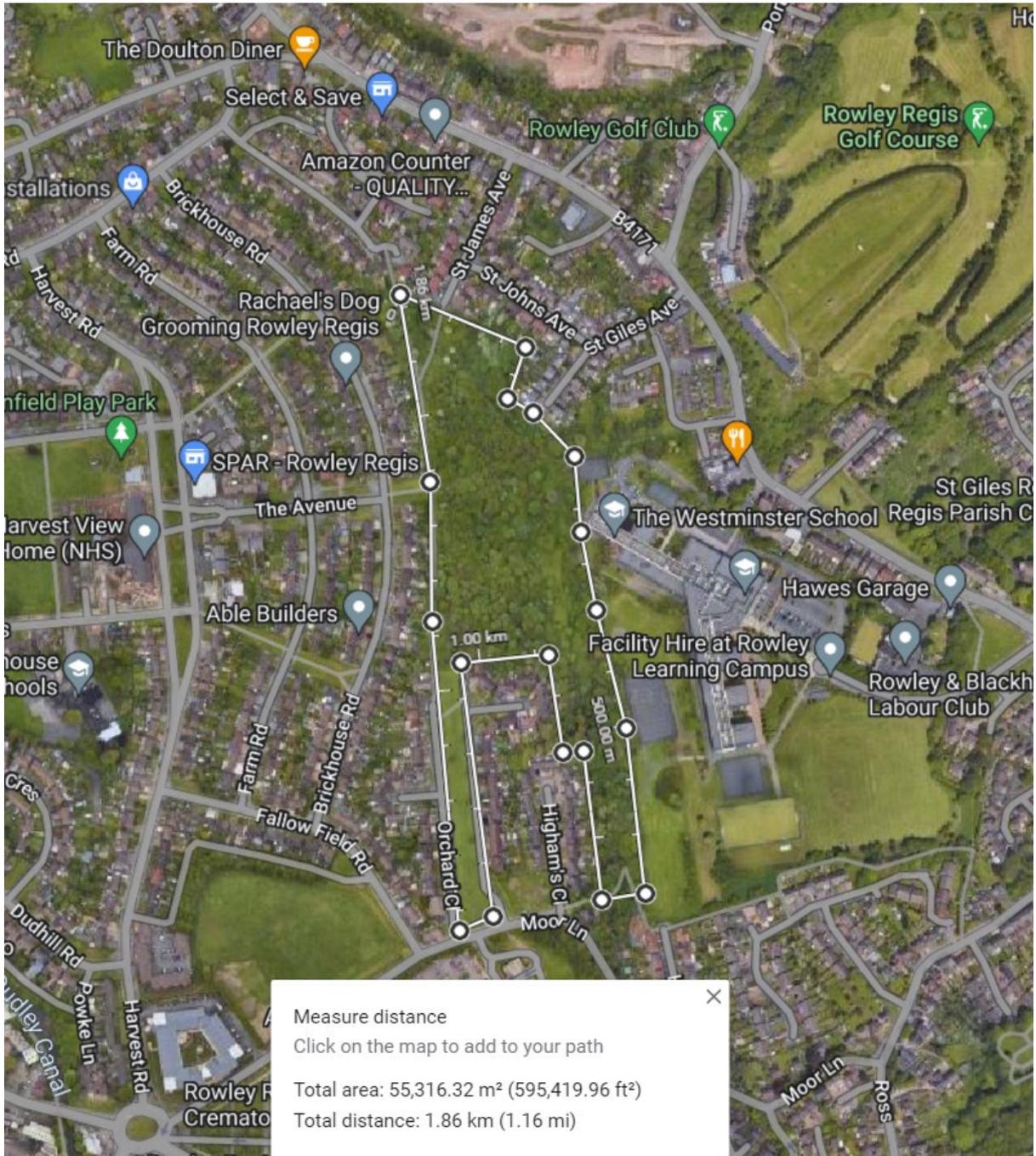
Residential development would be suitable in principle in this residential area. However, the protected open space would be lost, and it is known that there would be poor ground conditions to overcome together with levels and access issues.

Employment use would not be appropriate in this predominantly residential area.

The site could be subdivided to form a gypsy traveller site though access is problematic, and the open space would be lost so this is not recommended.

It is accepted that the site is rated low quality and low value, so improvements should be made, or redevelopment considered. It is suggested however that the nature designations on the site together with the site constraints combine to advise the retention of the Public Open Space.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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Site Known as	114: Brierley Lane Open Space/Henn Drive Open Space 1001 (OS 0249)		
Site Address	Brierley Lane / Bradleys Lane, Tipton.		
Ward	Princes End	Call for Site Ref	
Site Area (ha)	3.59 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield former railway line	Site Assessment Reference	114
Background / Context			
Current uses (list)	The site is currently a green linear walkway		
Surrounding land uses	The area is predominantly residential with industrial uses to the south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		

Existing Policy Designations (list)	The site is allocated in the SAD as Community Open Space. It is a wildlife corridor and a SLINC (Dudley to Priestfield disused railway SA 011).	
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	old railway line, now green walkway.	
Topography	The site is relatively flat, the area slopes down towards the south.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are numerous mature trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is a wildlife corridor and a SLINC (Dudley to Priestfield Disused Railway)	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	The character of the area is predominantly residential	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	Not known though this was an area of historic heavy industrial activity.	

Ground stability	Not known though this was an area of historic heavy industrial activity.	
Air Quality impact of adjoining uses	No issues anticipated.	
Noise impact of adjoining uses	No issues anticipated.	
Mineral Extraction and Mineral Resource Areas	Not known though this was an area of historic heavy industrial activity.	
Mineral Infrastructure and Brickworks	Not known though this was an area of historic heavy industrial activity.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in a predominantly residential area and its linear shape makes it difficult to develop. It is not considered suitable for employment uses.	
Employment Land	It is not considered suitable for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are foul and surface water sewers crossing the site.	
Highways access and transportation (state name / quality of access points)	Access could be gained from Brierley Lane.	
Impact on the wider road network	No issues anticipated	
Other Economic (specify)	None	
Social		

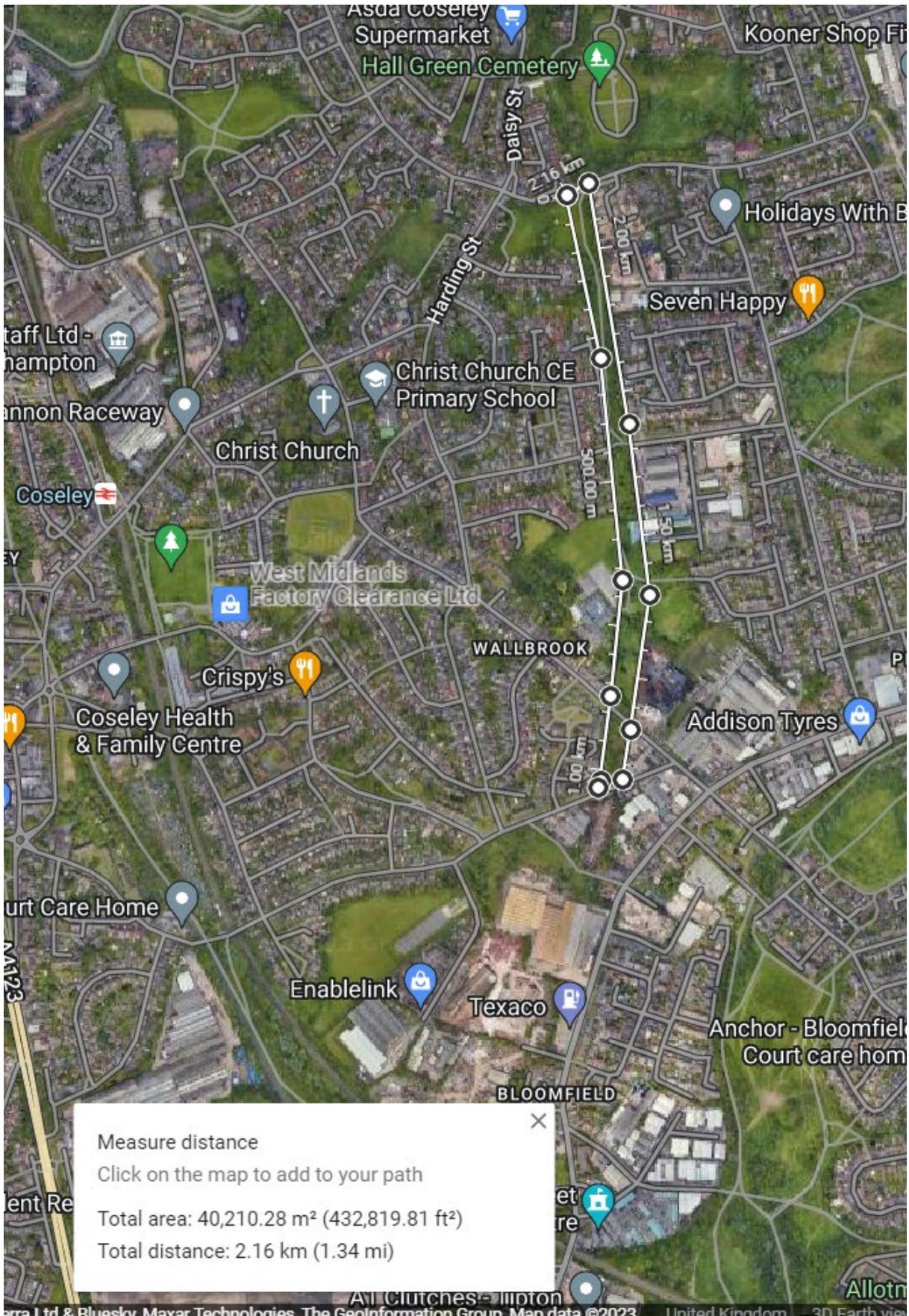
Primary School	Within 10 minutes	Strategic Centre / Employment Area		Within 20 minutes
Secondary School	Within 25 minutes	Centre / Foodstore		Within 10 minutes
GP / Health Centre / Walk in centre	Within 10 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	The area is characterised by moderate density low rise housing.			
Connections to local cycle route networks	Owen Street a kilometre to the south is identified in the SCWIP.			
Public Open Space (ha's and type)	The site is allocated as Public Open Space (3.59 ha Local Green Corridor)			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields			
Other Social (specify)	None			
Any character constraints on density (list)	The area is characterised by moderate density low rise housing.			
Opportunities				
Sustainability Appraisal				
Not a reasonable alternative – not assessed				
Conclusion				
<p>The site is allocated in the SAD as Community Open Space. However, it was rated in the 2019 audit as Low-Quality Low Value. It is considered appropriate therefore to assess potential redevelopment options.</p> <p>The site is currently in poor condition and is badly managed. However, it does have the potential to provide an attractive walkway linking Brierley Lane and Bradleys Lane. The site is currently designated as a wildlife corridor and a SLINC and the linear nature of the site together with the anticipated poor ground makes any development problematic.</p> <p>It is therefore recommended that the site is retained as Community Open Space to preserve the nature designations.</p>				

**Appropriate uses given
constraints and infrastructure
requirements**

Housing

Employment

Gypsy/Traveller



Site Known as	115: Broadwell Park 2024 (QH6)		
Site Address	Broadwell Road		
Ward	Oldbury	Call for Site Ref	
Site Area (ha)	1.79 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	115
Background / Context			
Current uses (list)	The site is currently a local park with play areas and walkways.		
Surrounding land uses	There are residential uses to the west and industrial uses to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD as Community Open Space. It is a SLINC (Broadwell Park Tame Valley SA 002:1)		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space.	
Topography	The site is relatively flat	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are several mature trees within the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	There is a SLINC on the site (Broadwell Park, Tame Valley).	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The area is characterised by mixed uses.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	No issues known	
Ground stability	No issues known	
Air Quality impact of adjoining uses	The industrial uses opposite the site may require any residential development to incorporate air quality amelioration measures.	

Noise impact of adjoining uses	The industrial uses opposite the site may require any residential development to incorporate noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	None known	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	It is considered that development for employment uses would have a detrimental impact on residential uses on Mckean Road. The site is not suitable for employment uses.	
Employment Land	The site is not suitable for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	Access could be obtained from Broadwell Road.	
Impact on the wider road network	No issues anticipated.	
Other Economic (specify)	None	
Social		
Primary School	Within 10 minutes	Within 20 minutes

		Strategic Centre / Employment Area		
Secondary School	Within 20 minutes	Centre / Foodstore		Within 10 minutes
GP / Health Centre / Walk in centre	Within 10 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
				X
Any character constraints on density	The area is characterised by moderate density low rise housing.			
Connections to local cycle route networks	The site adjoins Broadwell Road that is identified in the WMLCWIP.			
Public Open Space (ha's and type)	The site is allocated as Community Open Space (1.79 ha Local Parks and Gardens)			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.			
Other Social (specify)	None			
Any character constraints on density (list)	The area is characterised by moderate density low rise housing.			
Opportunities				
Sustainability Appraisal				
Not a reasonable alternative – not assessed				
Conclusion				
<p>The site is allocated in the SAD as Community Open Space. The site was however rated in the 2019 audit as Low Quality Low Value, so the consideration of alternative redevelopment options is appropriate.</p> <p>The site is currently a local park with walkways and play areas and is a designated SLINC. It does have potential to provide a useful asset to the local community though is currently neglected. It is suggested that any proposals for redevelopment would be contentious.</p> <p>Residential redevelopment would be appropriate in principle with noise amelioration to counter any issues with industrial uses on Broadwell Road. The mature trees on the Broadwell Road frontage would need to be preserved where possible to screen the dwellings from the industrial uses.</p> <p>It is considered that employment uses on the site would not be appropriate given the proximity of dwellings on Mckean Road.</p> <p>The site is too large for a gypsy/traveller site.</p>				

Appropriate uses given constraints and infrastructure requirements	Housing 1.79 ha	Employment	Gypsy/Traveller
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Site Known as	116: Canal Side Open Space		
Site Address	New Meeting Street, Oldbury		
Ward	Oldbury	Call for Site Ref	
Site Area (ha)	0.5 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	116
Background / Context			
Current uses (list)	The site is currently used as local amenity greenspace.		
Surrounding land uses	The site is in a predominantly residential area with commercial uses to the west in Oldbury Town Centre.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site was allocated in the SAD as Community Open Space. It is within an Area of Potential Archaeological Importance, the Church Square Conservation Area and is		

	within an Archaeological Priority Area as it an infilled segment of the Old Birmingham Main Line canal.	
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield former canal	
Topography	The site is relatively flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are several mature trees on the perimeter of the site including rare Black Poplar trees. There are no tree preservation orders.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no visual heritage assets on the site. Within a conservation area	
Visual Amenity and Character of the Area	The site is surrounded by residential dwellings.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	The site is an infilled canal so ground conditions will be challenging. It is thought that there is an historic cholera graveyard within the site that precluded its	

	comprehensive development with adjoining dwellings.	
Ground stability	Not known	
Air Quality impact of adjoining uses	No issues anticipated – in an AQMA	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	No issues anticipated	
Mineral Infrastructure and Brickworks	No issues anticipated	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is surrounded by residential dwellings, so employment uses would be inappropriate.	
Employment Land	The site is surrounded by residential dwellings, so employment uses would be inappropriate.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is anticipated that utilities would be available, though capacities are unknown.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known.	
Highways access and transportation (state name / quality of access points)	Access could be gained from New Meeting Street.	
Impact on the wider road network	None anticipated	
Other Economic (specify)	None	
Social		

Primary School	Within 10 minutes	Strategic Centre / Employment Area		Within 20 minutes
Secondary School	Within 25 minutes	Centre / Foodstore		Within 10 minutes
GP / Health Centre / Walk in centre	Within 10 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	The site is within an area of moderate density low rise housing.			
Connections to local cycle route networks	The site adjoins Poplar Road that is identified in the WMLCWIP			
Public Open Space (ha's and type)	The site is allocated Community Open Space (0.5 ha Local Amenity Greenspace)			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.			
Other Social (specify)	None			
Any character constraints on density (list)	The site is within an area of moderate density low rise housing.			
Opportunities				
Sustainability Appraisal				
Conclusion				
<p>The site is allocated in the SAD for Community Open Space. However, it was rated Low Quality Low Value in the 2019 audit, so it is considered reasonable to assess alternative redevelopment options.</p> <p>The site does currently have local amenity value with several mature trees, though is currently neglected.</p> <p>Residential use would be appropriate in this residential area. However, this site was excluded when the neighbouring site was developed due to adverse ground conditions associated with the infilled canal, the presence of an historic graveyard and the existence of mature Black Poplar trees. It was retained as a green area to provide an attractive outlook for new residents. This may therefore preclude its residential development.</p>				

Employment uses would be inappropriate in this residential area notwithstanding the ground conditions.

The site is not considered large enough for a gypsy/traveller site.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller



Site Known as	117: Codsall Coppice 5090 (OS 0230)		
Site Address	Codsall Road, Rowley Regis		
Ward	Cradley Heath and Old Hill	Call for Site Ref	
Site Area (ha)	2.68 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently an area of overgrown woodland.		
Surrounding land uses	The site is surrounded by residential dwellings.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	Ancient Woodland - Codsall Coppice		
Local Nature Reserve	Codsall Coppice		
Site of Importance for Nature Conservation	SINC SA 077 Codsall Coppice		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD for Community Open Space and is within an Area of Potential Archaeological		

	Importance. In addition, it is a SINC, a Local Nature Reserve and an ancient woodland.	
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space	
Topography	The site slopes significantly towards the west	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are numerous mature trees on the site and it is a designated ancient woodland	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site is a SINC, a Local Nature Reserve and an ancient woodland.	
Heritage Assets on site or significantly affecting boundaries	There is an ancient woodland on the site and in an area of potential archaeological importance	
Visual Amenity and Character of the Area	The character of the area is predominantly residential	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3	
Ground Contamination	None known	
Ground stability	None known	

Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	None known	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in the middle of a residential area and is not suitable for employment uses.	
Employment Land	The site is in the middle of a residential area and is not suitable for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is anticipated that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	Access could be obtained from Codsall Road.	
Impact on the wider road network	No issues anticipated	
Other Economic (specify)	None	
Social		
Primary School	Within 15 minutes	Within 20 minutes

		Strategic Centre / Employment Area		
Secondary School	Within 25 minutes	Centre / Foodstore		Within 10 minutes
GP / Health Centre / Walk in centre	Within 15 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) X
Any character constraints on density	The site is within an area of moderate density low rise residential dwellings.			
Connections to local cycle route networks	Barrs Road 100 metres to the south of the site is identified in the BCLCWIP			
Public Open Space (ha's and type)	The site is allocated Community Open Space (2.68 ha Neighbourhood Natural and Semi Natural Woodland)			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.			
Other Social (specify)	None			
Any character constraints on density (list)	The site is within an area of moderate density low rise residential dwellings.			
Opportunities				
Sustainability Appraisal				
Not a reasonable alternative – not assessed				
Conclusion				
<p>The site is allocated in the SAD for Community Open Space. However, it was rated in the 2019 audit as Low Quality Low Value and it is considered appropriate therefore to assess its potential for alternative development options.</p> <p>The site appears currently neglected and poorly managed (natural and semi natural?) but it does have several nature designations that protect it from development. These include a SINC, a local nature reserve and an ancient woodland.</p> <p>In principle the site would be suitable for residential development in accordance with the surrounding area. However, it is considered that the nature designations that highlight the importance of the site would preclude any potential for redevelopment.</p>				

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	118: Constance Avenue Open Space 3112 (OS 0369)		
Site Address	Constance Avenue, West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	
Site Area (ha)	1.55 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	118
Background / Context			
Current uses (list)	The site is currently overgrown neglected land.		
Surrounding land uses	The site has residential uses to the west and south, community uses to the north and allotments to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD for Community Open Space and is a gateway site (gate 2).		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space	
Topography	There are banks and mounds within the site.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site adjoins the Metro line to the north. SLINC SA017 Snow Hill to Wolverhampton Railway Wildlife corridor to east	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site.	
Visual Amenity and Character of the Area	The character of the site is generally residential to the south of the Metro line.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	Not known though the mounds are a potential sign of previous heavy industrial activity.	
Ground stability	Not known	

Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	The adjoining Metro line may require a development to incorporate minor noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	None known	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site could be considered feasible for office/light industrial /storage uses though this is not ideal as access is through a residential estate and neighbours residential dwellings.	
Employment Land	The site is not ideal for employment uses given the predominantly residential area.	
Delivery / Phasing (taken from Delivery Study where referenced)	Remediation works to the ground may delay delivery.	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known.	
Highways access and transportation (state name / quality of access points)	Access would be available from Constance Avenue.	
Impact on the wider road network	No issues anticipated.	
Other Economic (specify)	None	
Social		

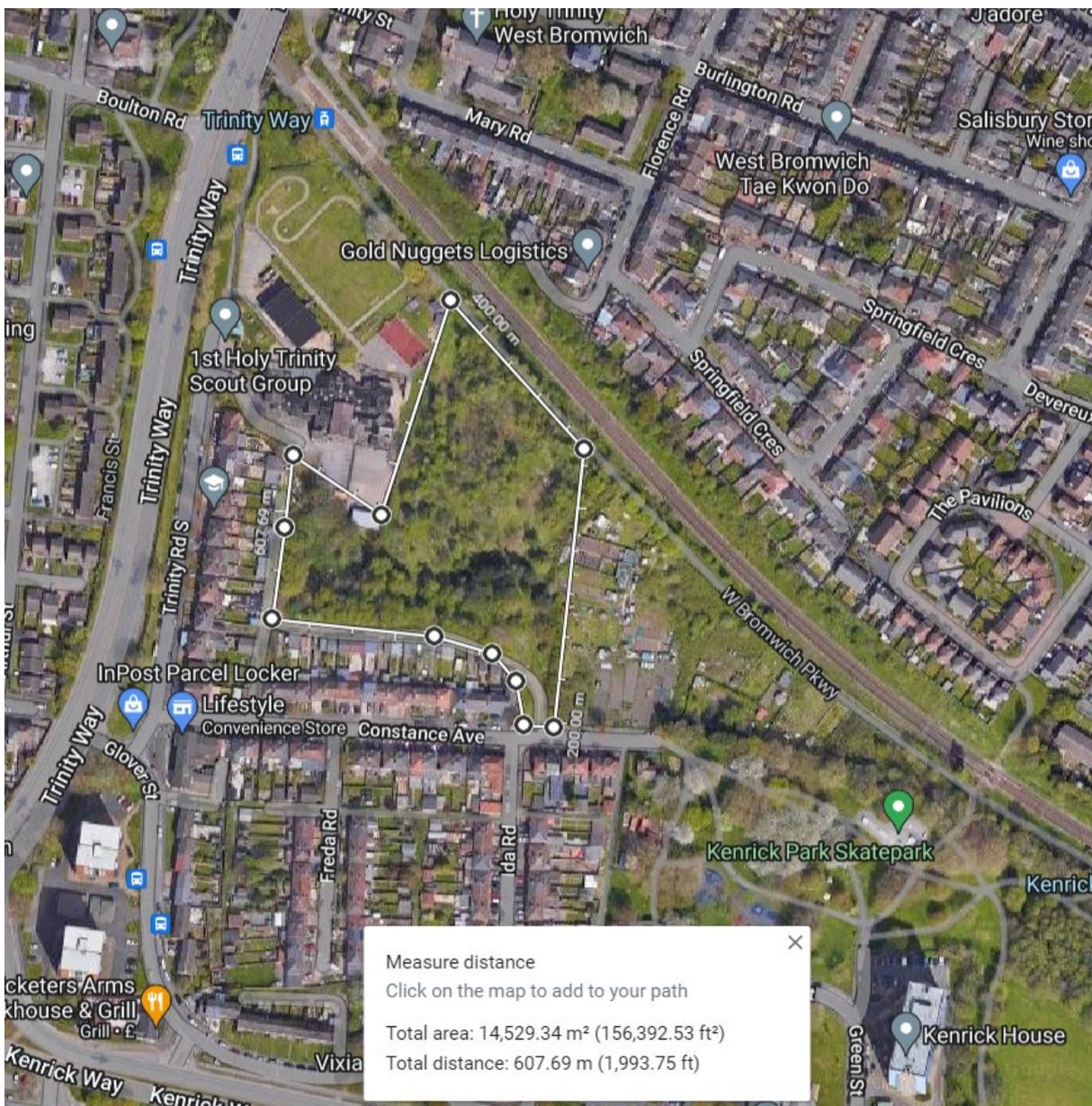
Primary School	Within 10 minutes	Strategic Centre / Employment Area		Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore		Within 10 minutes
GP / Health Centre / Walk in centre	Within 10 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	The site is within an area of moderate density low rise housing.			
Connections to local cycle route networks	Constance Avenue is identified in the SCWIP			
Public Open Space (ha's and type)	The site is allocated Community Open Space (1.55 ha Local Amenity Greenspace).			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.			
Other Social (specify)	None			
Any character constraints on density (list)	The site is within an area of moderate density low rise housing			
Opportunities				
Sustainability Appraisal				
<p>Four negligible scores – cultural heritage, climate change mitigation, waste and economy</p> <p>One uncertain score – landscape</p> <p>Six minor negative scores – biodiversity, climate change adaptation, natural resources, pollution, transport and equality</p> <p>One minor positive score – housing</p> <p>Two major positive scores – health and education</p>				
Conclusion				
<p>The site is allocated in the SAD as Community Open Space. However, it was rated in the 2019 audit as Low Quality Low Value, so it is considered that it is reasonable to assess alternative development options.</p> <p>The site is currently overgrown and neglected and should be brought back into beneficial use. There have been previous requests to acquire small parcels which have been refused pending a review of the SAD and the options for comprehensive development.</p>				

Residential development would be the appropriate use in this residential area. The ground conditions are unknown however and would require investigation. The mounds are a concerning sign and the reason why the site has not previously been developed.

Employment uses are not considered suitable adjoining residential dwellings and with access required through a residential estate.

The site is too large for a gypsy/traveller site.

Appropriate uses given constraints and infrastructure requirements	Housing 1.55 ha	Employment	Gypsy/Traveller 1.55 ha
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Site Known as	119: Corngreaves Walk Embankment 5078 (HAS 0017)		
Site Address	Corngreaves Walk /Timbertree Crescent, Cradley Heath		
Ward	Cradley Heath and Old Hill	Call for Site Ref	
Site Area (ha)	0.39 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	119
Background / Context			
Current uses (list)	The site is currently a grassed embankment between residential dwellings with several mature trees.		
Surrounding land uses	The site is in a predominantly residential area with the River Stour to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		

Existing Policy Designations (list)	The site is allocated in the SAD as Community Open Space and is within an Area of Potential Archaeological Importance.	
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space	
Topography	The site is an embankment between two rows of houses.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are several mature trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site. Area of potential archaeological interest	
Visual Amenity and Character of the Area	The site is in a predominantly residential area to the east of the River Stour.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	No issues known	

Ground stability	No issues known	
Air Quality impact of adjoining uses	No issues known	
Noise impact of adjoining uses	No issues known	
Mineral Extraction and Mineral Resource Areas	Not known	
Mineral Infrastructure and Brickworks	Not known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is not suitable for employment uses between residential uses.	
Employment Land	The site is not suitable for employment uses between residential uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	Access could be gained from Corngreaves Walk.	
Impact on the wider road network	No issues anticipated	
Other Economic (specify)	None	
Social		

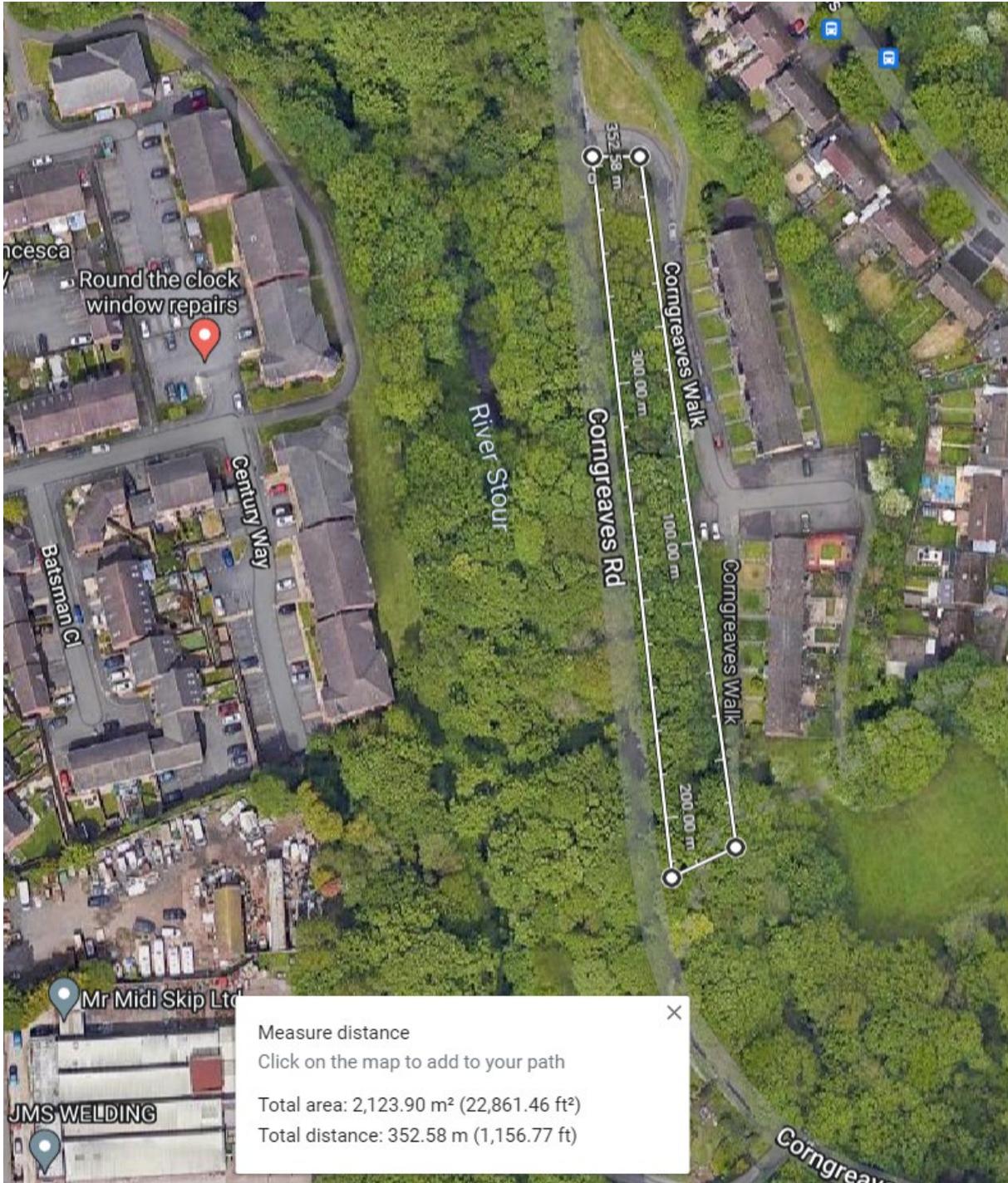
Primary School	Within 10 minutes	Strategic Centre / Employment Area		Within 20 minutes	
Secondary School	Within 25 minutes	Centre / Foodstore		Within 10 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density	The site is in an area of moderate density low rise housing.				
Connections to local cycle route networks	Barrs Road 300 metres to the north of the site is identified in the BCLCWIP.				
Public Open Space (ha's and type)	The site is allocated Community Open Space (0.39 ha Local Natural and Semi Natural)				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches				
Other Social (specify)	None				
Any character constraints on density (list)	The site is in an area of moderate density low rise housing				
Opportunities					
Sustainability Appraisal					
Not a reasonable alternative – not assessed					
Conclusion					
<p>The site is allocated Community Open Space in the SAD. However, the site was rated as Low-Quality Low value in the 2019 audit, so it is considered that it is appropriate for alternative development options to be assessed.</p> <p>The site is currently a grassed embankment site between two rows of houses with several mature trees. It currently forms an area of linear open space with the site at Barn Close (5079).</p> <p>The site is currently neglected and overgrown but its size and shape together with the changes in levels make it unsuitable for development.</p> <p>The site is not large enough for a gypsy/traveller site.</p>					

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	120: Darbys Hill Open Space 5013 (OS 0142)		
Site Address	Darbys Hill Road, Tividale.		
Ward	Tividale	Call for Site Ref	
Site Area (ha)	3.81 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield open space	Site Assessment Reference	120
Background / Context			
Current uses (list)	The site is currently local amenity greenspace		
Surrounding land uses	The site is surrounded by residential dwellings.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD for Community Open Space. There is a SLINC on the site (Darbys Hill Road (SA 058))		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	green space	
Topography	The site has significant changes in levels with the centre of the site being the peak of a plateau approached from both sides.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site in copses.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	There is a SLINC on the site (Darbys Hill Road (SA 058))	
Heritage Assets on site or significantly affecting boundaries	There are no heritage issues.	
Visual Amenity and Character of the Area	The area is predominantly residential in character.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Zone 3.	
Ground Contamination	None known though the site is within an area of historic heavy industrial activity.	
Ground stability	None known though the site is within an area of historic heavy industrial activity.	

Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated.	
Mineral Extraction and Mineral Resource Areas	None known though the site is within an area of historic heavy industrial activity.	
Mineral Infrastructure and Brickworks	None known though the site is within an area of historic heavy industrial activity.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is surrounded by residential uses and is not considered suitable for employment uses.	
Employment Land	The site is surrounded by residential uses and is not considered suitable for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	Land remediation may delay delivery of the site.	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is an electricity substation within the site and a foul sewer in the eastern corner.	
Highways access and transportation (state name / quality of access points)	Access could be gained from Darbys Hill Road.	
Impact on the wider road network	No issues anticipated	
Other Economic (specify)	None	
Social		
Primary School	Within 10 minutes	Within 30 minutes

		Strategic Centre / Employment Area		
Secondary School	Within 25 minutes	Centre / Foodstore		Within 15 minutes
GP / Health Centre / Walk in centre	Within 10 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) X
Any character constraints on density	The site is within an area of moderate density low rise housing.			
Connections to local cycle route networks	New Birmingham Road (the A4123) a kilometre to the north of the site is identified in the WMLCWIP.			
Public Open Space (ha's and type)	The site is allocated Community Open Space (3.81 ha Local Amenity Greenspace)			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches on the site.			
Other Social (specify)	None			
Any character constraints on density (list)	The site is within an area of moderate density low rise housing.			
Opportunities				
Sustainability Appraisal				
<p>Five negligible scores – cultural heritage, climate change mitigation, waste, equality and economy</p> <p>One uncertain score – landscape</p> <p>Three minor negative scores – biodiversity, natural resources and transport</p> <p>One major negative score - pollution</p> <p>One minor positive score – climate change adaptation</p> <p>Three major positive scores – housing, health and education</p>				
Conclusion				
<p>The site is allocated in the SAD for Community Open Space. It was rated however Low-Quality Low Value in the 2019 audit, so it is considered that an assessment of alternative development options is appropriate.</p> <p>The site is considered appropriate for residential use subject to the loss of open space being addressed and the SLINC, mature trees and the levels and mounds taken into account. The site is within an area of historic heavy industrial activity so it is anticipated that site investigations and remediation would be required to enable the development of the site.</p>				

Site Known as	121: Fairway Avenue Amenity Greenspace 5003 (OS 0332)		
Site Address	Fairway Avenue / Wheatsheaf Road, Tividale		
Ward	Tividale	Call for Site Ref	
Site Area (ha)	0.79 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	121
Background / Context			
Current uses (list)	The site is currently a grassed amenity area between two rows of houses with a number of mature trees		
Surrounding land uses	The site is within a residential area.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD for Community Open Space.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space	
Topography	The site slopes significantly down towards the south	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site.	
Visual Amenity and Character of the Area	The site is within a predominantly residential area	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	No issues known	
Ground stability	No issues known	
Air Quality impact of adjoining uses	No issues anticipated	

Noise impact of adjoining uses	No issues anticipated		
Mineral Extraction and Mineral Resource Areas	None known		
Mineral Infrastructure and Brickworks	None known		
Waste Infrastructure	None		
Other Environmental (specify)	None		
Economic			
Employment Development Opportunities	The site is not suitable for employment uses being situated between residential dwellings		
Employment Land	The site is not suitable for employment uses being situated between residential dwellings		
Delivery / Phasing (taken from Delivery Study where referenced)	N/A		
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP		
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known		
Highways access and transportation (state name / quality of access points)	The access points from Beech Road and Wheatsheaf Road are sub-standard for development.		
Impact on the wider road network	No issues anticipated		
Other Economic (specify)	None		
Social			
Primary School	Within 15 minutes	Strategic Centre / Employment Area	Within 30 minutes

Secondary School	Within 25 minutes		Centre / Foodstore		Within 15 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The site is in an area of low-rise moderate density residential uses					
Connections to local cycle route networks	New Birmingham Road (the A4123) 600 metres to the north of the site is identified in the WMLCWIP					
Public Open Space (ha's and type)	The site is allocated Community Open Space (0.79 ha Local Amenity Greenspace)					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches on the site.					
Other Social (specify)	None					
Any character constraints on density (list)	The site is in an area of low-rise moderate density residential uses					
Opportunities						
Sustainability Appraisal						
Not a reasonable alternative – not assessed						
Conclusion						
<p>The site is allocated in the SAD as Community Open Space. However, the site was rated in the 2019 audit as Low-Quality Low Value. It is considered appropriate therefore to assess alternative development options.</p> <p>The site is currently a landlocked area with limited accessibility and amenity value for the local community although there are a number of mature trees on the site.</p> <p>Residential redevelopment would be the only appropriate use in this location. The site however has very limited potential for redevelopment due to its size and shape with limited width and substandard access. Moreover, the site is surrounded and overlooked by existing residential dwellings.</p>						
Appropriate uses given constraints and infrastructure requirements	Housing		Employment		Gypsy/Traveller	



Site Known as	122: Friar Park Playing Fields 6025 (QU9)		
Site Address	Friar Park Road, Wednesbury		
Ward	Friar Park	Call for Site Ref	
Site Area (ha)	3.95 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	122 SH18 (part)
Background / Context			
Current uses (list)	The site is currently a grassed amenity area.		
Surrounding land uses	The site has community uses to the south and west with residential uses to the east and the disused former Severn Trent sewage works to the north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is not allocated in the SAD. It is part of a larger proposed development (Friar Park) 2895 (SAH 089) with		

	the capacity for 630 houses. A Masterplan for this site was approved in March 2023. The majority of this larger site was allocated in the SAD for residential use.	
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space.	
Topography	The site is reasonably flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are several mature trees around the perimeter of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues There is a SLINC to the north of the site (Friar Park SA 004).	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The site is in a predominantly residential area with Bescot sidings to the north of the site.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	Not known though the former sewage works adjoins the site to the east.	

Ground stability	Not known though the former sewage works adjoins the site to the east.	
Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	None known	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is part of a larger site earmarked for residential development and a Masterplan has been approved. The site is not considered suitable therefore for employment uses.	
Employment Land	The site is part of a larger site earmarked for residential development and a Masterplan has been approved. The site is not considered suitable therefore for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is a foul sewer crossing the site.	
Highways access and transportation (state name / quality of access points)	No issues anticipated	
Impact on the wider road network	No issues anticipated	
Other Economic (specify)	None	

Social					
Primary School	Within 10 minutes	Strategic Centre / Employment Area		Within 20 minutes	
Secondary School	Within 25 minutes	Centre / Foodstore		Within 15 minutes	
GP / Health Centre / Walk in centre	Within 15 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph) X
Any character constraints on density	The site is within an area of low-rise moderate density housing.				
Connections to local cycle route networks	High Bullen two kilometres to the west of the site is identified in the WMLCWIP				
Public Open Space (ha's and type)	The site is not allocated Public Open Space.				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	The site was previously used as sports pitch though this use has been discontinued. The Masterplan does however include the replacement of this pitch.				
Other Social (specify)	None				
Any character constraints on density (list)	The site is within an area of low-rise moderate density housing.				
Opportunities					
The redevelopment of the site in combination with neighbouring sites provides the opportunity for the development of a scheme estimated to have a capacity in the region of 630 houses. A Masterplan has been approved which provides clarity and identifies the location of 10 ha of replacement open space and a replacement sports pitch.					
Sustainability Appraisal					
SH18 (part)					
Two negligible scores – cultural heritage, equality					
Five uncertain scores – landscape climate change mitigation, waste, housing and economy					
Six minor negative scores – biodiversity, natural resources, pollution, transport, health and education					
One major negative score – climate change adaptation					
Conclusion					

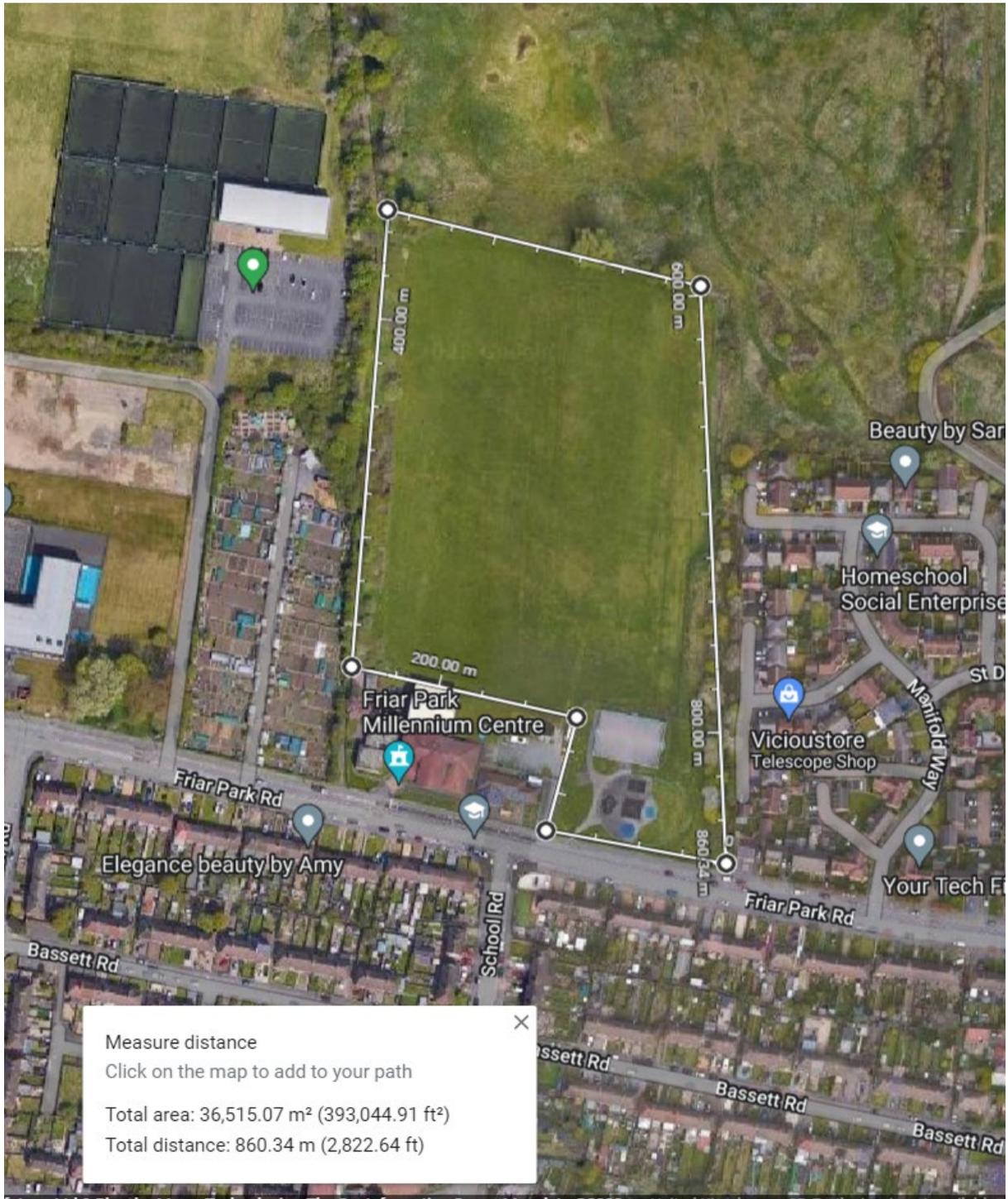
The site was rated Low Quality Low Value in the 2019 audit, so it is considered appropriate to assess alternative redevelopment options.

The site has been identified as part of a larger site (Friar Park 2895) for residential redevelopment with a significant capacity of 630 dwellings. A Masterplan has been approved and this is therefore the appropriate use for the site. The Masterplan identifies areas of replacement open space comprising 10 ha and includes the provision of a replacement sports pitch.

Employment uses are not considered appropriate within the overall residential scheme.

The site is too large for a gypsy/traveller site.

Appropriate uses given constraints and infrastructure requirements	Housing 3.95 ha	Employment	Gypsy/Traveller
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Site Known as	123: Goldicroft Playing Fields, Goldicroft Park 6011 (QM 6)		
Site Address	Goldicroft Road. Wednesbury		
Ward	Wednesbury North	Call for Site Ref	
Site Area (ha)	0.9 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield Open Space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently used as an informal amenity area.		
Surrounding land uses	The site is surrounded by residential dwellings.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD as Community Open Space and is within an Area of Archaeological Importance.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	former mining area now informal open space	
Topography	The site is reasonably flat	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the perimeter of the site that were planted under the Millennium Forestry initiative.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site. Area of potential archaeological interest	
Visual Amenity and Character of the Area	The character of the area is generally low density residential.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	The site historically adjoined Vicarage Colliery to the south and the site was subject to spoil material and tipping associated with this heavy industrial use. It is likely that the site will be subject to made ground unsuitable for foundations.	
Ground stability	The site historically adjoined Vicarage Colliery to the south and the site was subject to spoil material and	

	tipping associated with this heavy industrial use. It is likely that the site will be subject to made ground unsuitable for foundations.	
Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	The site historically adjoined Vicarage Colliery to the south and the site was subject to spoil material and tipping associated with this heavy industrial use. It is likely that the site will be subject to made ground unsuitable for foundations.	
Mineral Infrastructure and Brickworks	The site historically adjoined Vicarage Colliery to the south and the site was subject to spoil material and tipping associated with this heavy industrial use. It is likely that the site will be subject to made ground unsuitable for foundations.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in the centre of a residential area and is not considered suitable for employment uses.	
Employment Land	The site is in the centre of a residential area and is not considered suitable for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is anticipated that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	The access to the site from Goldicroft Road is currently substandard to permit development and solutions to this problem such as acquiring additional land will need to be explored.	

Impact on the wider road network	No issues anticipated					
Other Economic (specify)	None					
Social						
Primary School	Within 15 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 20 minutes		Centre / Foodstore	Within 10 minutes		
GP / Health Centre / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The character of the area is low density residential housing.					
Connections to local cycle route networks	High Bullen 700 metres to the south of the site is identified in both the WMLCWIP and the SCWIP					
Public Open Space (ha's and type)	The site is allocated Public Open Space (0.9 ha Local Outdoor Sports Facility)					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches on the site.					
Other Social (specify)	None					
Any character constraints on density (list)	The character of the area is low density residential housing.					
Opportunities						
Sustainability Appraisal						
Not a reasonable alternative – not assessed						
Conclusion						
The site is allocated in the SAD for Community Open Space. However, it was rated Low Quality Low Value in the 2019 audit. It is considered appropriate therefore to assess potential alternative redevelopment options.						

Residential redevelopment would be the appropriate option. However, the site has previously been suggested to the local community for residential development and given the anticipated poor ground conditions it was intended to undertake site investigations to determine development constraints. This provoked significant local opposition, petitions and a Friends of the Park group was established. The proposed site investigation was therefore abandoned, and this option is no longer being pursued.

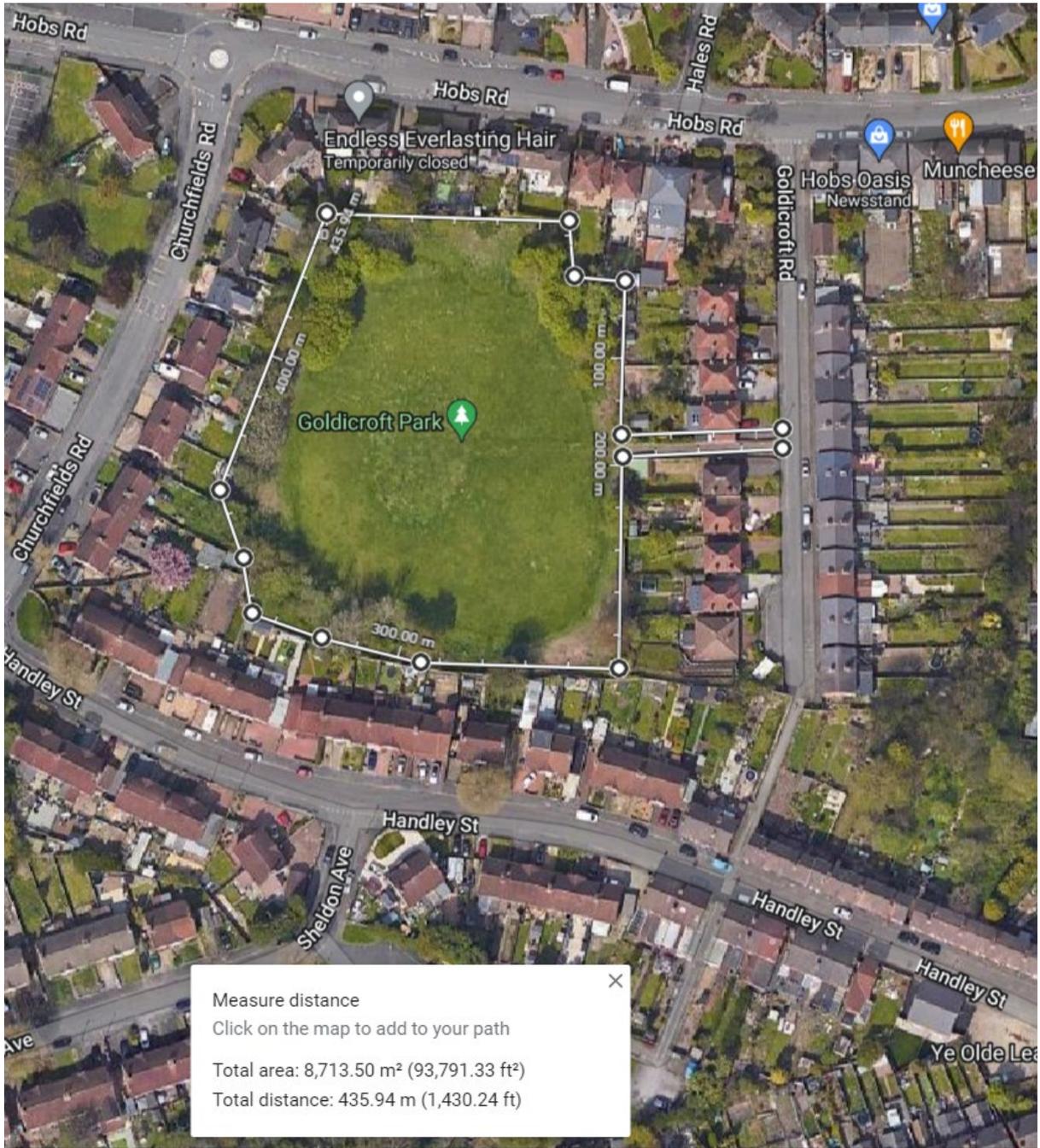
Employment uses are not appropriate in this residential area.

The use of the site as a gypsy/traveller site would be too contentious on this site.

The local residents were calling for improvements to the site to raise its rating in the Quality/Value audit.

It is recommended therefore that the site be retained as Public Open Space.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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Site Known as	124: Grace Mary Open Space 5006 (OS 0144)		
Site Address	East Avenue / Longbank Road, Tividale		
Ward	Tividale	Call for Site Ref	
Site Area (ha)	5.54 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield Green Space	Site Assessment Reference	124
Background / Context			
Current uses (list)	The site is currently neglected natural amenity greenspace.		
Surrounding land uses	The site is in a predominantly residential area.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD for Community Open Space. There is a SLINC on the site (Masseys Bank Rowley Hills Millennium Beacon Open Space (SA 109).		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	open space, formerly mineral workings?	
Topography	The site is subject to significant changes in levels.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site, natural and semi-natural.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	There is a SLINC on the site (Masseys Bank Rowley Hills Millennium Beacon Open Space (SA 109).	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The site is predominantly residential with areas of natural and semi natural amenity space.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected.	
Ground stability	None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected	

Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected	
Mineral Infrastructure and Brickworks	None known though the site is within an area of historic heavy industrial uses with mineral workings so challenging ground conditions are expected	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in a predominantly residential area with poor access and challenging ground conditions expected so is not considered suitable for employment uses.	
Employment Land	Not considered suitable for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available, though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are foul and surface water sewers crossing the site.	
Highways access and transportation (state name / quality of access points)	Not ideal from existing cul-de-sacs	
Impact on the wider road network	A significant development would have an impact on congestion on local roads.	
Other Economic (specify)	None	
Social		

Primary School	Within 10 minutes	Strategic Centre / Employment Area		Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore		Within 10 minutes
GP / Health Centre / Walk in centre	Within 15 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	The site is within an area of low-density residential dwellings.			
Connections to local cycle route networks	New Birmingham Road (the A4123) 500 metres to the east of the site is identified in the WMLCWIP			
Public Open Space (ha's and type)	The site is allocated Community Open Space (5.54 ha Local Amenity Greenspace)			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches on the site.			
Other Social (specify)	None			
Any character constraints on density (list)	The site is within an area of low-density residential dwellings.			
Opportunities				
Sustainability Appraisal				
Not a reasonable alternative – not assessed				
Conclusion				
<p>The site is allocated in the SAD as Community Open Space. However, the site was rated in the 2019 audit as Low -Quality Low Value. It is considered appropriate therefore to assess alternative redevelopment options.</p> <p>The site is currently neglected local amenity space and is overgrown. However, there is a SLINC on the site and the site is the location of the Beacon memorial.</p> <p>Residential redevelopment would be the appropriate use in this area. This use is constrained however by the anticipated ground conditions associated with historic mineral workings, the changes in levels and the poor access.</p> <p>Employment uses would not be appropriate in this residential area and the site is not considered suitable for a gypsy/traveller site given the number of constraints.</p>				

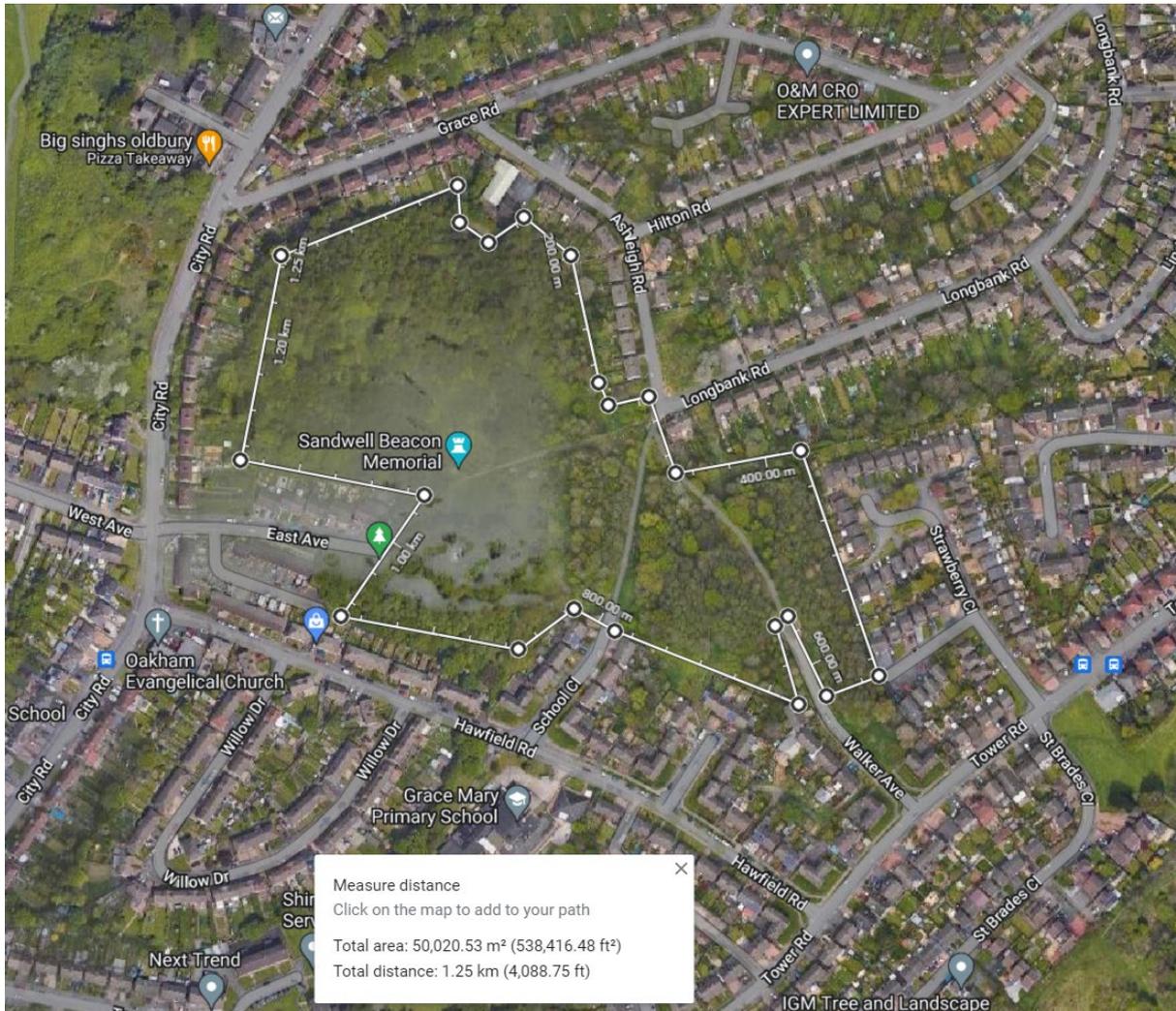
It is recommended that the site be retained as Community Open Space and the potential for improvements is explored.

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	125: Grafton Road Playing Fields / Cakemore Playing Fields 2068 (QU6)		
Site Address	Grafton Road, Oldbury		
Ward	Langley	Call for Site Ref	
Site Area (ha)	5.71 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield open space	Site Assessment Reference	125
Background / Context			
Current uses (list)	The site is currently used for sports pitches with changing provision and there may be a lease to Oldbury United.		
Surrounding land uses	The site is in a predominantly residential area to the east of the M5.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Historic Hedgerows	N/A		
Green Belt	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is not allocated in the SAD though there is a wildlife corridor alongside the site.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A	
Landscape Sensitivity (BL23 / BL24)	N/A	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	open space	
Topography	The site is reasonably flat	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees around the perimeter of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site adjoins the M5 motorway to the west. Wildlife corridor	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The character of the area is generally residential	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	The site was historically a claypit which was filled with landfill (Woodnorton Road Landfill LF 0076). The site was therefore filled with material of indeterminate origin and subject to potential contamination. Ground	

	conditions for development would therefore be challenging.	
Ground stability	The site was historically a claypit which was filled with landfill (Woodnorton Road Landfill LF 0076). The site was therefore filled with material of indeterminate origin and subject to potential contamination. Ground conditions for development would therefore be challenging.	
Air Quality impact of adjoining uses	No issues anticipated.	
Noise impact of adjoining uses	The site adjoins the M5 so a noise survey may be required.	
Mineral Extraction and Mineral Resource Areas	The site was historically a claypit which was filled with landfill (Woodnorton Road Landfill LF 0076). The site was therefore filled with material of indeterminate origin and subject to potential contamination. Ground conditions for development would therefore be challenging.	
Mineral Infrastructure and Brickworks	The site was historically a claypit which was filled with landfill (Woodnorton Road Landfill LF 0076). The site was therefore filled with material of indeterminate origin and subject to potential contamination. Ground conditions for development would therefore be challenging.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in a predominantly residential area so use for employment purposes would not be appropriate.	
Employment Land	The site is in a predominantly residential area so use for employment purposes would not be appropriate.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	The viability of individual sites will be identified as part of ongoing work on the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	There is an electricity pylon within the site and a vent trench around the former landfill site.	

Conclusion

The site is not allocated in the SAD. It was rated Low Quality Low Value in the 2019 audit, so it is considered appropriate to assess potential redevelopment options.

The site is still in use for sports provision, may be leased to a local club for their use and any loss of pitches would need to be replaced which could preclude any redevelopment. In addition, the site is known to be affected by challenging ground conditions as a former landfill site.

Residential redevelopment would be appropriate in principle in this area though it is considered that the use is precluded by the existing sports use and the challenging ground conditions.

The site is not considered appropriate for employment uses or use as a gypsy/traveller site.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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Site Known as	126: Greets Green Playing Fields 3096 (QX1)		
Site Address	Wattle Road, West Bromwich		
Ward	Greets Green and Lyng	Call for Site Ref	N/A
Site Area (ha)	11.31 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield open space (restored brownfield land)	Site Assessment Reference	126
Background / Context			
Current uses (list)	The site is currently used for playing fields and informal open space.		
Surrounding land uses	The site has industrial uses to the west and residential uses to the south and east. George Salter School is to the north of the site.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	Tennants (Inner Zone)		Approximately 7ha
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD as Community Open Space.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield open space (restored brownfield land with known ground condition constraints from historic industry)	
Topography	The site is reasonably flat though the area slopes towards the south.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees within the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The character of the area is mixed uses.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	The site is known to be within an area of historic heavy industrial activity so ground conditions are likely to be challenging with fill material of indeterminate origin.	

Ground stability	The site is known to be within an area of historic heavy industrial activity so ground conditions are likely to be challenging with fill material of indeterminate origin.	
Air Quality impact of adjoining uses	The industrial uses to the west may require development to incorporate air quality amelioration measures.	
Noise impact of adjoining uses	The industrial uses to the west may require development to incorporate noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	The site is known to be within an area of historic heavy industrial activity so ground conditions are likely to be challenging with fill material of indeterminate origin.	
Mineral Infrastructure and Brickworks	The site is known to be within an area of historic heavy industrial activity so ground conditions are likely to be challenging with fill material of indeterminate origin.	
Waste Infrastructure	None	
Other Environmental (specify)	The site is within the HSE Inner Zone around the Tennants works and the HSE middle zone around the Rhodia works.	
Economic		
Employment Development Opportunities	There is the potential in principle to expand the industrial uses to the west though this would require the loss of sports pitches which would not be recommended.	
Employment Land	There is the potential in principle to expand the industrial uses to the west though this would require the loss of sports pitches which would not be recommended.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes,	There are SUDS drainage works throughout the site.	

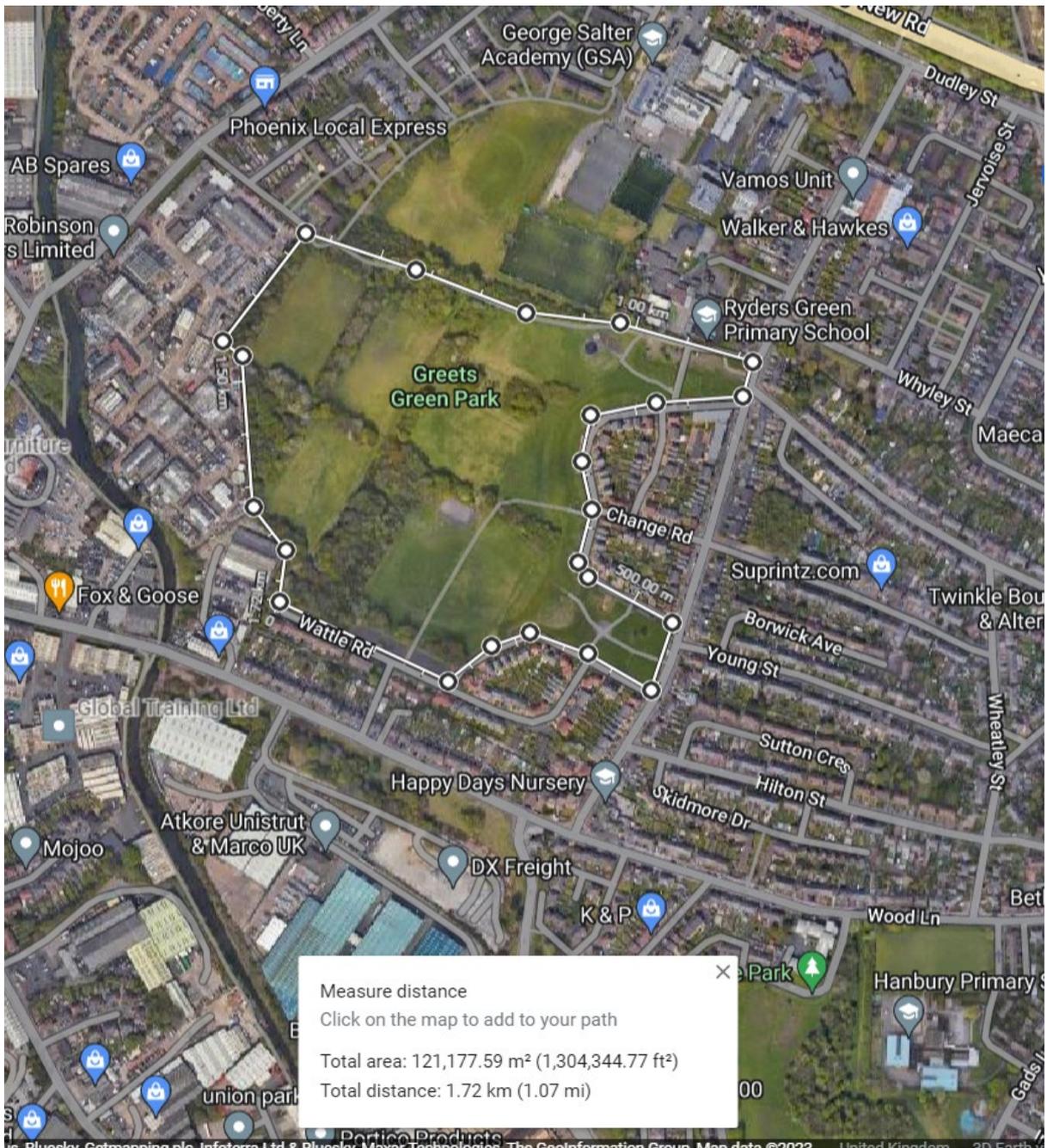
Conclusion

The site is allocated in the SAD for Community Open Space. It was rated however in the 2019 audit as Low-Quality Low Value so it is considered appropriate to assess alternative redevelopment options.

The site is however in use as sports pitches which would need to be replaced should the site be developed and the site is known to be constrained by historic ground conditions associated with heavy industrial activity. In addition, the site is within two HSE zones which would limit development capacity.

It is recommended therefore that the existing use of the site be retained and the redevelopment options are not pursued.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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Site Known as	127: Hall Lane Open Space 1017 (OS 0059)		
Site Address	Hall Lane, Tipton		
Ward	Princes End	Call for Site Ref	
Site Area (ha)	2.05 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield Open Space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently used as an informal amenity area.		
Surrounding land uses	The site is within a predominantly residential area.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD for Community Open Space and is within an Area of Potential Archaeological Importance around the predicted site of Walker Hall Moat Farm.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	The site is not in the Green Belt		

(B79 (a))		
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Brownfield former colliery now open space	
Topography	The site drops three metres within the site towards the north.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are few mature trees on site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	The site is within an Area of Potential Archaeological Importance around the predicted former location of Walker Hall. HER record MBL2697 - Discovery spot of Romano-British coin; Moat Farm Estate	
Visual Amenity and Character of the Area	The character of the area is predominantly moderate/high density residential.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	The site is within an area historically mined for coal from the Moat Colliery. There are at least three mineshafts on the site and over five metres of made ground and spoil. The ground conditions for redevelopment are therefore very challenging.	
Ground stability	The site is within an area historically mined for coal from the Moat Colliery. There are at least three	

	minshafts on the site and over five metres of made ground and spoil. The ground conditions for redevelopment are therefore very challenging	
Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	The site is within an area historically mined for coal from the Moat Colliery. There are at least three minshafts on the site and over five metres of made ground and spoil. The ground conditions for redevelopment are therefore very challenging	
Mineral Infrastructure and Brickworks	The site is within an area historically mined for coal from the Moat Colliery. There are at least three minshafts on the site and over five metres of made ground and spoil. The ground conditions for redevelopment are therefore very challenging	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is within a predominantly residential area and is not considered suitable for employment uses.	
Employment Land	The site is within a predominantly residential area and is not considered suitable for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	The remediation of the challenging ground conditions will delay delivery of any redevelopment.	
Viability (taken from Viability Study where referenced)	N/A	
Availability of utilities – electricity, gas, water, sewage treatment	It is anticipated that utilities would be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There is a surface water sewer crossing the site and an electricity sub-station.t	
Highways access and transportation (state name / quality of access points)	Access could be obtained from Hall Lane.	

Impact on the wider road network	No issues anticipated				
Other Economic (specify)	None				
Social					
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes	
Secondary School	Within 25 minutes		Centre / Foodstore	Within 10 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	X	Moderate Density (40-50 dph)
Any character constraints on density	The site is within an area of moderate/high density housing.				
Connections to local cycle route networks	Ocker Hill Road 400 metres to the east of the site is identified in the SCWIP.				
Public Open Space (ha's and type)	The site is allocated Public Open Space (2.05 ha Local Amenity Greenspace)				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.				
Other Social (specify)	None				
Any character constraints on density (list)	The site is within an area of moderate/high density housing				
Opportunities					
Sustainability Appraisal					
Not SA - scored red for all uses so not available for selection or reasonable alternative					
Conclusion					
The site is allocated as Community Open Space in the SAD. However, it was rated Low Quality Low Value in the 2019 audit, so it is considered appropriate to assess alternative development options.					

The site is currently neglected grassland though is used by the local community for horse tethering and for access to rear gardens. These issues would need to be resolved to enable any redevelopment.

Residential redevelopment would be the appropriate use, ideally in combination with the redevelopment of Greenlawns to the south.

However, the site is known to be subject to significant ground constraints and these were proved by a site investigation. The constraints include substantial made ground, ground water and untreated mineshafts. A bid was made to the LEP for funding for the remediation works but this was unsuccessful. Any redevelopment will not proceed without a source of remediation funding.

Moreover, there was significant local opposition to the proposed loss of the Open Space when the site investigation works were carried out.

Employment uses would not be appropriate in a residential area and use for a gypsy/traveller site would be contentious on an area of valued open space.

It is recommended therefore that the site is retained as Public Open Space.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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Site Known as	128: Hawkes Lane Open Space 6058 (OS 0077)		
Site Address	Hawkes Lane, Hill Top, Wednesbury		
Ward	Wednesbury South	Call for Site Ref	N/A
Site Area (ha)	0.63	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield open space (restored brownfield land)	Site Assessment Reference	128
Background / Context			
Current uses (list)	The site is currently used as local amenity greenspace with a disused play area		
Surrounding land uses	The site is in a predominantly residential area on the edge of Hill Top Local Centre.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD as Community Open Space.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield open space (restored brownfield land)	
Topography	The site is reasonably flat with a banked area to the east.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of attractive mature trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The site is in a predominantly residential area adjoining the commercial Hill Top centre.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	None known	
Ground stability	None known	
Air Quality impact of adjoining uses	No issues anticipated	

Noise impact of adjoining uses	No issues anticipated		
Mineral Extraction and Mineral Resource Areas	None known		
Mineral Infrastructure and Brickworks	None known		
Waste Infrastructure	None		
Other Environmental (specify)	None		
Economic			
Employment Development Opportunities	The site is within a predominantly residential area and is not suitable for employment uses.		
Employment Land	The site is within a predominantly residential area and is not suitable for employment uses		
Delivery / Phasing (taken from Delivery Study where referenced)	N/A		
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP		
Availability of utilities – electricity, gas, water, sewage treatment	It is anticipated that utilities would be available though capacities are not known.		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known		
Highways access and transportation (state name / quality of access points)	Access could be gained from Hawkes Lane		
Impact on the wider road network	No issues anticipated.		
Other Economic (specify)	None		
Social			
Primary School	Within 10 minutes	Strategic Centre / Employment Area	Within 20 minutes

Secondary School	Within 20 minutes	Centre / Foodstore		Within 10 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density	The site is within an area of moderate density.				
Connections to local cycle route networks	Hawkes Lane is identified in the WMLCWIP and the SCWIP.				
Public Open Space (ha's and type)	The site is allocated Public Open Space (0.63 ha Local Amenity Greenspace)				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.				
Other Social (specify)	None				
Any character constraints on density (list)	The site is within an area of moderate density.				
Opportunities					
Sustainability Appraisal					
N/A – not assessed by Sustainability Appraisal as determined not available for development.					
Conclusion					
<p>The site is allocated in the SAD for Community Open Space. It was rated however in the 2019 audit as Low Quality Low Value. It is considered therefore appropriate to assess alternative development options.</p> <p>The site is currently underused though is reasonably attractive with several mature trees.</p> <p>It is considered that residential redevelopment would be the appropriate use. The adjoining Radburn layouts overlooking the site make it awkward to produce a satisfactory design and there would be a requirement to retain the mature trees where possible. These constraints would reduce the developable area, but it is considered that a limited residential development would be feasible. This may not be popular in the surrounding area where residents currently overlook open space.</p> <p>The site is not considered suitable for employment uses or a gypsy/traveller site overlooked by residential uses.</p> <p>Notwithstanding the above, the site is in an area deficient of open space. Therefore the recommendation for the SLP is that the site is not allocated for development.</p>					

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	129: Haypitts Woods 3049		
Site Address	Forge Lane, West Bromwich		
Ward	Newton	Call for Site Ref	N/A
Site Area (ha)	0.31 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield Open Space	Site Assessment Reference	129
Background / Context			
Current uses (list)	The site is currently an unmanaged natural woodland.		
Surrounding land uses	The site is surrounded by open fields with Sandwell Valley Crematorium to the north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	Yes		0.31ha (entire site)
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD as Green Belt and is within an Area of Potential Archaeological Importance.		
Green Belt and Landscape Sensitivity Assessment			

Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is within the Green Belt and it is considered that any development would be detrimental to the open setting of the Green Belt.	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site though it is an area of natural woodland.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield woodland	
Topography	The site is relatively flat though the area slopes to the east.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a large number of mature trees within the woodland though no tree preservation orders.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site has no specific biodiversity designation, however there is likely to be biodiversity associated with the mature trees on site.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site.	
Visual Amenity and Character of the Area	The wider area is generally open grassland with the crematorium to the north. It is within the Green Belt and development would be harmful to the Green Belt.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	None known	
Ground stability	None known	
Air Quality impact of adjoining uses	No issues anticipated	

Noise impact of adjoining uses	No issues anticipated		
Mineral Extraction and Mineral Resource Areas	None known		
Mineral Infrastructure and Brickworks	None known		
Waste Infrastructure	None		
Other Environmental (specify)	None		
Economic			
Employment Development Opportunities	The site is not considered suitable for employment uses within the Green Belt.		
Employment Land	The site is not considered suitable for employment uses within the Green Belt.		
Delivery / Phasing (taken from Delivery Study where referenced)	N/A		
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP		
Availability of utilities – electricity, gas, water, sewage treatment	The availability of services may not be guaranteed.		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known		
Highways access and transportation (state name / quality of access points)	Access from Forge Lane may be restricted.		
Impact on the wider road network	No issues anticipated		
Other Economic (specify)	None		
Social			
Primary School	Within 15 minutes	Strategic Centre / Employment Area	Within 30 minutes

Secondary School	Within 20 minutes		Centre / Foodstore		Within 15 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The site is not within a residential area.					
Connections to local cycle route networks	Not known					
Public Open Space (ha's and type)	The site is not allocated Public Open Space though it is allocated in the Green Belt (Local Natural and Semi-Natural).					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches on the site.					
Other Social (specify)	None					
Any character constraints on density (list)	The site is not within a residential area.					
Opportunities						
Sustainability Appraisal						
N/A – not assessed by Sustainability Appraisal as determined not suitable for development due to Green Belt hard constraint.						
Conclusion						
<p>The site is not allocated Community Open Space in the SAD. It was however rated Low Quality Low Value in the 2019 audit. It is considered appropriate therefore to assess alternative development options.</p> <p>The site is currently unmanaged natural and semi natural woodland which provides an attractive screen to the crematorium from Forge Lane. It is considered that any development would be detrimental to the open nature of the surrounding area.</p> <p>As the site is allocated within the Green Belt any development considered harmful to the designation should be resisted. It is recommended that the site is not allocated for development within the SLP.</p>						
Appropriate uses given constraints and infrastructure requirements	Housing		Employment		Gypsy/Traveller	



Site Known as	130: Kent Road Playing Fields 6070 (OS 0006)		
Site Address	Kent Road, Wednesbury		
Ward	Friar Park	Call for Site Ref	N/A
Site Area (ha)	2.16 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield Open Space	Site Assessment Reference	SH18 / 130
Background / Context			
Current uses (list)	The site is currently a grassed amenity area. There was a play area on the site that appears to be disused.		
Surrounding land uses	The site has residential uses to the west, Bescot railway sidings to the east and the disused former Severn Trent sewage works to the south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD for Community Open Space. It is part of a larger proposed development (Friar Park) 2895 (SAH 089) with the capacity for 630 houses. A Masterplan for this site has been approved and identifies		

	<p>areas of replacement open space provision comprising 10ha.</p> <p>The south east corner of the site is a SLINC.</p>
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Green Belt and Landscape Sensitivity Assessment

Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt	
Landscape Sensitivity (BL23 / BL24)	There are no SINC's on the site. The south east corner of the site is designated as a SLINC. The SLINC designation continues to the south of the site (Friar Park SA 004).	

Detailed assessment against environmental, economic and social criteria

Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space.	
Topography	The site is reasonably flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are several mature trees around the perimeter of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The site is in a predominantly residential area with Bescot sidings to the north of the site.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	

Ground Contamination	Not known though the former sewage works adjoins the site to the south.	
Ground stability	Not known though the former sewage works adjoins the site to the south.	
Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	The proximity of the Bescot railway sidings may require the provision of noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	None known	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is part of a larger site earmarked for residential development and a Masterplan has been approved. The site is not considered suitable therefore for employment uses.	
Employment Land	The site is part of a larger site earmarked for residential development and a Masterplan has been approved. The site is not considered suitable therefore for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	No issues anticipated	

Impact on the wider road network	No issues anticipated					
Other Economic (specify)	None					
Social						
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 25 minutes		Centre / Foodstore	Within 10 minutes		
GP / Health Centre / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The site is within an area of low-rise moderate density housing.					
Connections to local cycle route networks	High Bullen two kilometres to the west of the site is identified in the WMLCWIP					
Public Open Space (ha's and type)	The site is allocated Public Open Space (2.16 ha Local Outdoor Sports Facilities). Any loss can be mitigated through provision of new public open space as part of the Friar Park Urban Village proposals.					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields.					
Other Social (specify)	None					
Any character constraints on density (list)	The site is within an area of low-rise moderate density housing.					
Opportunities						
The redevelopment of the site in combination with neighbouring sites provides the opportunity for the development of a scheme estimated to have a capacity in the region of 630 houses. A Masterplan was approved in March 2023 which provides clarity and identifies the location of replacement open space comprising 10ha.						
Sustainability Appraisal						
The site forms part of a wider allocation						

The wider allocation has neutral impacts for objectives 1 and 11; minor negative impacts for objectives 3,6,7,9,12 and 14; major negative impacts for objective 5; and uncertain impacts for objectives 2, 4, 8, 10 and 13.

Conclusion

The site was allocated as Community Open Space in the SAD. However, the site was rated Low Quality Low Value in the 2019 audit so it is considered appropriate to assess alternative redevelopment options.

The site has been identified as part of a larger site (Friar Park 2895) for residential redevelopment with a significant capacity of 630 dwellings. A Masterplan was approved in March 2023 and this is therefore the appropriate use for the site. The Masterplan identifies areas of replacement open space comprising 10ha and including the replacement of a sports pitch.

Employment uses are not considered appropriate within the overall residential scheme.

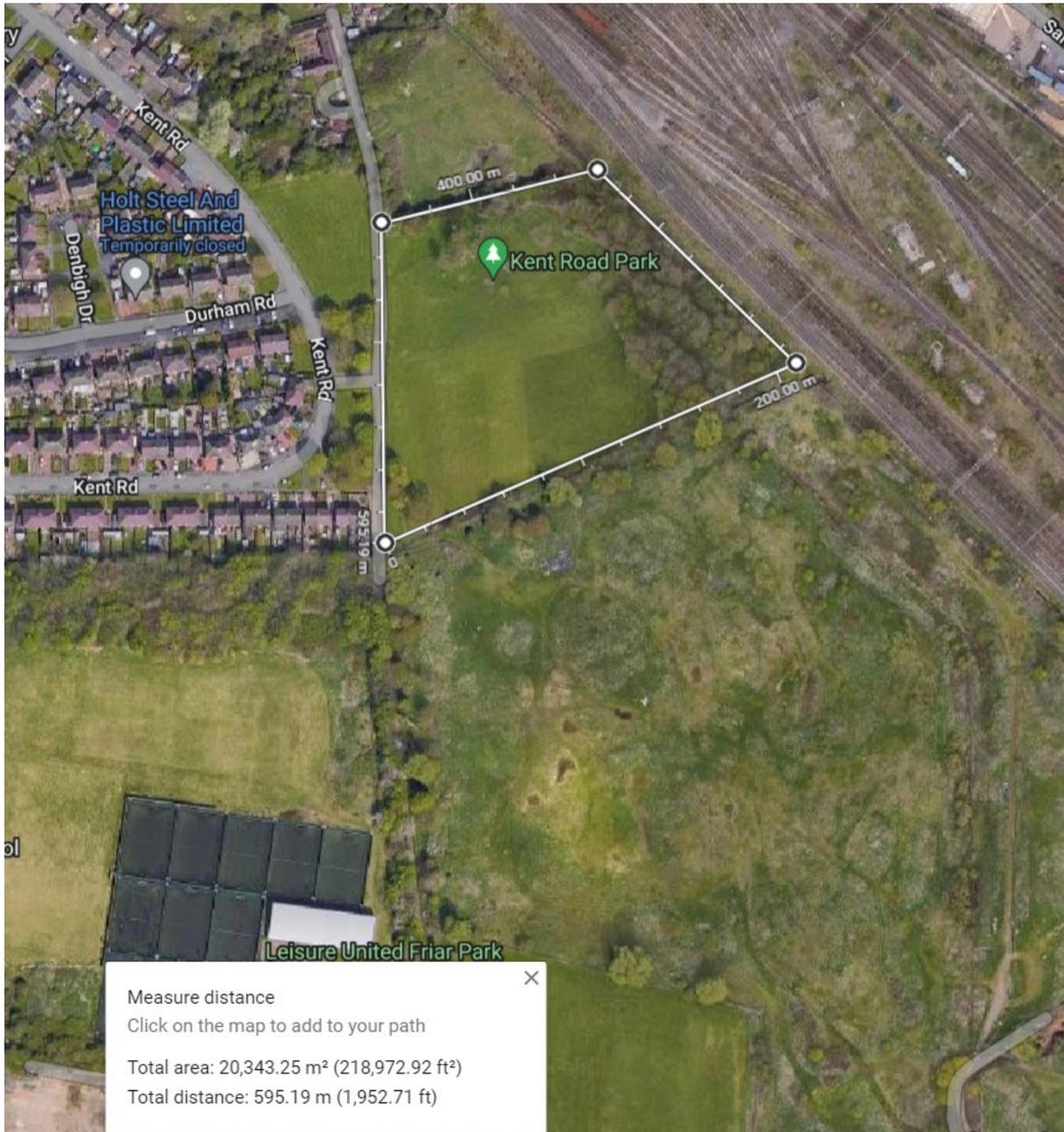
The potential use of part of the site for a gypsy/traveller site may question the viability of this complicated redevelopment scheme. The site is too large in totality for a gypsy/traveller site.

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	131: LAYBOURNE PARK, TIPTON		
Site Address	Open space between Union Street, and Richards Road, Tipton		
Ward	Princes End	Call for Site Ref	N/A
Site Area (ha)	0.93	Capacity proposed in Call for Sites submission	N/A
Land Type	Local park (greenfield)	Site Assessment Reference	131
Background / Context			
Current uses (list)	Existing local park comprising walkways benches a play area and a small football pitch		
Surrounding land uses	Residential, open space		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Community Open Space in SAD		
Green Belt and Landscape Sensitivity Assessment			

Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt	
Landscape Sensitivity (BL23 / BL24)	N/A as not within the Green Belt. No relevant landscape designations	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield land	
Topography	Uniform site levels	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Several mature trees along the site boundary and at the main pedestrian access to the park which appear to be of high value. The trees are not protected.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No SINC or SLINC designation	
Heritage Assets on site or significantly affecting boundaries	None	
Visual Amenity and Character of the Area	The park is an attractive feature in a low density residential neighbourhood. It is within 10 minutes' walk of Princes End Disused Railway (SLINC) and Wednesbury Oak Play Area.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A	
Ground Contamination	Not confirmed but the site is within an area of historic industrial uses which may have adversely affected ground conditions	
Ground stability	AS ABOVE	

Air Quality impact of adjoining uses	Predominance of housing but proximity of A4037 may adversely affect air quality	
Noise impact of adjoining uses	No employment uses adjoining the site but proximity of heavily trafficked A4037 may result in noise nuisance.	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	The site is not considered appropriate for employment use given the predominantly residential environment	
Employment Land	Parks and greenspace	
Delivery / Phasing (taken from Delivery Study where referenced)	The park was Low Quality Low Value in the 2019 audit so alternative development could be considered. Employment use in this area is not considered to be appropriate.	
Viability (taken from Viability Study where referenced)	The site could be viable for residential development within the plan period subject to no adverse ground conditions – site investigations may be required. Need to acknowledge presence of mature trees around and within the site. A full arboricultural survey would be recommended.	
Availability of utilities – electricity, gas, water, sewage treatment	Existing in Richards Road and Union Street	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	Access to new residential should be possible from Princes End and Richards Road	
Impact on the wider road network	Around 20 units could be accommodated on the developable part of this site – potential increase of 20	

	vehicle movements. This would need to be assessed against existing car borne visits to the park.					
Other Economic (specify)	None					
Social						
NB the prospective development of some of the park land along with land in private ownership could be considered. However, this part of the park is overgrown and less appreciated by residents. Loss of the whole park – particularly part of the site subject to this assessment- is more attractive and well used, and therefore more contentious if it were lost.						
Primary School	15 ped access 10 public transport		Strategic Centre / Employment Area	20 minutes		
Secondary School	20 minutes		Centre / Foodstore	10 minutes		
GP / Health Centre / Walk in centre	10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	Medium density of surrounding residential area					
Connections to local cycle route networks	Closest cycle route is along Princes End Disused Railway (The Railer), 250m to the south					
Public Open Space (ha's and type)	0.9 ha of community open space (parks and gardens) would be lost if developed					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	Loss of open space including children's play facilities and junior/ 5 a side pitch					
Other Social (specify)	None					
Any character constraints on density (list)	Medium density 2 storey local housing character Need to retain mature trees Location of optimal vehicular accesses					
Opportunities						
There is an opportunity to introduce ca 20 homes on this site if the park is not considered to be of sufficient quality or value to retain it. In this instance the site could be considered alongside the prospective development of an adjoining site within the park.						
The capacity of development would be constrained by local character, the need to retain several mature trees and the location of optimal access points. The site is well connected to public transport and is within						

10 minutes walking distance from health facilities and a major foodstore. However local residents' opposition to the loss of the park was expressed by a petition being submitted to the Local Authority.

The area of the site, its good connectivity to local services, and as it within an existing residential neighbourhood, meets many of the important criteria for Gypsy and Travellers. However, this would be contentious and highly resisted given the previous opposition to the loss of the park.

Sustainability Appraisal

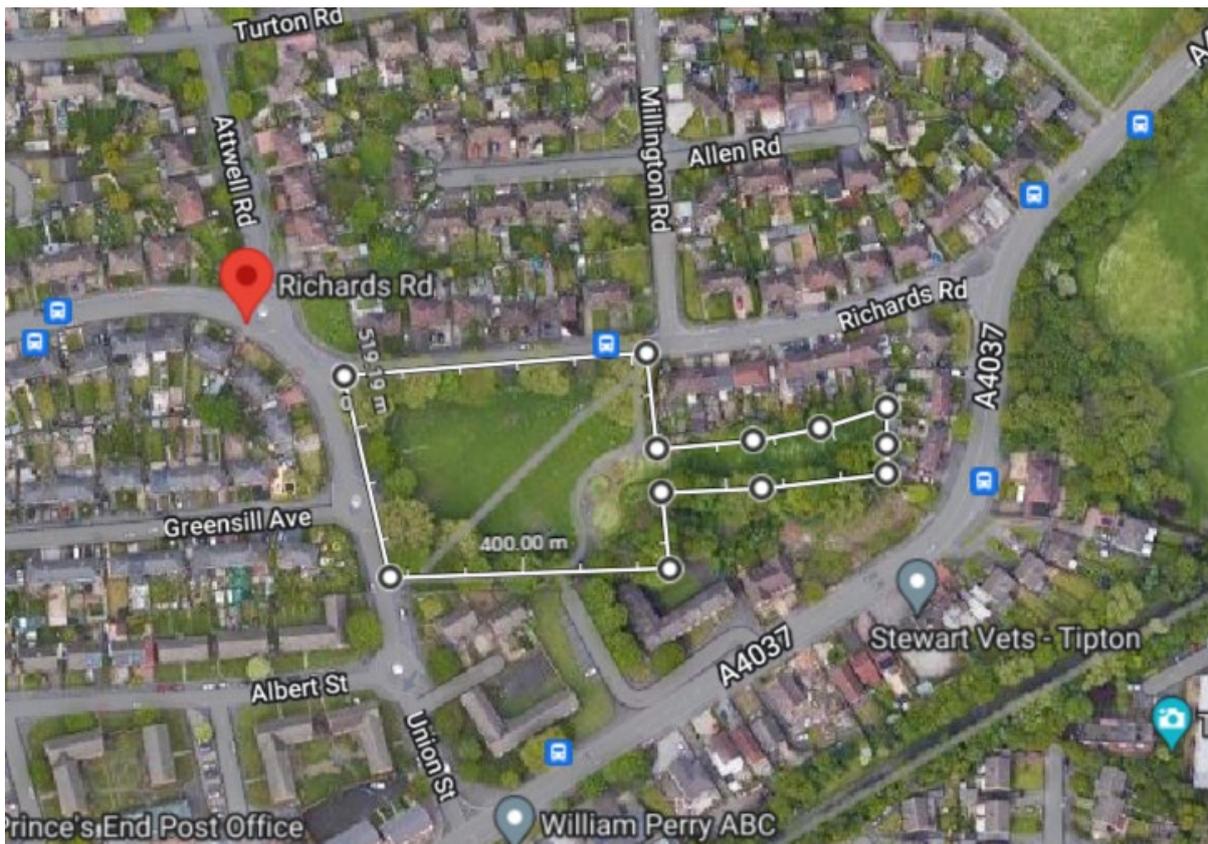
The site has not been assessed in the Sustainability Appraisal as it is unavailable for development.

Conclusion

The site is suitable for residential development, however improvements have recently been made to the play area and the park is a valuable asset to local people. It is recommended that the site is not allocated for development in the SLP and is retained as Community Open Space.

It is not suitable for gypsy / traveller site due to its residential setting.

Appropriate uses given constraints and infrastructure requirements	Housing 20 dwellings	Employment	Gypsy/Traveller
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Site Known as	132: Lily Street Open Space 3088 (OS 0259)		
Site Address	Lily Street / Haig Street, West Bromwich		
Ward	Hateley Heath	Call for Site Ref	N/A
Site Area (ha)	3.76 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield Open Space (restored brownfield land)	Site Assessment Reference	132
Background / Context			
Current uses (list)	The site is currently an area of open space with informal paths providing pedestrian access.		
Surrounding land uses	The site is in a predominantly residential area with a primary school to the north-west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated as Community Open Space in the SAD.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	The site was formerly used for heavy industrial uses including brickworks, a colliery, claypits and a landfill site. The site was then grassed and landscaped and used as informal open space. Site is considered to be greenfield land as it is restored and does not meet NPPF previously developed land definition.	
Topography	The site is reasonably flat though there are several mounds within the site.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The area is predominantly low density residential in character.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	The site was formerly used for heavy industrial uses including brickworks, a colliery, claypits and a landfill	

	site. Site investigations and remediation will be required.	
Ground stability	The site was formerly used for heavy industrial uses including brickworks, a colliery, claypits and a landfill site. Site investigations and remediation will be required.	
Air Quality impact of adjoining uses	No issues anticipated.	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	The site was formerly used for heavy industrial uses including brickworks, a colliery, claypits and a landfill site. Site investigations and remediation will be required. There are two treated mineshafts indicated within the site.	
Mineral Infrastructure and Brickworks	The site was formerly used for heavy industrial uses including brickworks, a colliery, claypits and a landfill site. Site investigations and remediation will be required.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in a predominantly residential area with access through residential estates. Employment uses would therefore not be appropriate.	
Employment Land	The site is in a predominantly residential area with access through residential estates. Employment uses would therefore not be appropriate.	
Delivery / Phasing (taken from Delivery Study where referenced)	The site investigations and remediation may delay delivery.	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are foul and surface water sewers crossing the site and informal paths.	

Highways access and transportation (state name / quality of access points)	Access could be obtained from Lily Street though Haig Street is more problematic with cul de sacs and unadopted roads.				
Impact on the wider road network	There may be additional congestion in the area which is characterised by narrow streets.				
Other Economic (specify)	None				
Social					
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes	
Secondary School	Within 20 minutes		Centre / Foodstore	Within 10 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density	The area is characterised by low-density low-rise housing.				
Connections to local cycle route networks	All Saints Way to the east of the site is identified in the BCLCWIP.				
Public Open Space (ha's and type)	The site is allocated Community Open Space (3.76 ha Local Amenity Greenspace).				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches on the site.				
Other Social (specify)	None				
Any character constraints on density (list)	The area is characterised by low-density low-rise housing.				
Opportunities					
The site was previously considered for residential redevelopment in combination with the neighbouring site (6947) which was vacant at the time though now appears converted for flats.					
Sustainability Appraisal					
The site has neutral impacts for objectives 1, 4, 8 and 13; major positive impacts for objectives 9, 10, 12 and 14; minor negative impacts for objectives 6 and 11, major negative impacts for objectives 5 and 7; and uncertain impacts for objectives 2 and 3.					

Conclusion

The site was allocated as Community Open Space in the SAD. However, it was rated in the 2019 audit as Low -Quality Low Value and it is considered appropriate to consider alternative development options.

Residential redevelopment would be the appropriate use in this predominantly residential area. However, there would be issues to address including the loss of the open space and the linear walkways, resolution of the ground conditions associated with historic heavy industrial uses and identification of suitable access points.

Employment uses would not be appropriate surrounded by residential uses.

The site is too large to provide a gypsy/traveller site and there would be issues around access and viability and this would be controversial within an established residential area.

The site is suitable for residential development. Notwithstanding this the loss of open space would not accord with the spatial strategy, therefore the site is unavailable and the recommendation for the SLP is that site is not allocated for development.

Appropriate uses given constraints and infrastructure requirements

Housing

3.76 ha

Employment

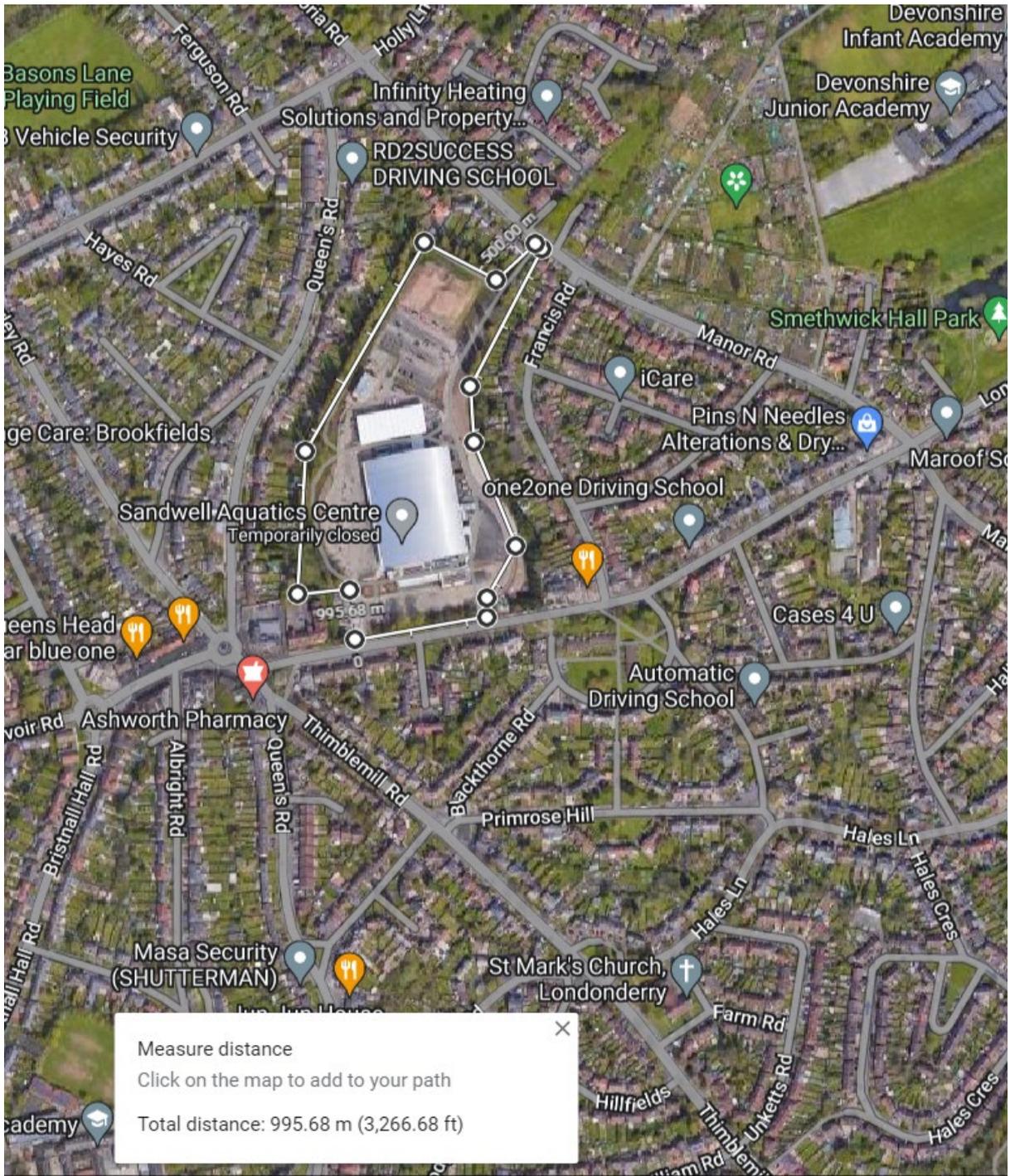
Gypsy/Traveller

Site Known as	134: Londonderry Lane Playing Fields 4032 (QX6)		
Site Address	Londonderry Lane / Manor Road, Smethwick		
Ward	Smethwick	Call for Site Ref	N/A
Site Area (ha)	5.4 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield Open Space	Site Assessment Reference	134
Background / Context			
Current uses (list)	The site has been developed as the new Aquatics Centre.		
Surrounding land uses	The site is in a predominantly residential area to the east of the Queens Head local retail centre.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is currently allocated in the SAD as Community Open Space.		
Green Belt and Landscape Sensitivity Assessment			

Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt.	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Brownfield. Historically the site was a claypit though used as recreational purposes since 1938.	
Topography	The site is reasonably flat though slopes to the north.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees around the perimeter of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	The site is within an area of low-density housing.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	The site is in an area of historic heavy industrial activity so this may have left a legacy of ground issues.	
Ground stability	The site is in an area of historic heavy industrial activity so this may have left a legacy of ground issues.	

Air Quality impact of adjoining uses	No issues anticipated. .	
Noise impact of adjoining uses	No issues anticipated.	
Mineral Extraction and Mineral Resource Areas	The site is in an area of historic heavy industrial activity so this may have left a legacy of ground issues. The site is a former claypit.	
Mineral Infrastructure and Brickworks	The site is in an area of historic heavy industrial activity so this may have left a legacy of ground issues.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in a predominantly residential area and has now been developed as an Aquatic Centre. Employment uses are not therefore appropriate.	
Employment Land	The site is in a predominantly residential area and has now been developed as an Aquatic Centre. Employment uses are not therefore appropriate	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	The utilities are available to the site.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There was a foul water sewer crossing the site though this will have been considered on redevelopment.	
Highways access and transportation (state name / quality of access points)	Access is from Londonderry Lane.	
Impact on the wider road network	No issues	
Other Economic (specify)	None	
Social		

Primary School	Within 15 minutes	Strategic Centre / Employment Area		Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore		Within 10 minutes
GP / Health Centre / Walk in centre	Within 10 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	N/A			
Connections to local cycle route networks	The site is on Londonderry Lane that is identified in the SCWIP.			
Public Open Space (ha's and type)	The site was allocated in the SAD for Community Open Space (5.4 ha Neighbourhood Outdoor Sports Facility)			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There were two sports pitches on the site though they will be replaced by a higher quality pitch to the north.			
Other Social (specify)	None			
Any character constraints on density (list)	N/A			
Opportunities				
Sustainability Appraisal				
The site has not been assessed as part of the Sustainability Appraisal as it has been developed as the Sandwell Aquatics Centre and is unavailable.				
Conclusion				
The site was allocated in the SAD for Community Open Space. However, it has now been developed as an Aquatics Centre with outdoor facilities to the north. It is not suitable therefore for alternative uses.				
It is questioned whether the Community Open Space allocation should now be removed as it is a permanent built structure though there are still outdoor facilities within the site to the north.				
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller	



Measure distance ✕
Click on the map to add to your path
Total distance: 995.68 m (3,266.68 ft)

Site Known as	135: Menzies Open Space 3075		
Site Address	Rydding Lane, Wednesbury		
Ward	Hateley Heath	Call for Site Ref	N/A
Site Area (ha)	17.83 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield Open Space (restored brownfield land)	Site Assessment Reference	135
Background / Context			
Current uses (list)	The site is currently used for informal open space with several paths crossing the site.		
Surrounding land uses	The site is in a predominantly residential area with educational uses to the south including the Phoenix Academy (former Menzies School).		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	Millfield's Pool is Flood Risk Zone 3		2.5ha
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD for Community Open Space.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt.	
Landscape Sensitivity (BL23 / BL24)	There is a SLINC on the site (the former Millpool Colliery Pool (SA 047))	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Brownfield former colliery and quarry then landfill now open space. Site is considered to be greenfield land as it is restored and does not meet NPPF previously developed land definition.	
Topography	There are several banks and mounds within the site.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees in semi-natural copses.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	There is a SLINC on part of the site (the former Millpool Colliery Pool (SA 047)) No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site.	
Visual Amenity and Character of the Area	The site is in an area of predominantly residential uses.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Part of the site at Millfields Pool is Flood Zone 3, approximately 2.5ha.	
Ground Contamination	The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging.	

Ground stability	The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging. There are known to be several mineshafts within the site.	
Air Quality impact of adjoining uses	No issues anticipated.	
Noise impact of adjoining uses	No issues anticipated.	
Mineral Extraction and Mineral Resource Areas	The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging.	
Mineral Infrastructure and Brickworks	The site was historically used for heavy industrial uses including a colliery, a sand and gravel quarry and then a landfill site. The ground conditions are therefore known to be very challenging.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is within a predominantly residential area so employment uses would not be appropriate.	
Employment Land	The site is within a predominantly residential area so employment uses would not be appropriate.	
Delivery / Phasing (taken from Delivery Study where referenced)	The requisite site investigations and remediation may delay delivery.	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are several foul and surface water sewers crossing the site including the Hobnail Brook.	
Highways access and transportation (state name / quality of access points)	Access could be obtained from Beverley Road.	

Impact on the wider road network	No issues anticipated for a limited development.					
Other Economic (specify)	None					
Social						
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 20 minutes		Centre / Foodstore	Within 15 minutes		
GP / Health Centre / Walk in centre	Within 15 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The site is in an area of low-density housing.					
Connections to local cycle route networks	Walsall Road a kilometre to the east of the site is identified in the BCLCWIP.					
Public Open Space (ha's and type)	The site is allocated Community Open Space (17.83 ha Neighbourhood Natural and Semi-Natural Greenspace)					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches on the site.					
Other Social (specify)	None					
Any character constraints on density (list)	The site is in an area of low-density housing.					
Opportunities						
Sustainability Appraisal						
The site was not included in the Sustainability Appraisal as it is unavailable.						
Conclusion						
The site is allocated in the SAD for Community Open Space. However, it was rated in the 2019 audit as Low Quality Low Value. It is considered appropriate therefore that alternative development uses be considered.						

Residential redevelopment would be appropriate in principle. However, it is known that ground conditions would be very challenging with mineworkings and mineral quarries which were then filled with indeterminate material. Extensive investigation and remediation would be required.

In addition, development would necessitate the loss of public open space which would require compensatory measures. There is a SLINC within the site (the Millpool Colliery Pool) which would in all probability need to be retained.

These issues combine to question the viability of development.

Employment uses would not be appropriate in the middle of this residential area.

The site is not suitable for Gypsy and Traveller use due to its size.

The site is suitable for residential development. Nevertheless, the loss of the open space would not accord with the spatial strategy. The park has secured National Lottery Funding for improvement works. Therefore the recommendation for the SLP is that the site is not allocated for development.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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Site Known as	136: Norfolk Road Open Space 2087 (HAS 0006)		
Site Address	Norfolk Road/ Cumberland Road, Oldbury		
Ward	Old Warley	Call for Site Ref	N/A
Site Area (ha)	0.19	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield Open Space	Site Assessment Reference	136
Background / Context			
Current uses (list)	The site is currently an attractive area of open space between dwellings on a steep bank.		
Surrounding land uses	The site is in a predominantly residential area.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated as Community Open Space in the SAD.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt.	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space	
Topography	The site is a very steep bank sloping down towards Norfolk Road.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site.	
Visual Amenity and Character of the Area	The character of the area is generally moderate density residential.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining uses	No issues anticipated	

Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	None known	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in a predominantly residential area and is surrounded by residential dwellings. It is not suitable therefore for employment uses.	
Employment Land	The site is in a predominantly residential area and is surrounded by residential dwellings. It is not suitable therefore for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	Access would be feasible subject to the levels.	
Impact on the wider road network	No issues anticipated	
Other Economic (specify)	None	
Social		
Primary School	Within 10 minutes	Within 30 minutes

		Strategic Centre / Employment Area		
Secondary School	Within 20 minutes	Centre / Foodstore		Within 10 minutes
GP / Health Centre / Walk in centre	Within 10 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) X
Any character constraints on density	The site is in an area of moderate density housing.			
Connections to local cycle route networks	Wolverhampton Road (the A4123) is 700 metres to the north east of the site.			
Public Open Space (ha's and type)	The site is allocated Community Open Space (0.29 ha Local Amenity Greenspace)			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.			
Other Social (specify)	None			
Any character constraints on density (list)	The site is in an area of moderate density housing.			
Opportunities				
Sustainability Appraisal				
Not assessed by Sustainability Appraisal as not available.				
Conclusion				
<p>The site is allocated as Community Open Space in the SAD. However, it was rated as Low-Quality Low Value in the 2019 audit. It is considered appropriate therefore to assess alternative development options.</p> <p>Residential use would be the appropriate alternative use in this residential area. However, any development would be constrained by the very steep levels and the overlooking by neighbouring dwellings. It is suggested therefore that as the site is currently an attractive area of amenity space with several mature trees the site be retained as Community Open Space.</p> <p>Employment uses would be inappropriate in this residential area and the site is not large enough for a gypsy/traveller site.</p>				
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller	



Site Known as	137: Poppy Drive Open Space 3009		
Site Address	Poppy Drive, Yew Tree		
Ward	Great Barr with Yew Tree	Call for Site Ref	N/A
Site Area (ha)	0.77 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield Open Space (restored brownfield land)	Site Assessment Reference	137
Background / Context			
Current uses (list)	The site is currently an area of amenity greenspace alongside the Walsall Road (the A4031).		
Surrounding land uses	The site is within the predominantly residential Tamebridge estate to the east of the Walsall Road. There are industrial uses to the west and the M6 motorway to the south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	Yes		0.3ha
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is not allocated in the SAD. It is a gateway site (gate2).		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The southern part of the site is in the Green Belt (approximately 0.3ha). The site adjoins the allocated Sandwell Valley Green Belt to the south so impact of any development on the Green Belt will need to be assessed.	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Brownfield formerly industrial land now amenity space. The site is considered to be greenfield as it has been restored and does not meet the NPPF definition for previously developed land.	
Topography	The site is generally flat though there are mounds and banks to the south to protect dwellings from the noise from the motorway.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are several mature trees around the perimeter of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets	
Visual Amenity and Character of the Area	The site is within the predominantly low-density estate to the east of the Walsall Road.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	

Ground Contamination	No issues known	
Ground stability	No issues known	
Air Quality impact of adjoining uses	The site is in proximity to the M6 motorway and this may require any development to incorporate air quality amelioration measures.	
Noise impact of adjoining uses	The site is in proximity to the M6 motorway and this may require any development to incorporate noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	None known	
Mineral Infrastructure and Brickworks	None known	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is within a predominantly residential area to the east of the Walsall Road so employment uses would be inappropriate.	
Employment Land	The site is within a predominantly residential area to the east of the Walsall Road so employment uses would be inappropriate.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	Access could be obtained from Poppy Drive.	
Impact on the wider road network	No issues	

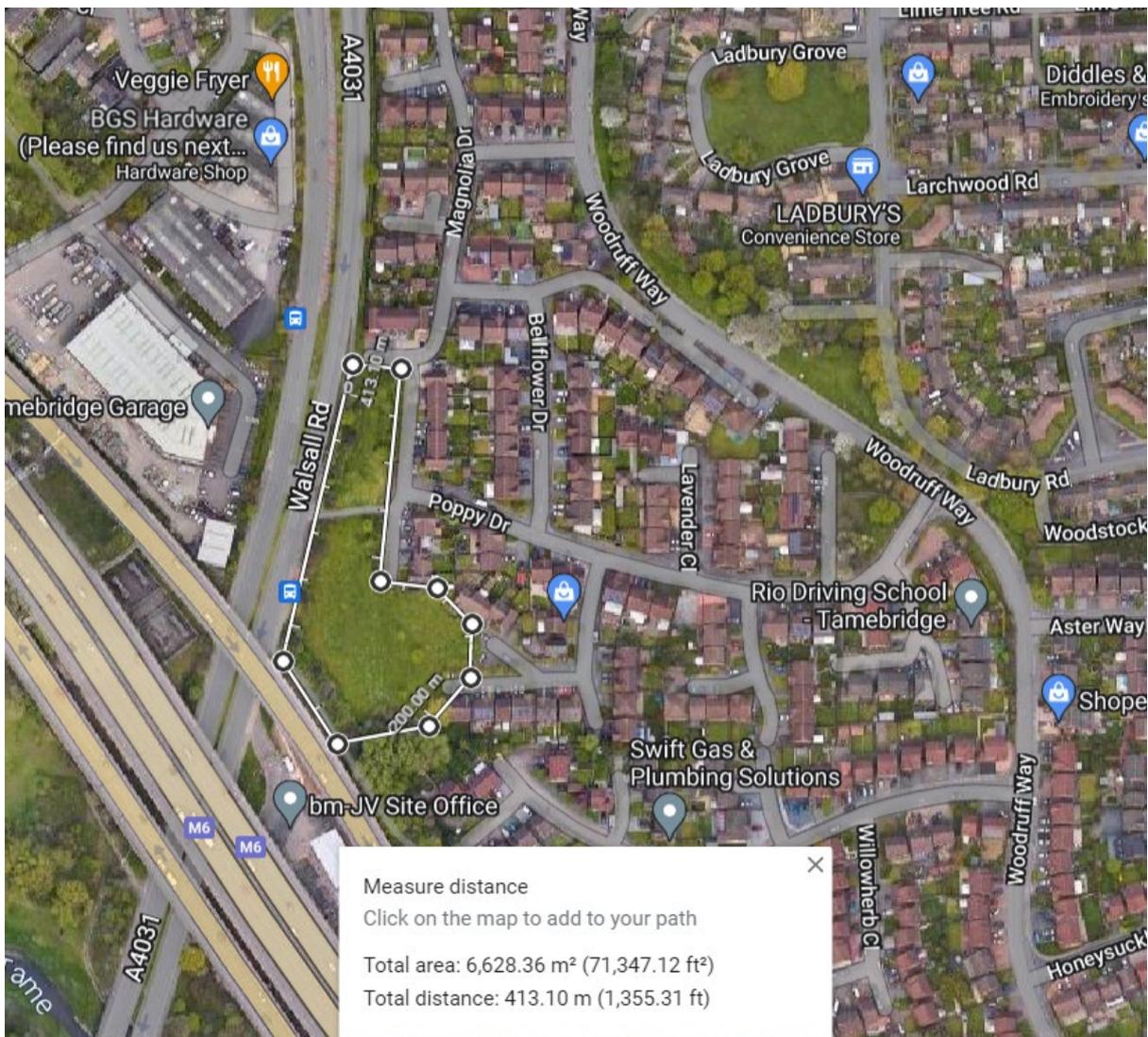
Other Economic (specify)	None					
Social						
Primary School	Within 15 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 20 minutes		Centre / Foodstore	Within 15 minutes		
GP / Health Centre / Walk in centre	Within 15 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The site adjoins a low-density residential estate.					
Connections to local cycle route networks	Walsall Road (the A4031) to the west of the site is identified within the SCWIP.					
Public Open Space (ha's and type)	The site is not allocated as Public Open Space.					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.					
Other Social (specify)	None					
Any character constraints on density (list)	The site adjoins a low-density residential estate.					
Opportunities						
Sustainability Appraisal						
The site is considered to have neutral impact for objectives: 1, 2, 4, 8, 11 and 13; minor negative impacts for objectives: 6 and 7; minor positive impacts for objectives 5 and 10; major positive impacts for objectives 9, 12 and 14; and uncertain impacts for objectives: 1, 2, 4, 8, 11 and 13.						
Conclusion						
The site is not allocated in the SAD for Community Open Space. It was rated Low Quality Low Value in the 2019 audit so it is considered appropriate to assess alternative development options.						
It is likely that this site was retained as an open buffer to protect new dwellings on the Tamebridge development from traffic noise from the neighbouring roads and part of the site to the south was banked to assist in this aim. This purpose is still valid though the site could be considered underused and neglected. It						

is likely however that it is valued by neighbouring occupiers for their open green outlook. It is considered that subject to an assessment to determine that noise levels are acceptable and the impact on the green belt is not detrimental a limited residential development of part of the north of the site may be appropriate.

Employment uses would be inappropriate in this residential area and the complicated access arrangements through the adjoining Estate would preclude use for a gypsy/traveller site despite it being an appropriate size.

Notwithstanding the above, the loss of the open space would not accord with the spatial strategy. Therefore the recommendation for the SLP is that the site is not allocated for development.

Appropriate uses given constraints and infrastructure requirements	Housing 0.25 ha	Employment	Gypsy/Traveller
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Site Known as	138: Rowley Hall Open Space / Maer Close Open Space 5028 (OS 0173)		
Site Address	Maer Close / Crown Close, Rowley Regis		
Ward	Blackheath	Call for Site Ref	N/A
Site Area (ha)	1.6 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield Open Space (restored brownfield land)	Site Assessment Reference	138
Background / Context			
Current uses (list)	The site is currently an amenity area subject to extensive Millennium Forestry tree planting. It appears enclosed with a palisade fence and is not accessible.		
Surrounding land uses	The site is surrounded by the residential Rowley Hall Estate.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD for Community Open Space.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Brownfield formerly colliery now open space. Considered to be greenfield as it has been restored and does not meet NPPF definition of previously developed land.	
Topography	The site is relatively flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees on the site that were planted under the Millennium Forestry initiative. The trees are not subject to a TPO.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site.	
Visual Amenity and Character of the Area	The site is in a moderate density residential area.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	The site was formerly part of the Rowley Hall Colliery and there were several mineshafts in the vicinity together with mounds and banks of made ground. Ground conditions are known to be challenging in the area.	

Ground stability	The site was formerly part of the Rowley Hall Colliery and there were several mineshafts in the vicinity together with mounds and banks of made ground. Ground conditions are known to be challenging in the area.	
Air Quality impact of adjoining uses	No issues anticipated.	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	The site was formerly part of the Rowley Hall Colliery and there were several mineshafts in the vicinity together with mounds and banks of made ground. Ground conditions are known to be challenging in the area.	
Mineral Infrastructure and Brickworks	The site was formerly part of the Rowley Hall Colliery and there were several mineshafts in the vicinity together with mounds and banks of made ground. Ground conditions are known to be challenging in the area.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in the middle of a residential Estate so employment uses are not appropriate.	
Employment Land	The site is in the middle of a residential Estate so employment uses are not appropriate.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are sewers within the site.	
Highways access and transportation (state name / quality of access points)	Access could be gained from several neighbouring cul de sacs.	

Impact on the wider road network	No issues anticipated					
Other Economic (specify)	None					
Social						
Primary School	Within 10 minutes		Strategic Centre / Employment Area		Within 20 minutes	
Secondary School	Within 20 minutes		Centre / Foodstore		Within 15 minutes	
GP / Health Centre / Walk in centre	Within 15 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The site is in an area of moderate density housing.					
Connections to local cycle route networks	Oldbury Road (the A4034) 500 metres to the east of the site is identified in the SCWIP.					
Public Open Space (ha's and type)	The site is allocated in the SAD as Community Open Space (1.86 ha Local Amenity Greenspace)					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.					
Other Social (specify)	None					
Any character constraints on density (list)	The site is in an area of moderate density housing					
Opportunities						
Sustainability Appraisal						
Not assessed as not suitable for development.						
Conclusion						
<p>The site was allocated as Community Open Space in the SAD. However, it was rated in the 2019 audit as Low -Quality Low Value. It is considered appropriate therefore to assess alternative development options.</p> <p>Residential development would be the appropriate use in this area. However, it is known that the site is affected by challenging ground conditions associated with its former use as a colliery and the site was</p>						

Site Known as	139: Tanhouse Avenue Amenity Space 3040		
Site Address	Tanhouse Avenue, Great Barr		
Ward	Newton	Call for Site Ref	
Site Area (ha)	0.77 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently amenity greenspace.		
Surrounding land uses	The site has residential uses to the north and west, amenity area to the east and the environmentally protected Sandwell Valley to the south.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	Yes		Entire site (0.77ha)
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD as Community Open Space, an Area of Potential Archaeological Importance, Green Belt and is a SLINC (Tanhouse Avenue SA045:20).		
Green Belt and Landscape Sensitivity Assessment			

Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is allocated in the SAD as Green Belt and it is considered that any development would be detrimental to the open nature of the Sandwell Valley in this location.	
Landscape Sensitivity (BL23 / BL24)	There is a SLINC on the site (Tanhouse Avenue SA045:20)	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space	
Topography	The site slopes gently towards the south.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are several mature trees around the perimeter of the site which provide an attractive frontage to Tanhouse Avenue.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site though the site is within an Area of Potential Archaeological Importance. No HER records	
Visual Amenity and Character of the Area	The character of the area is residential to the north and open land to the south.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining uses	Not known.	

Noise impact of adjoining uses	The site adjoins the railway line to the south and any development may be required to incorporate noise amelioration measures.		
Mineral Extraction and Mineral Resource Areas	None known		
Mineral Infrastructure and Brickworks	None known		
Waste Infrastructure	None		
Other Environmental (specify)	None		
Economic			
Employment Development Opportunities	The site is in a predominantly residential area and employment uses are not considered appropriate.		
Employment Land	The site is in a predominantly residential area and employment uses are not considered appropriate.		
Delivery / Phasing (taken from Delivery Study where referenced)	N/A		
Viability (taken from Viability Study where referenced)	N/A		
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known		
Highways access and transportation (state name / quality of access points)	Access would be available from Tanhouse Avenue.		
Impact on the wider road network	No issues anticipated		
Other Economic (specify)	None		
Social			
Primary School	Within 10 minutes		Within 30 minutes

		Strategic Centre / Employment Area		
Secondary School	Within 25 minutes	Centre / Foodstore		Within 10 minutes
GP / Health Centre / Walk in centre	Within 15 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph) X
Any character constraints on density	The site is in a low-density residential area			
Connections to local cycle route networks	Newton Road (the A4041) a kilometre to the north of the site is identified in the SCWIP.			
Public Open Space (ha's and type)	The site is allocated as Community Open Space (0.77 ha Local Amenity Greenspace)			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.			
Other Social (specify)	None			
Any character constraints on density (list)	The site is in a low-density residential area			
Opportunities				
It has been suggested that this site could be developed in combination with the adjoining site 7159 (SA-0001-SAN) which is not allocated in the SAD to provide a comprehensive redevelopment. However, the Green Belt designation and the SLINC on this site (3040) would recommend its retention.				
Sustainability Appraisal				
Not SA - scored red for all uses so not available for selection or reasonable alternative				
Conclusion				
<p>The site is allocated in the SAD as Community Open Space. However, it was rated in the 2019 audit as Low- Quality Low Value and it is appropriate therefore to assess potential alternative development options.</p> <p>Residential development would be the appropriate use in this area. However, it is considered that the POS allocation together with the designations as Green Belt and a SLINC would preclude any development. It is considered that development of any nature would be detrimental to the open nature of the Green Belt in this Location within the Sandwell Valley.</p> <p>Green Belt is a gateway constraint and therefore the site is not suitable for development.</p>				
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller	



Site Known as	140: Timbertree Crescent Open Space 5082		
Site Address	Timbertree Crescent, Cradley Heath		
Ward	Cradley Heath and Old Hill	Call for Site Ref	N/A
Site Area (ha)	0.54 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield open space (restored brownfield land)	Site Assessment Reference	140
Background / Context			
Current uses (list)	The site is currently amenity greenspace with a number of mature trees that appears semi-natural, not managed and inaccessible.		
Surrounding land uses	The site is within a predominantly residential area.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated as Community Open Space in the SAD.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt.	
Landscape Sensitivity (BL23 / BL24)	There are no SINC's or SLINC's on the site. It was identified as a potential linear walkway. There is a SLINC on the eastern boundary of the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	The site was previously brownfield but is considered to be greenfield as it has been restored and does not meet the NPPF definition for previously developed land.	
Topography	The site is reasonably flat though slightly banked.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of trees on the site that are attractive in the street scene.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site.	
Visual Amenity and Character of the Area	The site is in a predominantly residential area.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 2 or 3.	
Ground Contamination	None known	
Ground stability	None known	

Air Quality impact of adjoining uses	No issues anticipated.	
Noise impact of adjoining uses	There are industrial estates to the north west that may require any development to incorporate noise amelioration measures.	
Mineral Extraction and Mineral Resource Areas	None known though this is an historic coal mining area and there are mineshafts shown to the north east.	
Mineral Infrastructure and Brickworks	None known though this is an historic coal mining area and there are mineshafts shown to the north east.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in a predominantly residential area and employment uses are considered inappropriate.	
Employment Land	The site is in a predominantly residential area and employment uses are considered inappropriate.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	Access could be obtained from Timbertree Crescent	
Impact on the wider road network	No issues anticipated.	
Other Economic (specify)	None	
Social		

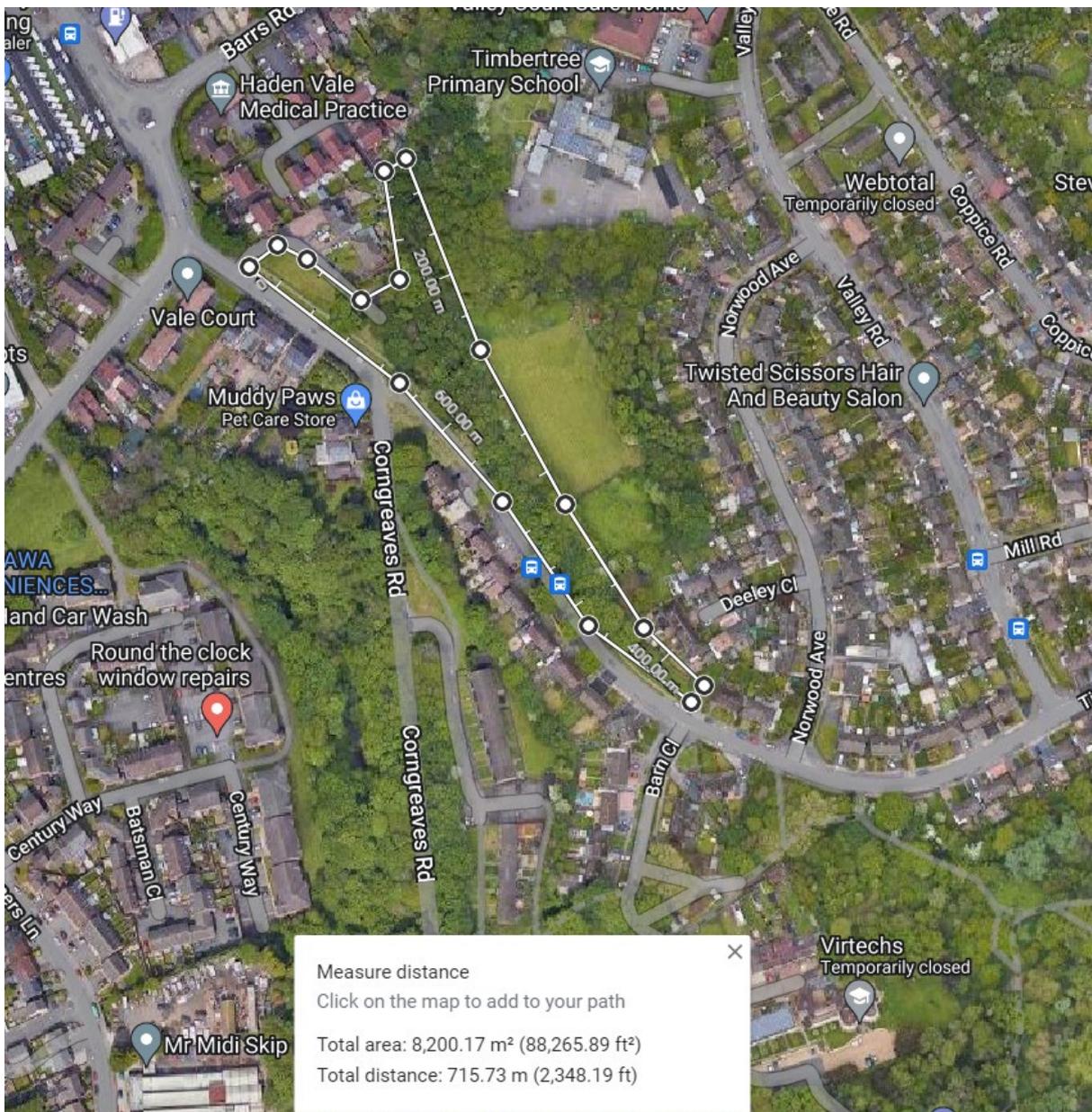
Primary School	Within 10 minutes	Strategic Centre / Employment Area		Within 20 minutes
Secondary School	Within 25 minutes	Centre / Foodstore		Within 10 minutes
GP / Health Centre / Walk in centre	Within 10 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	The site is in a predominantly low-density residential area.			
Connections to local cycle route networks	Barrs Road to the north of the site is identified in the BCLCWIP.			
Public Open Space (ha's and type)	The site is allocated Public Open Space (0.54 ha Local Amenity Greenspace)			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.			
Other Social (specify)	None			
Any character constraints on density (list)	The site is in a predominantly low-density residential area.			
Opportunities				
Sustainability Appraisal				
The Sustainability Appraisal assesses the site to have neutral impacts on objectives 1, 4, 8, 11 and 13; minor positive impacts on objectives 5 and 10; minor negative impacts on objectives 3, 6, 7, 9, 12 and 14; and uncertain impacts on objective 2.				
Conclusion				
The site is allocated as Community Open Space in the SAD. However, it was rated Low Quality Low Value in the 2019 audit so it is considered reasonable to assess alternative development options.				
The site is currently local amenity greenspace which gives an attractive green frontage to Timbertree Crescent and it was suggested as a potential linear walkway. The area appears neglected however and poorly managed with limited accessibility and the site has no additional environmental protection.				
Residential development would be the appropriate use in this residential area and the site appears to have sufficient depth. Any development would however necessitate the loss of the POS and the mature trees				

which is likely to be unpopular in the local area. Ground conditions may need to be investigated given the historic heavy industrial uses.

Employment uses would be inappropriate in this residential area. The site is just large enough to accommodate a gypsy and traveller site however it is considered to be an inappropriate linear shape and would require individual plots to take access directly from Timbertree Crescent. It is therefore considered inappropriate for gypsy and traveller.

Notwithstanding the above, the loss of open space at the site would not accord with the spatial strategy. Therefore the recommendation for the SLP is that the site is not allocated for development.

Appropriate uses given constraints and infrastructure requirements	Housing 0.54 ha	Employment	Gypsy/Traveller
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Site Known as	141: Upper Church Lane Powis Avenue walkthrough 1066 (OS 0380)		
Site Address	Upper Church Lane Tipton.		
Ward	Great Bridge	Call for Site Ref	N/A
Site Area (ha)	0.74 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield Open Space (restored brownfield land)	Site Assessment Reference	141
Background / Context			
Current uses (list)	The site is currently a cycleway/ walkway that links Upper Church Lane with the Powis Avenue Open Space (OS 0286).		
Surrounding land uses	The area is predominantly residential to the west with civic/community/educational uses to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	The site is on the edge of Flood Zone 3 along the Tipton Brook.		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	None		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt.	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Restored brownfield former industrial area. The site is considered to be greenfield as it has been restored and does not meet the NPPF definition for previously developed land.	
Topography	The site is relatively flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees within the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site runs alongside the Tipton Brook.	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site.	
Visual Amenity and Character of the Area	The site is generally residential in nature.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is on the edge of Flood Risk Zone 3 (Tipton Brook).	
Ground Contamination	The site is in an area historically occupied by heavy industrial uses including mineworkings and a number	

	of mineshafts are shown in the vicinity. Ground conditions are therefore likely to be challenging.	
Ground stability	The site is in an area historically occupied by heavy industrial uses including mineworkings and a number of mineshafts are shown in the vicinity. Ground conditions are therefore likely to be challenging.	
Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	The site is in an area historically occupied by heavy industrial uses including mineworkings and a number of mineshafts are shown in the vicinity. Ground conditions are therefore likely to be challenging.	
Mineral Infrastructure and Brickworks	The site is in an area historically occupied by heavy industrial uses including mineworkings and a number of mineshafts are shown in the vicinity. Ground conditions are therefore likely to be challenging.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in a predominantly residential area and employment uses are not considered appropriate.	
Employment Land	The site is in a predominantly residential area and employment uses are not considered appropriate.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	Access could be secured from Upper Church Lane	

Impact on the wider road network	No issues anticipated					
Other Economic (specify)	None					
Social						
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 25 minutes		Centre / Foodstore	Within 15 minutes		
GP / Health Centre / Walk in centre	Within 15 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The site is within a moderate density residential area.					
Connections to local cycle route networks	The site itself is identified in the SCWIP					
Public Open Space (ha's and type)	The site is not allocated Public Open Space					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.					
Other Social (specify)	None					
Any character constraints on density (list)	The site is within a moderate density residential area.					
Opportunities						
Sustainability Appraisal						
The site has not been assessed as part of the Sustainability Appraisal as it is unavailable and its shape makes it unsuitable for development.						
Conclusion						
The site is not allocated in the SAD and was rated Low Quality Low Value in the 2019 audit. It is considered appropriate therefore to consider alternative development options.						

The site currently appears to be an attractive cycleway and walkway that links Upper Church Lane and Powis Avenue.

Residential development would be the appropriate use in this area. However, the site is of limited width and any development would be constrained by the anticipated poor ground conditions and the proximity of the Flood Zone 3. Given the beneficial use of the site it is recommended therefore that the site be retained as a walkthrough /cycleway.

Employment uses are considered inappropriate in this residential area and the site is not a suitable size and shape for a gypsy /traveller site.

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	142: Wylde Crescent Open Space 5029 (QP 8)		
Site Address	Wylde Crescent / Stuart Road, Rowley Regis		
Ward	Rowley	Call for Site Ref	N/A
Site Area (ha)	0.5 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield Open Space (restored brownfield land)	Site Assessment Reference	142
Background / Context			
Current uses (list)	The site was formerly a playground but is now used as local amenity greenspace. The area is grassed and overlooked as a green though is featureless. Part of the edge of the site is now used as parking laybys by local residents.		
Surrounding land uses	The site is in a predominantly residential area with Rowley Golf Course to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD as Community Open Space.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt.	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Restored brownfield open space. The site is considered to be greenfield land as it has been restored and does not meet the NPPF definition of previously developed land.	
Topography	The site slopes down to the north.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are two trees on the site though none of value.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site.	
Visual Amenity and Character of the Area	The site is in a predominantly low-density residential area.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	No issues anticipated	
Ground stability	No issues anticipated	

Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	No issues anticipated	
Mineral Infrastructure and Brickworks	No issues anticipated	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is surrounded by residential dwellings so is inappropriate for employment uses.	
Employment Land	The site is surrounded by residential dwellings so is inappropriate for employment uses.	
Delivery / Phasing (taken from Delivery Study where referenced)	N/A	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	Access could be obtained though is constrained by the presence of parking laybys.	
Impact on the wider road network	No issues anticipated.	
Other Economic (specify)	None	
Social		
Primary School	Within 10 minutes	Within 20 minutes

		Strategic Centre / Employment Area		
Secondary School	Within 20 minutes	Centre / Foodstore		Within 15 minutes
GP / Health Centre / Walk in centre	Within 15 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
				X
Any character constraints on density	The site is in a predominantly low-density residential area.			
Connections to local cycle route networks	Oldbury Road (the A4034) a kilometre to the east of the site is identified in the SCWIP.			
Public Open Space (ha's and type)	The site is allocated Public Open Space (0.5 ha Local Amenity Greenspace)			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.			
Other Social (specify)	None			
Any character constraints on density (list)	The site is in a predominantly low-density residential area.			
Opportunities				
Sustainability Appraisal				
The Sustainability Appraisal assesses the site as have neutral impact on objectives 1, 4, 8, 11 and 13; minor positive impact on objectives 5 and 10; major positive impact on objective 9; minor negative impact on objectives 6, 7 and 12; and uncertain impact on objectives 2 and 3.				
Conclusion				
<p>The site is allocated as Community Open Space. It was rated however in the 2019 audit as Low-Quality Low Value. It is considered appropriate therefore to assess alternative development options.</p> <p>The site is currently a grassed featureless area that is overlooked by surrounding dwellings. This does create a village green like environment. The site is now partially used to provide parking laybys on the edges for local residents.</p> <p>Residential use would be the appropriate use surrounded by dwellings. The overlooking of the site from all sides would require a skilful design solution to create an attractive environment and overcome concerns from neighbours. The loss of parking bays would need to be addressed and it is suggested that any development proposals would require community consultation and support.</p>				

Employment uses and use as a gypsy/traveller site would not be appropriate as the site is surrounded by residential dwellings and overlooked on all sides.

Notwithstanding the above, the loss of open space at the site would not accord with the spatial strategy. Therefore the recommendation for the SLP is that the site is not allocated for development.

Appropriate uses given constraints and infrastructure requirements	Housing 0.5 ha	Employment	Gypsy/Traveller
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Site Known as	143: Wyntor Lane Open Space 6062 (OS 0061)		
Site Address	Wyntor Lane / Schofield Lane, Wednesbury		
Ward	Wednesbury South	Call for Site Ref	N/A
Site Area (ha)	2.39 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield Open Space (restored brownfield land)	Site Assessment Reference	143
Background / Context			
Current uses (list)	The site is currently an area of local greenspace with a number of mature trees planted under the Millennium Forestry initiative within the site.		
Surrounding land uses	The site is in a predominantly residential area.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD as Community Open Space. It is identified as a potential linear walkway.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Brownfield formerly colliery site now open space. The site is considered greenfield as it has been restored and does not meet the NPPF definition of previously developed land.	
Topography	The site slopes down towards Allerton Lane.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees planted under the Millennium Forestry initiative on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site.	
Visual Amenity and Character of the Area	The site is in a predominantly residential area with a primary school to the north.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3. The very eastern corner is within Flood Zone 2. It is known that the site has issues with ground water.	
Ground Contamination	The site was previously shown to be mounded and banked when used as a colliery so is likely to be affected by fill material of unknown origin.	
Ground stability	The site was formerly the site of Crookhay Colliery and there are two mineshafts indicated on the site.	

	Site investigations would be required to assess ground stability.	
Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	The site was formerly the site of Crookhay Colliery and there are two mineshafts indicated on the site.	
Mineral Infrastructure and Brickworks	The site was previously shown to be mounded and banked when used as a colliery so is likely to be affected by fill material of unknown origin.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site is in the middle of a residential area so employment uses would not be appropriate.	
Employment Land	The site is in the middle of a residential area so employment uses would not be appropriate.	
Delivery / Phasing (taken from Delivery Study where referenced)	It is likely that site investigations and remediation would delay delivery.	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	There are foul and surface water sewers crossing the site.	
Highways access and transportation (state name / quality of access points)	Access would be appropriate from Wyntor Lane and Schofield Lane.	
Impact on the wider road network	No issues anticipated.	
Other Economic (specify)	None	
Social		

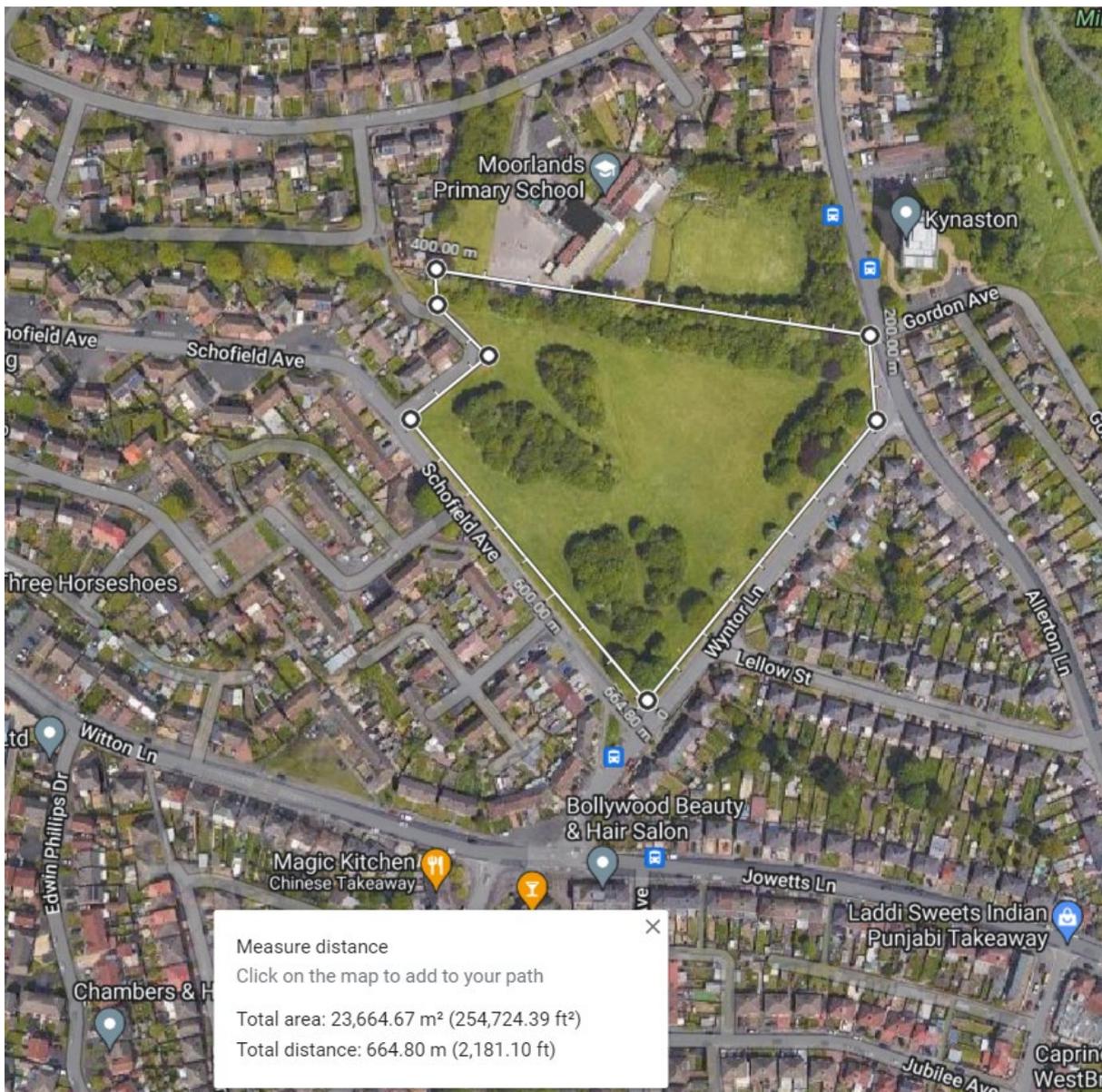
Primary School	Within 10 minutes	Strategic Centre / Employment Area		Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore		Within 15 minutes
GP / Health Centre / Walk in centre	Within 15 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	The site is in a predominantly low-density residential area.			
Connections to local cycle route networks	Holloway Bank 600 metres to the west of the site is identified in the WMLCWIP			
Public Open Space (ha's and type)	The site is allocated as Public Open Space (2.39 ha Local Amenity Greenspace)			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches on the site.			
Other Social (specify)	None			
Any character constraints on density (list)	The site is in a predominantly low-density residential area.			
Opportunities				
Sustainability Appraisal				
The site was not assessed by the Sustainability Appraisal as it is not available for development.				
Conclusion				
<p>The site is allocated in the SAD as Community Open Space. However, it was rated in the 2019 audit as Low-Quality Low Value. It is considered appropriate therefore to assess alternative development options.</p> <p>The site is currently an attractive amenity area with a number of mature trees that is an attractive feature of the street scene.</p> <p>Residential use would be the appropriate alternative use in this predominantly residential area. The site is affected by challenging ground conditions as a legacy of its historic use as a colliery and site investigations would be required to assess the viability of any redevelopment. Community consultation would be required in addition to ascertain views on any proposed development and the strength of opposition to the loss of open space.</p>				

Employment uses would be inappropriate in this residential area.

The site exceeds the 1hectare parameter for gypsy/traveller use.

Notwithstanding the above, the site is located in an area deficient in open space. Therefore it is recommended that the site is not allocated for development within the SLP.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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Site Known as	144: Basons Lane allotments 4026 (PD8)		
Site Address	Warley Road, Smethwick		
Ward	St Pauls	Call for Site Ref	N/A
Site Area (ha)	1.08 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield open space	Site Assessment Reference	144
Background / Context			
Current uses (list)	The site is in partial use for allotments.		
Surrounding land uses	The site is in a predominantly residential area with Basons Lane playing fields to the south and east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site has no allocations. The site is in partial use for allotments.		
Green Belt and Landscape Sensitivity Assessment			

Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield allotment gardens	
Topography	The site is reasonably flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are no trees on the site though there are trees on the edge of the adjoining playing field.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets.	
Visual Amenity and Character of the Area	The surrounding area is predominantly low density residential	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	No issues anticipated, former farmland.	
Ground stability	No issues anticipated, former farmland.	
Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	No issues anticipated	

Mineral Extraction and Mineral Resource Areas	No issues anticipated, former farmland.		
Mineral Infrastructure and Brickworks	No issues anticipated, former farmland.		
Waste Infrastructure	None		
Other Environmental (specify)	None		
Economic			
Employment Development Opportunities	The site is surrounded by residential dwellings so is an inappropriate site for employments uses.		
Employment Land	The site is surrounded by residential dwellings so is an inappropriate site for employments uses		
Delivery / Phasing (taken from Delivery Study where referenced)	N/A		
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP		
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available though capacities are not known.		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known		
Highways access and transportation (state name / quality of access points)	Access may be obtained from Warley Road or Ferguson Road should comprehensive development be pursued.		
Impact on the wider road network	No issues anticipated.		
Other Economic (specify)	None		
Social			
Primary School	Within 15 minutes	Strategic Centre / Employment Area	Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore	Within 10 minutes
GP / Health Centre / Walk in centre	Within 10 minutes		

Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The site is in a low-density residential area.					
Connections to local cycle route networks	Basons Lane alongside the site is identified in the SCWIP.					
Public Open Space (ha's and type)	The site is not allocated Public Open Space.					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.					
Other Social (specify)	None					
Any character constraints on density (list)	The site is in a low-density residential area.					
Opportunities						
There is the potential to combine this site with the adjoining Playing Fields (4026) should this be brought forward for development. This would enable the comprehensive redevelopment of these neglected areas though the proposal to bring the site of the playing fields was abandoned in 2017 as there was no local political support for this course of action.						
Sustainability Appraisal						
The site was not assessed as part of the Sustainability Appraisal as it is not available for development.						
Conclusion						
<p>The site is not allocated in the SAD. It was rated Low Quality Low Value in the audit of 2013. It is considered appropriate therefore to assess potential alternative development options.</p> <p>The site appears to be only partially in use so the demand for the facility in this area may be declining and it may be appropriate to consider redevelopment. This would need confirmation. It is known however that allotment sites are protected, and a legal process will need to be negotiated to enable their release. This could potentially delay delivery.</p> <p>Residential development would be the appropriate use ideally in combination with the adjoining playing fields site should this be brought forward. It is considered that ground conditions should not be problematic as this was formerly farmland. Local consultation will be required to determine the support for the comprehensive redevelopment of these sites and the loss of the open spaces.</p> <p>Employment uses would be inappropriate in this predominantly residential area and use for a gypsy /traveller site would not be suitable surrounded by residential dwellings and it is above the size threshold.</p> <p>Notwithstanding the above, the site is located within an area deficient of open space. Therefore the recommendation is that the site is not allocated for development within the SLP.</p>						

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	145: New Gas Street Open Space 6067 (OS 0298)		
Site Address	New Gas Street, West Bromwich / Wednesbury.		
Ward	Wednesbury South	Call for Site Ref	N/A
Site Area (ha)	2.26 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield Open Space	Site Assessment Reference	145
Background / Context			
Current uses (list)	The site is currently used for local amenity space with paths through a semi natural woodland.		
Surrounding land uses	The site is in a predominantly modern industrial area with commercial and residential uses to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site has no primary allocations.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Brownfield formerly heavy industrial land.	
Topography	The site slopes steadily down to the south.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a significant number of mature trees on the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site.	
Visual Amenity and Character of the Area	The area is generally industrial to the west and residential to the east.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 2 or 3. There are large ponds within the site that are remnants of a former canal basin.	
Ground Contamination	The site is in an area of historic heavy industrial activity that may have left a legacy of challenging ground conditions.	
Ground stability	The site is in an area of historic heavy industrial activity that may have left a legacy of challenging ground conditions	

Air Quality impact of adjoining uses	Industrial activity to the west may have air quality implications though they appear mainly logistical.	
Noise impact of adjoining uses	Industrial activity to the west may have noise implications though they appear mainly logistical.	
Mineral Extraction and Mineral Resource Areas	The site is in an area of historic heavy industrial activity that may have left a legacy of challenging ground conditions	
Mineral Infrastructure and Brickworks	The site is in an area of historic heavy industrial activity that may have left a legacy of challenging ground conditions	
Waste Infrastructure	None	
Other Environmental (specify)	The site is in the middle HSE zone around the Tennants Distribution facility.	
Economic		
Employment Development Opportunities	There is the potential for the expansion of industrial uses to the west eastwards.	
Employment Land	There is the potential for the expansion of industrial uses to the west eastwards	
Delivery / Phasing (taken from Delivery Study where referenced)	Challenging ground conditions may delay delivery.	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known, there are ponds within the site that may be drainage related and are remnants of a canal basin.	
Highways access and transportation (state name / quality of access points)	Access could be obtained from Richmond Street.	
Impact on the wider road network	No issues anticipated	
Other Economic (specify)	None	
Social		

Primary School	Within 15 minutes	Strategic Centre / Employment Area		Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore		Within 15 minutes
GP / Health Centre / Walk in centre	Within 15 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	Residential development to the east is predominantly low density.			
Connections to local cycle route networks	New Swan Lane to the south of the site is identified in the SCWIP.			
Public Open Space (ha's and type)	The site is not allocated Public Open Space			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.			
Other Social (specify)	None			
Any character constraints on density (list)	Residential development to the east is predominantly low density			
Opportunities				
Sustainability Appraisal				
The site was not assessed as part of the Sustainability Appraisal as it is not available for development.				
Conclusion				
<p>The site is not allocated in the SAD. It is considered to be Local Natural/Semi Natural Greenspace. It was however rated in the 2019 audit as Low-Quality Low Value. It is appropriate therefore for alternative development options to be assessed.</p> <p>The site is currently an informal amenity area with paths though it that does form an attractive green acoustic and visual screen to the neighbouring Black Country New Road (the A41) and acts as a buffer for residential uses to the east. It appears however to be neglected and poorly maintained.</p> <p>It is not considered to be a suitable site for residential redevelopment due to the proximity of neighbouring industrial and commercial uses.</p> <p>Industrial use would be the appropriate development extending the uses from the west with access from Richmond Street. A similar site to the north (site off Richmond Street) is proposed for employment allocation (EMP3-29). However, the ground conditions are known to be very challenging in this area around the Black</p>				

Country New Road and it is anticipated that this site may require significant remediation that would require further investigation. In addition, there are ponds within the site that may be drainage related that would be a significant development constraint and there may be opposition to the loss of the open space and the trees.

The anticipated ground conditions would question the viability of a gypsy / traveller site. It is also too big.

Notwithstanding the above, the loss of open space would not accord with the spatial strategy and it is recommended that the site is not allocated for development within the SLP.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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Site Known as	146: Wednesbury Oak Open Space 1064		
Site Address	Wednesbury Oak Road Tipton.		
Ward	Princes End	Call for Site Ref	
Site Area (ha)	0.48 ha	Capacity proposed in Call for Sites submission	
Land Type	Brownfield Open Space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently a local amenity area, mainly grassed and featureless, with paths through to the local school.		
Surrounding land uses	The site is in a predominantly residential area with open space to the south and a school and commercial uses to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD as Community Open Space and is within an Area of Historic Landscape Value.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	The site is not in the Green Belt		

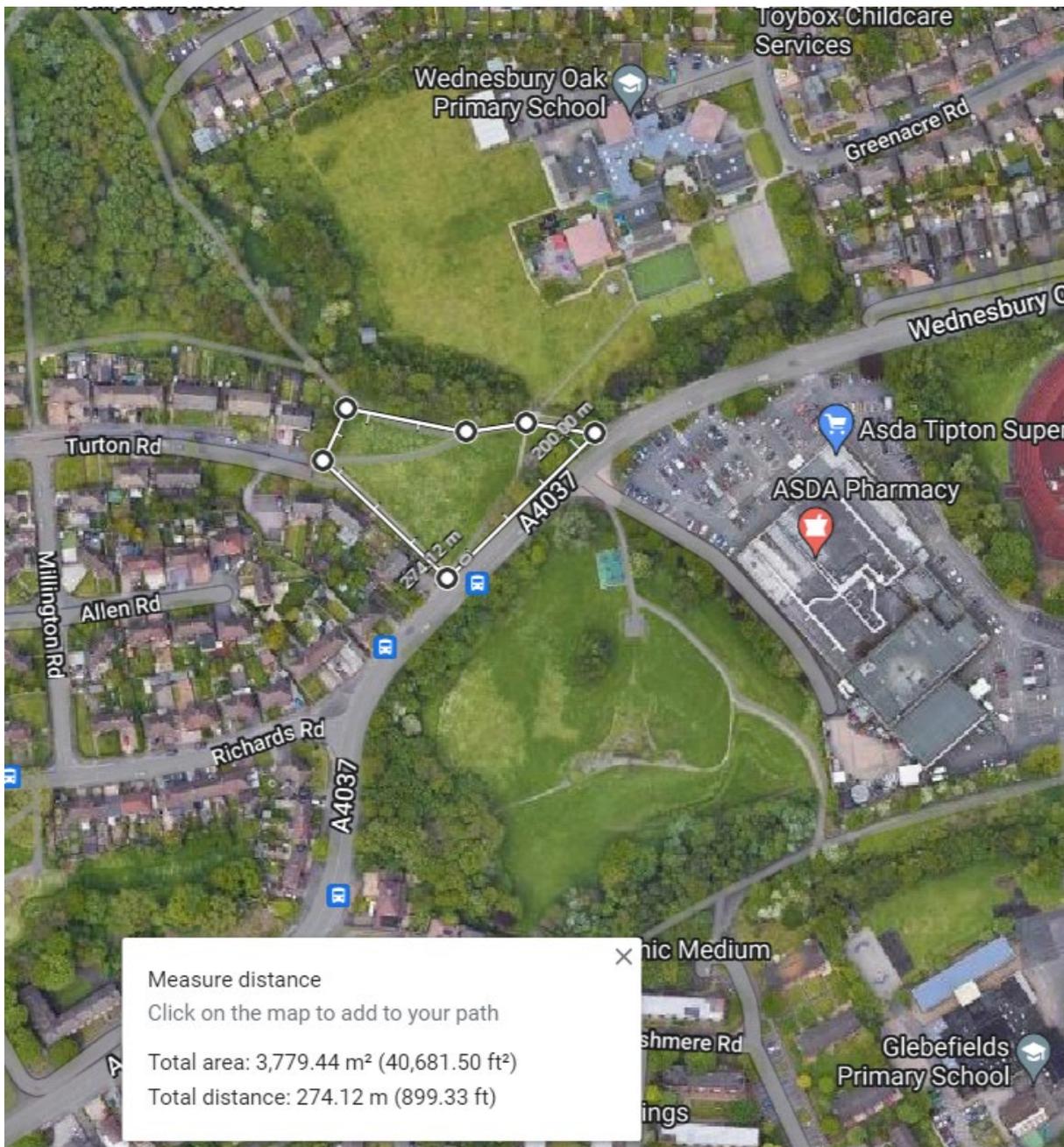
(B79 (a))		
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site. The site is within an Area of Historic Landscape Value being an area of woodland and open space formed on the site of two collieries, Batmanshill Works and Wednesbury Oak Works. An infilled canal passes through the AHLV.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Brownfield open space	
Topography	The site is relatively flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are several mature trees around the perimeter of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	The site is within an area of Historic Landscape Value. No HER records within a 100m buffer.	
Visual Amenity and Character of the Area	The character of the area is generally low density residential.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Risk Zone 3.	
Ground Contamination	The site is within an area of historic heavy industrial uses in particular coal mining so ground conditions are anticipated to be poor with significant levels of made ground.	
Ground stability	The site is within an area of historic heavy industrial uses in particular coal mining so ground conditions are anticipated to be poor with significant levels of made ground.	

Air Quality impact of adjoining uses	No issues anticipated.	
Noise impact of adjoining uses	No issues anticipated	
Mineral Extraction and Mineral Resource Areas	The site is within an area of historic heavy industrial uses in particular coal mining so ground conditions are anticipated to be poor with significant levels of made ground.	
Mineral Infrastructure and Brickworks	The site is within an area of historic heavy industrial uses in particular coal mining so ground conditions are anticipated to be poor with significant levels of made ground.	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site sits between residential uses and a school so employment uses would not be considered appropriate.	
Employment Land	The site sits between residential uses and a school so employment uses would not be considered appropriate	
Delivery / Phasing (taken from Delivery Study where referenced)	Ground conditions would be challenging and would delay delivery.	
Viability (taken from Viability Study where referenced)	N/A	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known, there are informal paths crossing the site.	
Highways access and transportation (state name / quality of access points)	Access would need to be from Turton Road.	
Impact on the wider road network	No issues anticipated.	
Other Economic (specify)	None	

Social					
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes	
Secondary School	Within 20 minutes		Centre / Foodstore	Within 10 minutes	
GP / Health Centre / Walk in centre	Within 15 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density	The site is within an area of low/moderate density housing.				
Connections to local cycle route networks	Gospel Oak Road (the A4037) 700 metres to the east of the site is identified in the SCWIP.				
Public Open Space (ha's and type)	The site is allocated Public Open Space (0.48 ha Local Green Corridor)				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.				
Other Social (specify)	None				
Any character constraints on density (list)	The site is within an area of low /moderate density housing				
Opportunities					
Sustainability Appraisal					
Not SA - scored red for all uses so not available for selection or reasonable alternative					
Conclusion					
<p>The site is allocated in the SAD as Community Open Space. However, it was rated as Low Value (but High Quality?) in the 2019 audit. It is considered appropriate therefore to assess alternative development options.</p> <p>The site is currently an area of amenity space with paths that link to the neighbouring school and onto Weddell Wynd and Wednesbury Oak Play Area as a green corridor. It is within an area of historic landscape value and ground conditions are likely to be challenging.</p>					

It is considered therefore that the site be retained as Community Open Space as it serves a useful purpose in the local community. Ground conditions are likely to preclude residential uses, employment uses would not be appropriate in a residential area and the site is not large enough for a gypsy/traveller site.

Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller
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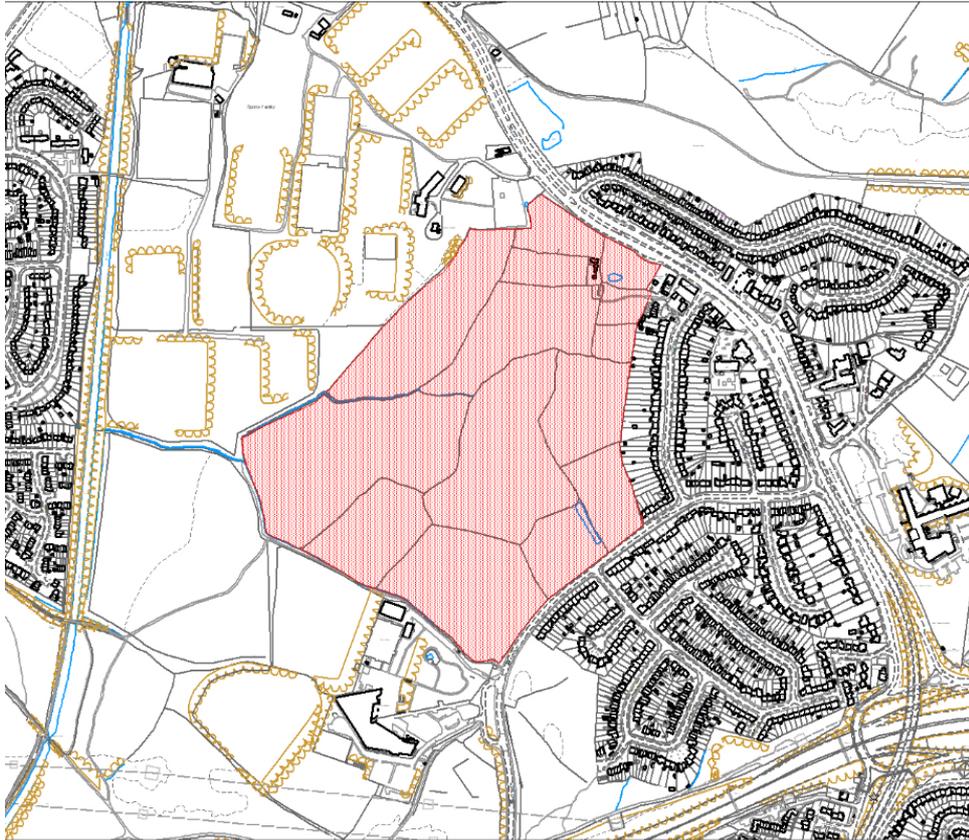
Site Known as	148: Peakhouse Farm		
Site Address	Land southeast of Birmingham Road, northwest of Wilderness Lane, Great Barr, Birmingham		
Ward	Great Barr with Yew Tree	Call for Site Ref	280
Site Area (ha)	27	Capacity proposed in Call for Sites submission	250-345 homes
Land Type	Green Belt	Site Assessment Reference	SA-003-SAN / 148
Background / Context			
Current uses (list)	Green belt – natural and semi natural greenspace – wedge of traditional farmland with an extensive network of diverse hedgerows, pastures and meadows.		
Surrounding land uses	Aston University playing fields, Residential		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	NO		
Ancient Woodland / Veteran Trees	NO		
Local Nature Reserve	NO		
Site of Importance for Nature Conservation	YES	27ha (entire site)	
Flood Risk Zone 3	NO		
Registered Park & Garden	NO		
Scheduled Ancient Monument	NO		
HSE Consultation Zone 1	NO		
Operational Burial Ground	NO		
Common Land	NO		
Green Belt	YES	27ha (entire site)	
Ancient	YES	Dissect whole site	
Strategic Open Space	NO		

Existing Policy Designations (list)		GREEN BELT OS3
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	Allocated green belt OS3 SANDWELL VALLEY	
Landscape Sensitivity (BL23 / BL24)	The site is a designated SINC comprising a network of diverse protected hedgerows (The Hedgerows Regulations 1997), neutral grassland pastures and meadows.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield – traditional farmland habitat	
Topography	Undulating site levels	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Peakhouse Farm comprises 27 hectares of traditional farmland habitat, currently used for hay and horse grazing, with an extensive network of native hedgerows. The field pattern of small and irregular fields is thought to date back to at least 1750. The grassland habitat provides moderate levels of structural and species diversity and offers a good example of rural farming in a predominantly built-up area. The site is known to support local bird and invertebrate populations and is likely to act as a key foraging and commuting area for other species, such as bats, within the local area. The site lies within a core ecological area, according to the Birmingham and Black Country Nature Improvement Area ecological network mapping and holds a critical position in connecting Sandwell Valley and inner areas of the conurbation to the wider countryside.	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Mature diverse protected ancient hedgerows and several trees worthy of protection	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The overall species diversity of the survey area is moderate due to the wide range of farmland habitats found on site.	

Heritage Assets on site or significantly affecting boundaries	Area of potential archaeological importance	
Visual Amenity and Character of the Area	In the context of the surrounding landscape which is predominantly built up, Peakhouse Farm offers a highly attractive rural landscape. The site forms an important green corridor across the landscape between Merrion's Wood Local Nature Reserve and Hill Farm Bridge Fields SINC.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within a flood risk zone but is prone to standing water	
Ground Contamination	Not likely given historic use as farmland	
Ground stability	Not known	
Air Quality impact of adjoining uses	Heavily trafficked roads around the site to the north east and south east	
Noise impact of adjoining uses	No adverse noise impact other than from traffic	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/a	
Economic		
Employment Development Opportunities	Employment development not considered to be appropriate given the value attached to this site and its designation as a SINC. Employment development would be harmful to the Green Belt.	
Employment Land	Employment development would be harmful to the Green Belt.	
Delivery / Phasing (taken from Delivery Study where referenced)	Site not deliverable given degree of statutory protection.	
Viability (taken from Viability Study where referenced)	Call for sites submission considers site to be capable of delivering policy compliant affordable housing and any other applicable infrastructure contributions	

Availability of utilities – electricity, gas, water, sewage treatment	Utilities available in surrounding roads					
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None likely					
Highways access and transportation (state name / quality of access points)	Vehicular access for new development would be problematic. Birmingham Road is dual carriageway so a right turn out of the site would be prohibited. Wilderness Lane is relatively narrow and is used as a rat run.					
Impact on the wider road network	Access from Wilderness Lane would create levels of increased vehicle movements. An additional access from Birmingham Road would be resisted					
Other Economic (specify)	None					
Social						
Primary School	15 minutes		Strategic Centre / Employment Area	30 minutes pedestrian access		
				25 minutes public transport		
Secondary School	20 minutes		Centre / Foodstore	15 minutes		
GP / Health Centre / Walk in centre	15 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	Suburban medium density neighbourhood – moderate density					
Connections to local cycle route networks	Open space off-road cycle route passes through site connecting Wilderness Lane to National Cycle Network 5 route along the Rushall Canal.					
Public Open Space (ha's and type)	N/A					

Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A		
Other Social (specify)	NONE		
Any character constraints on density (list)	Local character and scale of surrounding residential streets		
Opportunities			
Sustainability Appraisal			
The site has not been considered within the Sustainability Appraisal as gateway constraints mean that the site is unsuitable for development.			
Conclusion			
<p>The site is wholly within the Green Belt, designated a SINC and dissected by ancient hedgerows. It is wholly affected by gateway constraints and is unsuitable for development.</p> <p>Notwithstanding the status of this site, comprehensive residential development could result in unacceptable increased levels of vehicular movements on to Wilderness Lane, and access from Birmingham Road (a dual carriageway) would be resisted.</p> <p>Notwithstanding, the status of the site, allocation for employment use would not be appropriate. The loss of green belt could not be justified as it conflicts with the spatial strategy, and development within the green belt would be harmful. Further, the opportunity to access the site from surrounding roads would not be acceptable.</p> <p>Allocation of part of the site for Gypsy and Traveller use is possible but not considered to be appropriate given the gateway constraints.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller



Land off Birmingham Road, Great Barr

Scale



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Site Known as	149: WILDERNESS LANE – LAND SURROUNDING Q3 ACADEMY		
Site Address	Wilderness Lane, Great Barr		
Ward	Great Barr with Yew Tree	Call for Site Ref	N/A
Site Area (ha)	22.5	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield / Green Belt	Site Assessment Reference	SA-0021-SAN
Background / Context			
Current uses (list)	Accessible Open space and used in part by Q3 Academy external areas. Sections of the Motorway, part of Wilderness Lane.		
Surrounding land uses	Site wraps around school complex. Elevated motorway to the south. Farmland to the north. Residential to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	Yes		22.5ha (entire site)
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		

Existing Policy Designations (list)	Green Belt; Gateway site (views from the motorway); Area of potential archaeological importance; Open space; SLINC - to the north; Public footpaths / bridleways cross the site; Wildlife corridor	
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	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. NB see also previous assessment	
Landscape Sensitivity (BL23 / BL24)	The landscape area has a moderate landscape sensitivity rating to residential development as it retains many rural qualities, including historic field patterns, ecological value due to the extent of priority habitats and an intact network of mature hedgerows	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield	
Topography	Undulating land. There is a flatter section to the north adjacent to Wilderness Lane but further south the land slopes away from the road and flattens out to the rear of the site.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs but several mature trees of value	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Part SLINC wildlife corridor	

Heritage Assets on site or significantly affecting boundaries	<p>Area of potential archaeological importance</p> <p>HER records</p> <p>MBL2969 – Dartmouth High School Hedgerow</p> <p>MBL2971 – Hedgerow near Rushall Canal (Hedge 7), Great Barr</p> <p>MBL2993 – Cropmark site, west of Dartmouth School, Great Barr</p> <p>MBL3075 - Cropmark site, north of Dartmouth School, Great Barr</p> <p>MBL3214 – Hill farm (site), north of Longleat</p> <p>MBL2711 – Moat, Peak House Farm, Wilderness Lane, Great Barr</p> <p>MBL3056 – Hill Farm bridge, Brackendale Drive, Rushall Canal, Yew Tree</p> <p>MBL3134 – Red House Park, West Bromwich</p>	
Visual Amenity and Character of the Area	Valuable swathe of greenbelt/greenfield protected by SLINC, wildlife corridor. Development precluded by statutory designation	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	None identified	
Ground Contamination	N/A	
Ground stability	Low risk coal mining area	
Air Quality impact of adjoining uses	Elevated M5 motorway within the site to the south	
Noise impact of adjoining uses	As above	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	Not suitable for Employment uses	

Employment Land	Not existing employment land				
Delivery / Phasing (taken from Delivery Study where referenced)	No delivery/phasing constraints within the plan period				
Viability (taken from Viability Study where referenced)	Development not viable given the statutory protection and the need to overcome overriding planning policy				
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period				
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Motorway, Public rights of way, Overhead powerlines and Pylons, Wilderness Lane				
Highways access and transportation (state name / quality of access points)	Access is physically possible from Wilderness Lane				
Impact on the wider road network	Scale of development would be constrained by the need to safeguard existing residents from additional nuisance by way of traffic congestion, queueing and rat running.				
Other Economic (specify)	None				
Social					
Primary School	Very small area within 15 mins, majority over 15 mins following any viable mitigation	Strategic Centre / Employment Area		Half of site within 20 mins and half within 30 mins following any viable mitigation	
Secondary School	Within 20 mins following any viable mitigation	Centre / Foodstore		Over 15 mins following any viable mitigation	
GP / Health Centre / Walk in centre	Over 15 mins following any viable mitigation				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph) X

Any character constraints on density	Elevated motorway to the south within the site boundary. Pylons cross the site. Site dissected by Wilderness Lane. Public footpaths and bridleways cross the site.		
Connections to local cycle route networks	None		
Public Open Space (ha's and type)	No loss of public open space as designated		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	No loss of playing fields/sports pitches		
Other Social (specify)	None		
Any character constraints on density (list)	Elevated motorway to the south within the site boundary. Pylons cross the site. Site dissected by Wilderness Lane. Public footpaths and bridleways cross the site.		
Opportunities			
Some of this land in principle, presents an opportunity for residential development, which would contribute to the housing shortfall in Sandwell Metropolitan Borough Council. However, this would detrimentally affect the benefits of the land remaining as green belt.			
Sustainability Appraisal			
Not SA - in the Green Belt, so is excluded			
Conclusion			
<p>The SLINC (northeast) and other constraints on the land preclude wholesale development on this site</p> <p>The whole of site is not considered suitable for release. There are very substantial negative effects and wholesale development of the area would prejudice the impact of the visual landscape given that land slopes down towards the north west (Walsall Borough Boundary).</p> <p>Any partial redevelopment for housing, including Gypsy and Travellers, accessed from Wilderness Lane, would have a potentially detrimental impact on existing volumes of traffic and residential amenity.</p> <p>The site is not considered suitable for wholesale residential or employment use.</p> <p>Notwithstanding the above, the site is wholly within the Green Belt which is a gateway constraint and therefore is not suitable for development.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and Traveller



Site Known as	153: Forge Farm - Forge Lane (b)		
Site Address	Forge Farm, Forge Lane, West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	N/A
Site Area (ha)	46.55	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0013-SAN
Background / Context			
Current uses (list)	Farmland/nature reserve with derelict farm buildings		
Surrounding land uses	Open space/park land/nature reserve		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations (list)	Local cycle network		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and		Very High

	Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns.	
Landscape Sensitivity (BL23 / BL24)	The area is considered to have an overall moderate-high sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the overall sensitivity rating.	Moderate to High
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield	
Topography	Site falls north to south top	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Farmland/grazing	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Hedgerows along the perimeter, watercourse in the centre of the southern part of the site	
Heritage Assets on site or significantly affecting boundaries	Farm buildings are historic and whilst derelict have architectural and historic merit HER Records within 100 m buffer MBL1816 – Park, Great Barr Hall MBL2590 - Handsworth Lodge, Queslett Road, Great Barr	
Visual Amenity and Character of the Area	The whole area is absent of built form linking to nature reserve and provides wide views and vistas due to the topography north	

	– south and across the site west.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Flood zone 2	
Ground Contamination	No know issues/negligible constraints on capacity	
Ground stability	Low risk mining area	
Air Quality impact of adjoining uses	The western fringe would, as about the M5	
Noise impact of adjoining uses	The western fringe would, as about the M5	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Not suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing (taken from Delivery Study where referenced)	No obvious constraints which could affect delivery All capacity deliverable during plan period.	
Viability (taken from Viability Study where referenced)	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None within the site	

Highways access and transportation (state name / quality of access points)	Access points could be served from Forge Lane					
Impact on the wider road network	Unlikely to be affected due to the existing road network being well established.					
Other Economic (specify)	None					
Social						
Primary School	Over 15 mins following any viable mitigation		Strategic Centre / Employment Area	Within 20 mins following any viable mitigation		
Secondary School	Over 25 mins following any viable mitigation		Centre / Foodstore	Over 15 mins following any viable mitigation		
GP / Health Centre / Walk in centre	Over 15 mins following any viable mitigation					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	Flood zone 2 may prohibit part of the site currently used for grazing Dissected by dual carriageway (Newton Road) Northern team is close to M5 motorway (west) and sandwiched between the dual carriage to the east used for grazing horses					
Connections to local cycle route networks	Part of the site forms a cycle network leading to Swan pool nature reserve to the south					
Public Open Space (ha's and type)	Not public open space					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A					
Other Social (specify)	None					
Any character constraints on density (list)						
Opportunities						
Would help meet housing targets but would result in Very High harm and Moderate / High landscape sensitivity to remaining Green Belt						
Sustainability Appraisal						

Not SA - in the Green Belt, so is excluded

Conclusion

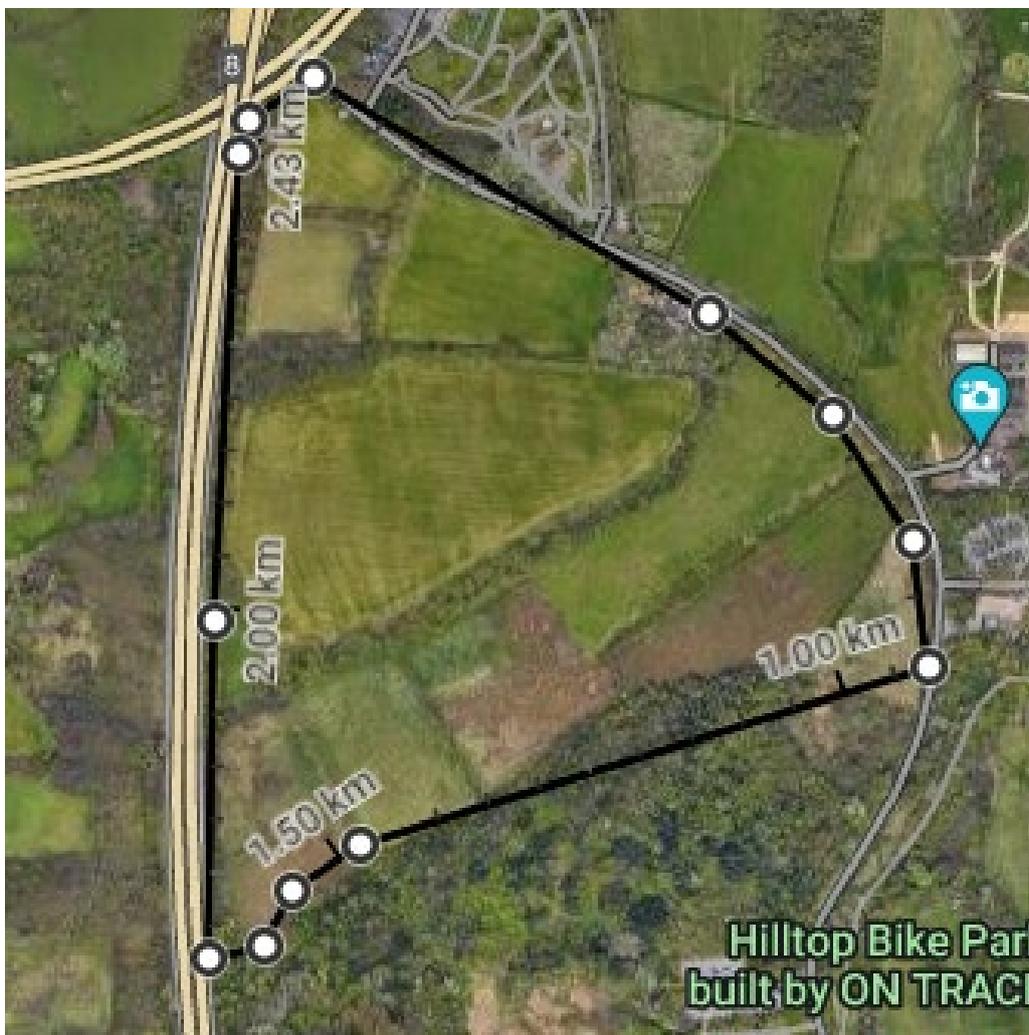
The site would result in the loss of Green Belt that would result in Very High harm and Moderate / High landscape sensitivity. Key constraints are the landscaping sensitivity and the abundant loss of wider views the area around is not developed and the site would be piecemeal and isolated from other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

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	154: Sandwell Park Farm, West Bromwich		
Site Address	Sandwell Park Farm, West Bromwich		
Ward	West Bromwich Central	Call for Site Ref	N/A
Site Area (ha)	131.31	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0014-SAN
Background / Context			
Current uses (list)	Community open space/local nature reserve/farm		
Surrounding land uses	Registered park (Dartmouth Park), farm/grazing land/nature reserve		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	Yes, established trees		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	Yes		9.6
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations (list)	SLINC		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing		Very High

	encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns.	
Landscape Sensitivity (BL23 / BL24)	The area is considered to have an overall moderate-high sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the overall sensitivity rating.	Moderate to High
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield	
Topography	Generally flat	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Part agriculture	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	None	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Yes (SLINC 7.77ha)	
Heritage Assets on site or significantly affecting boundaries	Sandwell park buildings are Grade II listed and Dartmouth park is a registered park which is adjacent to the site. See the separate list of HER records with a 100m buffer of the site	
Visual Amenity and Character of the Area	Existing properties back on to the park and enjoy wider views across the valley. The area offers wide views across the valley internally from the elevated	

	Dartmouth Park and across the flatter sections within the wider parkland	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	No drainage / flood risk issues / negligible impact on site capacity	
Ground Contamination	No known issues / negligible constraint on capacity	
Ground stability	Low Risk coal mining area	
Air Quality impact of adjoining uses	M5 is situated to the eastern boundary but would only affect a small part of the site	
Noise impact of adjoining uses	M5 is situated to the eastern boundary but would only affect a small part of the site	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Not suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing (taken from Delivery Study where referenced)	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability (taken from Viability Study where referenced)	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Limited to the motorway	

Highways access and transportation (state name / quality of access points)	Access is limited to the site with one road leading to the farm buildings which is narrow. Substantial infrastructure would be required as the existing street pattern into the site is historic and close knit.					
Impact on the wider road network	The immediate road would be affected					
Other Economic (specify)	Loss of income to the Council from the park and associated leisure					
Social						
Primary School	Most of the site within 15 mins some parts over 15 mins following any viable mitigation		Strategic Centre / Employment Area	Part of the site within 20 mins and part over 30 mins following any viable mitigation		
Secondary School	Part of the site within 20 mins with part within 25 mins following any viable mitigation		Centre / Foodstore	Majority over 15 mins following any viable mitigation		
GP / Health Centre / Walk in centre	Most of the site over 15, part within 15 mins following any viable mitigation					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	x
Any character constraints on density	SLINC, archaeological importance, Sandwell Valley Country Park					
Connections to local cycle route networks	Cycle routes throughout the site					
Public Open Space (ha's and type)	The whole site is part of Sandwell Valley Country Park					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A					
Other Social (specify)	Loss of recreational amenity, the parkland provides outdoor play equipment					
Any character constraints on density (list)						
Opportunities						

It would provide a substantial site for housing, but would destroy an established wildlife habitat, recreational facilities and would be challenging to provide new infrastructure

Sustainability Appraisal

Not SA

Conclusion

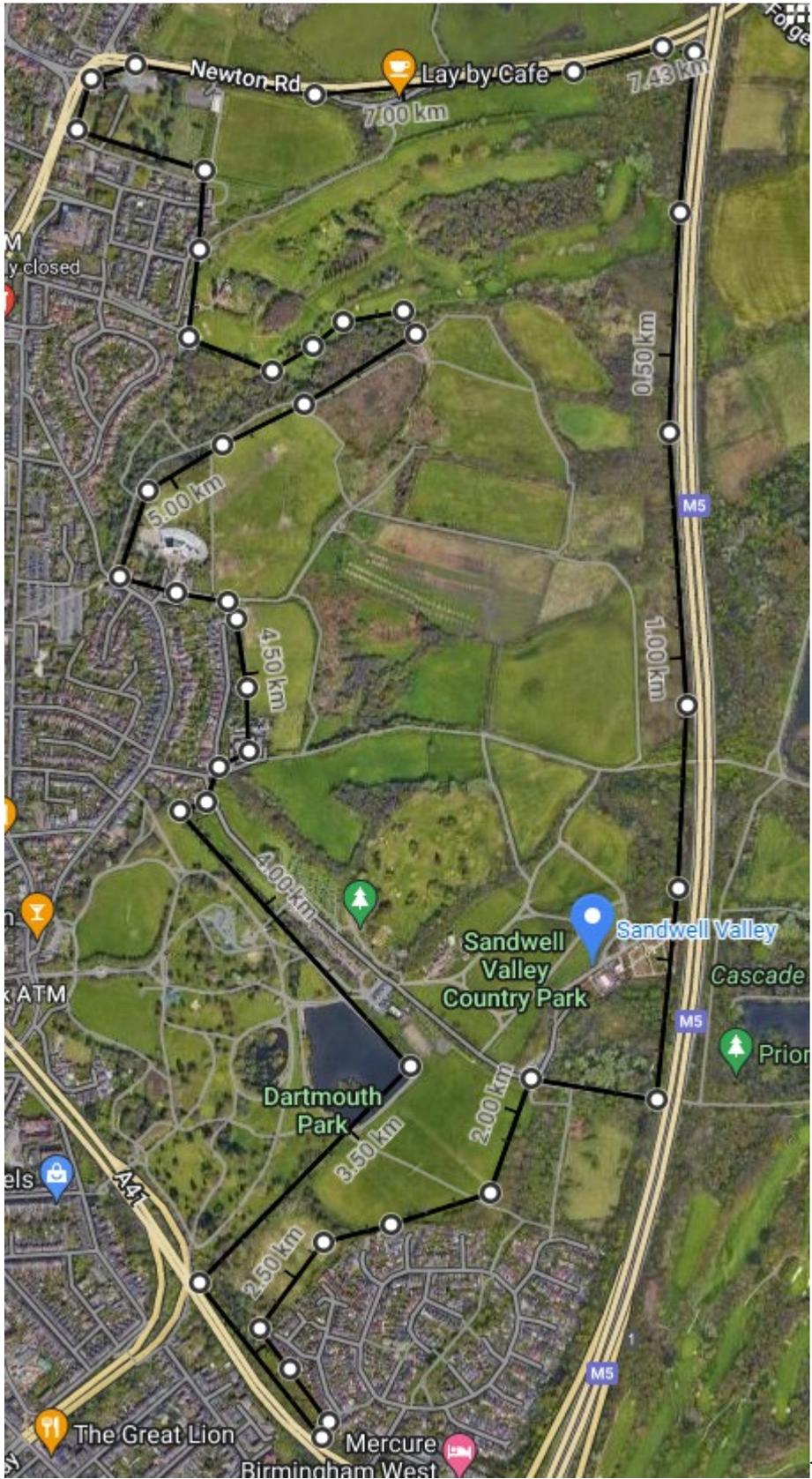
The site would result in the loss of Green Belt that would result in Very High Harm and Moderate / High Landscape sensitivity and Sandwell Valley Country Park.
The site would not be appropriate / suitable for residential use. The site would not be appropriate / suitable for employment use.

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller

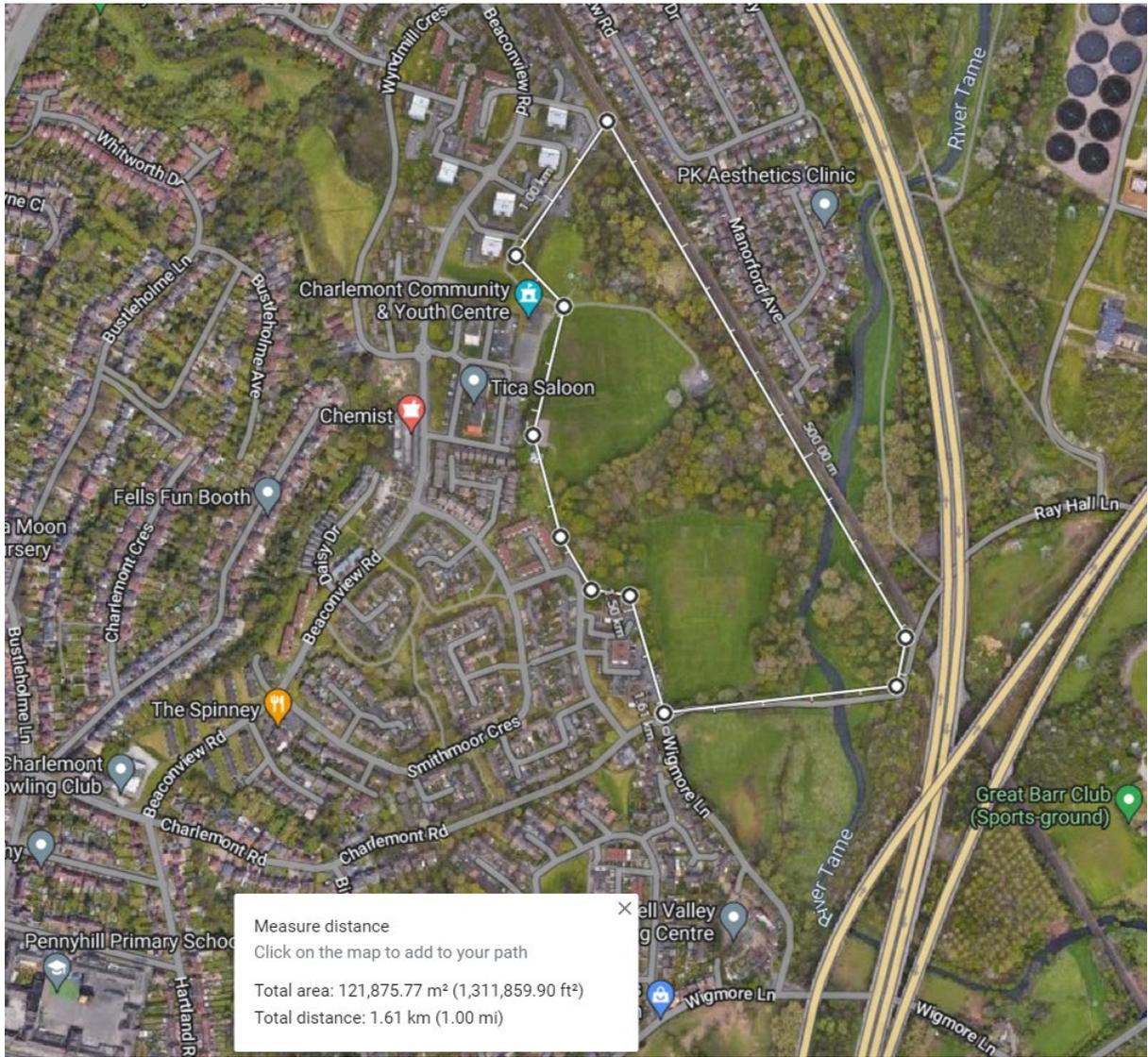


Site Known as	Charlemont (Beaconview) SA 0007 SAN or SA 0017 SAN		
Site Address	Meadow Avenue West Bromwich		
Ward	Charlemont with Grove Vale	Call for Site Ref	
Site Area (ha)	12.07 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	A-0007-SAN or SA-0017-SAN
Background / Context			
Current uses (list)	The site is used for playing fields (Charlemont Farm Playing Fields OS 0049)		
Surrounding land uses	The site is within the residential Charlemont Estate.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations (list)	The site is allocated Green Belt and Community Open Space in the SAD. There is a SLINC on the site and the site is within an Archaeological Priority Area.		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	The site is allocated Green Belt.		

(B79 (a))		
Landscape Sensitivity (BL23 / BL24)	There is a SLINC on the site (Windmill Hill SA 045)	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space	
Topography	The site is relatively flat	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are mature trees in copses within the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The River Tame and the railway line forms the eastern boundary of the site	
Heritage Assets on site or significantly affecting boundaries	The site is within an Archaeological priority area. HER records within 100m buffer MBL3256 – Sinkhole Farm (site), north of Charlemont Road, Great Barr MBL4935 – Mill Lade, near Jone Mill	
Visual Amenity and Character of the Area	The site is within a high density residential rea.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not within Flood Zone Risk 3.	
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining uses	No issues anticipated	
Noise impact of adjoining uses	The railway line runs along the east of the site	

Mineral Extraction and Mineral Resource Areas	No issues anticipated		
Mineral Infrastructure and Brickworks	No issues anticipated		
Waste Infrastructure	None		
Other Environmental (specify)	None		
Economic			
Employment Development Opportunities	The site is within a residential area and is not considered suitable for employment uses.		
Employment Land	The site is within a residential area and is not considered suitable for employment uses.		
Delivery / Phasing (taken from Delivery Study where referenced)	N/A		
Viability (taken from Viability Study where referenced)	N/A		
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known		
Highways access and transportation (state name / quality of access points)	Access could be obtained from Beaconview Road.		
Impact on the wider road network	No issues anticipated		
Other Economic (specify)	None		
Social			
Primary School	Within 15 minutes	Strategic Centre / Employment Area	Within 30 minutes
Secondary School	Within 25 minutes	Centre / Foodstore	Within 10 minutes

GP / Health Centre / Walk in centre	Within 15 minutes		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph) X Moderate Density (40-50 dph)
Any character constraints on density	The site is within a high-density housing estate.		
Connections to local cycle route networks	Walsall Road (the A4031) is within 500 metres to the north of the site.		
Public Open Space (ha's and type)	The site is allocated Public Open Space (12.07 ha Neighbourhood Outdoor Sports Facilities). It was rated High Quality High Value in the 2019 audit.		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are at least four sports pitches on the site.		
Other Social (specify)	None		
Any character constraints on density (list)	The site is within a high-density housing estate.		
Opportunities			
Sustainability Appraisal			
Not SA - Green Belt, so is excluded			
Conclusion			
<p>The site is allocated as Green Belt and Community Open Space with several sports pitches. The site was rated High Quality High Value in the 2019 Green Space audit and there is a SLINC within the site.</p> <p>It is considered therefore that these facilities should be retained, and any built development should be resisted.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller



Site Known as	156: Sandwell Park Golf Club (a)		
Site Address	Sandwell Park Golf Club		
Ward	West Bromwich Central	Call for Site Ref	N/A
Site Area (ha)	53.7	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0015-SAN
Background / Context			
Current uses (list)	Golf course majority with cricket club to the south west		
Surrounding land uses	M5 motorway/Junction 2 (west/south west), Business park (south east), Handsworth cemetery east, Priory Woods and Sandwell Priory archaeological site to the north, Limited access to site but land falls away south to north		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	Yes in part		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	Yes		53.7ha (entire site)
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Fringe of site to north scheduled ancient monument (Sandwell priory), SLINC (4.45 ha), Greenbelt		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary. However, the extent to which the golf course is contained by urban edge influences and natural landscape elements - housing and the M5 to the west, Handsworth Cemetery to the east and the Priory Woods Local Nature Reserve to the north - limits potential harm to the wider Green belt.	
Landscape Sensitivity (BL23 / BL24)	The area is considered to have an overall low-moderate sensitivity to residential or employment development, as with the exception of the priority habitat woodland and adjacent Scheduled Monument, and its role as part of the rural gap between settlements, it has minimal sensitive and/or valued characteristics and features.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield	
Topography	Undulating slopes south/north east	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Established trees within the site and Prior Woods to the north	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Likely to serve habitats	
Heritage Assets on site or significantly affecting boundaries	Scheduled ancient monument to north See separate for HER Records	

Visual Amenity and Character of the Area	No to adjacent residents but would impact on the wider character of priory woods and swan pool to the south.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	No drainage / flood risk issues / negligible impact on site capacity	
Ground Contamination	No known issues / negligible constraint on capacity	
Ground stability	Low Risk coal mining area	
Air Quality impact of adjoining uses	M5 corridor to west and existing business to south east	
Noise impact of adjoining uses	M5 corridor to west and existing business to south east	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Not suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing (taken from Delivery Study where referenced)	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability (taken from Viability Study where referenced)	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No limitations / negligible impact on development viability	

Highways access and transportation (state name / quality of access points)	Access is served from Birmingham Road off a narrow one-way road this would need to be widened but could be achieved. Access could potentially be served from Park Lane too, dependant on levels					
Impact on the wider road network	A single access point could lead to congestion given the proximity to junction 2 (also near to Albion Ground)					
Other Economic (specify)	None					
Social						
Primary School	Over 15 mins following any viable mitigation		Strategic Centre / Employment Area	Within 20 mins following any viable mitigation		
Secondary School	Within 20 mins following any viable mitigation		Centre / Foodstore	Over 15 mins following any viable mitigation		
GP / Health Centre / Walk in centre	Within 15 mins following any viable mitigation					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	Access poor, borders Sandwell Priory to the north (scheduled ancient monument). Immediate surround off Birmingham Road commercial (allocated for employment land to the south east corner)					
Connections to local cycle route networks	None					
Public Open Space (ha's and type)	N/A					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A					
Other Social (specify)	Loss of recreation facility					
Any character constraints on density (list)	N/A					
Opportunities						
Small part of the site has potential for employment use						

Sustainability Appraisal

Not SA - Green Belt, so is excluded

Conclusion

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

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

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

Notwithstanding the above the site is not suitable for development as it is within the Green Belt.

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	156: Sandwell Park Golf Club (b)		
Site Address	Sandwell Park Golf Club		
Ward	West Bromwich Central	Call for Site Ref	N/A
Site Area (ha)	5.18	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0015-SAN
Background / Context			
Current uses (list)	Golf course majority with cricket club to the south west		
Surrounding land uses	M5 motorway/Junction 2 (west/south west), Business park (south east), Handsworth cemetery east, Priory Woods and Sandwell Priory archaeological site to the north, Limited access to site but land falls away south to north		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	Yes in part		Adjacent to the parcel
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	Yes		5.18 (entire site)
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)			

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary. However, the extent to which the golf course is contained by urban edge influences and natural landscape elements - housing and the M5 to the west, Handsworth Cemetery to the east and the Priory Woods Local Nature Reserve to the north - limits potential harm to the wider Green belt.	
Landscape Sensitivity (BL23 / BL24)	The area is considered to have an overall low-moderate sensitivity to residential or employment development, as with the exception of the priority habitat woodland and adjacent Scheduled Monument, and its role as part of the rural gap between settlements, it has minimal sensitive and/or valued characteristics and features.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield	
Topography	Undulating slopes south/north east	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Established trees within the site and Prior Woods to the north	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Likely to serve habitats	
Heritage Assets on site or significantly affecting boundaries	Scheduled ancient monument to north	

Visual Amenity and Character of the Area	No to adjacent residents but would impact on the wider character of priory woods and swan pool to the south.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	No drainage / flood risk issues / negligible impact on site capacity	
Ground Contamination	No known issues / negligible constraint on capacity	
Ground stability	Low Risk coal mining area	
Air Quality impact of adjoining uses	M5 corridor to west and existing business to south east	
Noise impact of adjoining uses	M5 corridor to west and existing business to south east	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing (taken from Delivery Study where referenced)	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability (taken from Viability Study where referenced)	Significant capacity limitations / likely to make development unviable without external funding	
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No limitations / negligible impact on development viability	

Highways access and transportation (state name / quality of access points)	Access is served from Birmingham Road off a narrow one-way road this would need to be widened but could be achieved. Access could potentially be served from Park Lane too, dependant on levels					
Impact on the wider road network	A single access point could lead to congestion given the proximity to junction 2 (also near to Albion Ground)					
Other Economic (specify)	None					
Social						
Primary School	Over 15 mins following any viable mitigation		Strategic Centre / Employment Area	Within 20 mins following any viable mitigation		
Secondary School	Within 20 mins following any viable mitigation		Centre / Foodstore	Over 15 mins following any viable mitigation		
GP / Health Centre / Walk in centre	Within 15 mins following any viable mitigation					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	Access poor, borders Sandwell Priory to the north (scheduled ancient monument). Immediate surround off Birmingham Road commercial (allocated for employment land to the south east corner)					
Connections to local cycle route networks	None					
Public Open Space (ha's and type)	N/A					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A					
Other Social (specify)	Loss of recreation facility					
Any character constraints on density (list)	N/A					
Opportunities						
Small part of the site has potential for employment use						

Sustainability Appraisal

Not SA - Green Belt, so is excluded

Conclusion

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

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

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

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

Notwithstanding the above the site is within the green belt and not suitable for development.

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	158: Tamebridge Parkway Station – North of Train Station (a)		
Site Address	Tamebridge Parkway Station – North of Train Station (a)		
Ward	Charlemont with Grove Vale and Friar Park	Call for Site Ref	N/A
Site Area (ha)	7.1 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0016-SAN / 158
Background / Context			
Current uses (list)	Open space (north East) Railway Station (south west)		
Surrounding land uses	Primarily residential. M6 Motorway to the east and railway line to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	Yes		Majority of site
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	Yes		7.1ha (entire site)
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Green Belt. Part of site to the east of River Tame is Wildlife Corridor. Whole site within Area of Potential Archaeological Importance.		

Sustainability Appraisal

The site was not assessed as part of the Sustainability Appraisal as it is not available for development.

Conclusion

The site is wholly affected by gateway constraints therefore is has not been fully site assessed and is considered unsuitable for development.

Gateway constraints at the site include:

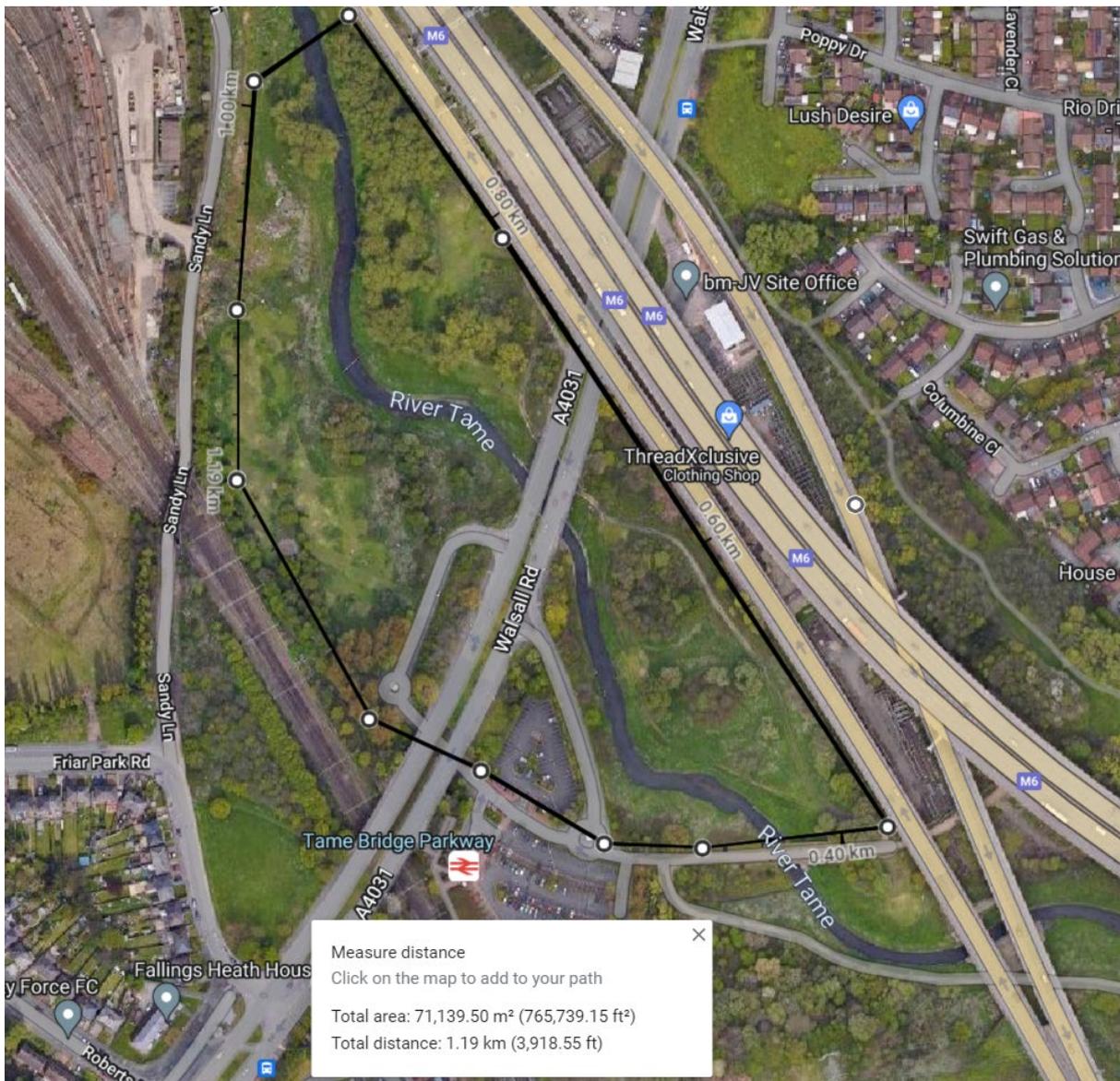
- Wholly within the Green Belt
- Vast majority of site in either Flood Zone 3 or 2

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	159: Tamebridge Parkway Station – South of Train Station (b)		
Site Address	Tamebridge Parkway Station – South of Train Station (b)		
Ward	Charlemont with Grove Vale	Call for Site Ref	N/A
Site Area (ha)	3.2 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0018-SAN / 159
Background / Context			
Current uses (list)	Open space		
Surrounding land uses	Primarily residential. M6 Motorway to the east and railway line to the west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	Yes		Approx. 0.9ha
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	Yes		3.2ha (entire site)
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Green Belt. Part of site to the east of River Tame is Wildlife Corridor. Most of site within Area of Potential Archaeological Importance.		

Sustainability Appraisal

The site was not assessed as part of the Sustainability Appraisal as it is not available for development.

Conclusion

The site is wholly affected by gateway constraints therefore it has not been fully site assessed and is considered unsuitable for development.

Gateway constraints at the site include:

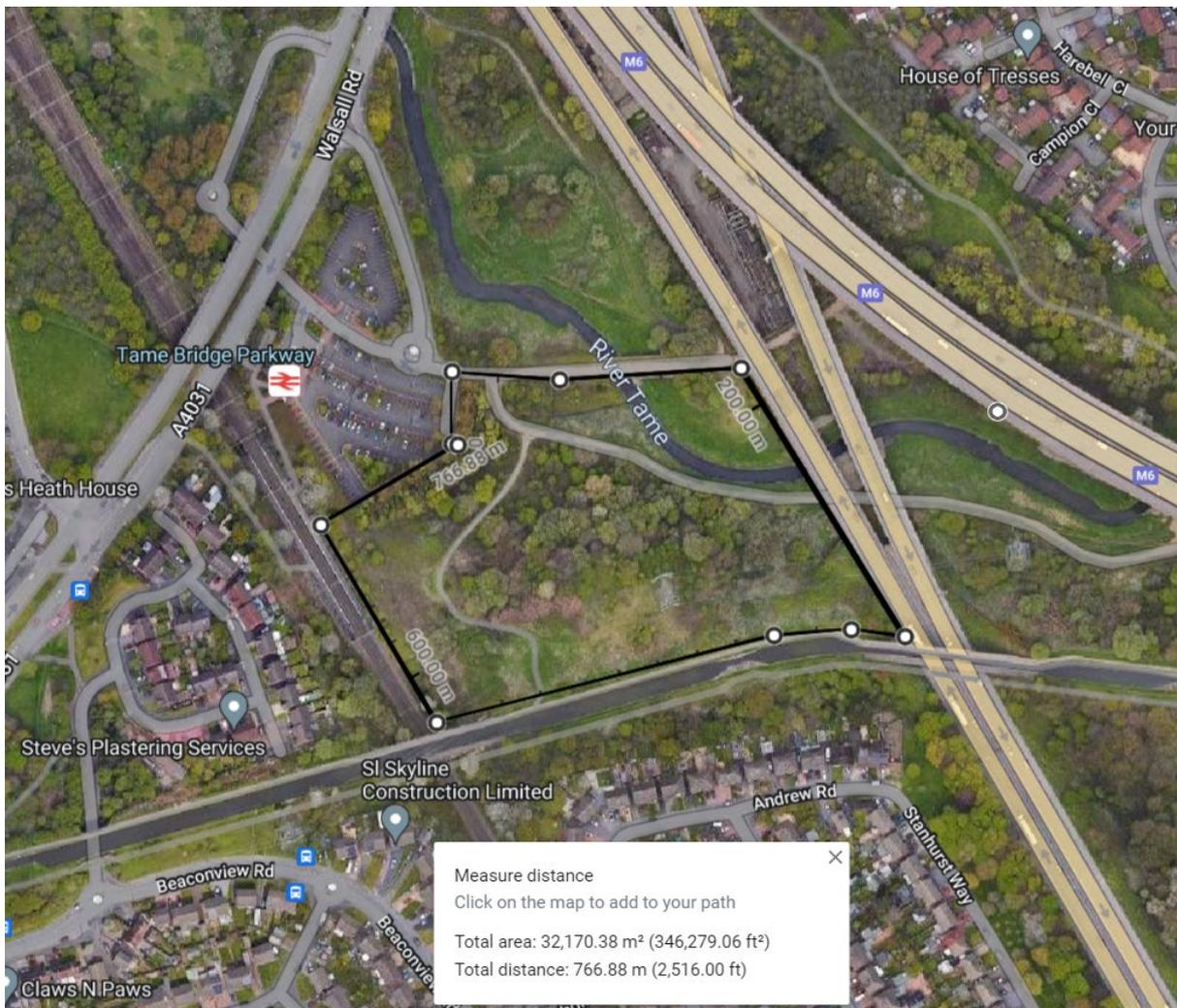
- Wholly within the Green Belt
- Part of site to the east within Flood Zone 3

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	160: Land to the North of Painswick Close (Bustlehome) sub-station		
Site Address	Land to the north of Painswick Close (Bustleholme) sub-station, Off Woodruff Way, Tamebridge, Walsall.		
Ward	Great Barr with Yew Tree	Call for Site Ref	N/A
Site Area (ha)	15.9ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0019-SAN & SA-0020-SAN / 160
Background / Context			
Current uses (list)	Large electricity generating sub-station site and battery storage facility with open land.		
Surrounding land uses	To the north and west by the Tamebridge housing estate, to the east by the Rushall canal and to the south elevated M5/M6 motorway interchange.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	Yes – Ancient replanted woodland		1.47ha
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	Yes		Whole site except playing field in north west corner
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		

Existing Policy Designations (list)	Green Belt; Public Open Space (SAD) adjacent to north and east section of the site; Part SLINC (Ancient Woodland); Public footpath dissects the site; Canal Polices; Wildlife Corridor (canal)	
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is wholly within the Green Belt	
Landscape Sensitivity (BL23 / BL24)	The eastern half of the site is designated a SLINC.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Half of the site is developed land with an electricity generating station, the other half is greenfield although some of greenfield land is being used as a battery storage facility	
Topography	Site relatively flat.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Grade not known, however area is less than 20 ha in extent therefore assessment not required	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPO protected trees on the site. Replanted ancient woodland covers 1.47ha of the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Part SLINC (woodland). Ecology/habitat survey required.	
Heritage Assets on site or significantly affecting boundaries	None on the site but Hill Farm Listed Canal Bridge outside the application site on the canal in the north-west corner. Setting needs to be considered.	
Visual Amenity and Character of the Area	The visual amenity of Green Belt land is strongly protected. Any development at the site would be harmful to the Green Belt.	
Flood risk, drainage and ground water (refer to flood consultees)	Small part of the site in flood zones 2 (western side)	

where drainage issues, in flood zone 2 or over 1 ha)		
Ground Contamination	Site investigations necessary.	
Ground stability	Coal Mining Low Risk Area	
Air Quality impact of adjoining uses	Site close to M5/M6 interchange. Air Quality impact requires addressing.	
Noise impact of adjoining uses	Site close to M5/M6 interchange. Noise impact requires addressing.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Not suitable for employment use due to Green Belt designation.	
Employment Land	Not suitable for employment use due to Green Belt designation.	
Delivery / Phasing (taken from Delivery Study where referenced)	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Electricity pylons. Public Rights of Way	
Highways access and transportation (state name / quality of access points)	Existing narrow access off Woodruff Way but could be widened.	

Impact on the wider road network	Could put pressure on existing estate road and at junction with Walsall Road. Needs to be addressed in Transport Statement				
Other Economic (specify)	None				
Social					
Primary School	Part of site over 15 mins	Strategic Centre / Employment Area			Within 20 minutes
	Most of site within 15 mins				
Secondary School	Within 20 minutes		Centre / Foodstore		Within 15 minutes
GP / Health Centre / Walk in centre	Within 15 minutes				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)
					X
Any character constraints on density	<p>Flood zone 2 area in the south-west corner of the site.</p> <p>Identified strip of land dissecting the site as Ancient Woodland (SLINC). Public footpath dissecting the site.</p> <p>Pylons across the site.</p> <p>Given local character a density of more than 40 dph is not appropriate.</p>				
Connections to local cycle route networks	Opportunity from canal National Cycle Network adjacent to site.				
Public Open Space (ha's and type)	Loss of Community Open Space within the parcel to the north. This area was subsequently removed from the larger parcel as not surplus and therefore a hard constraint and is not included in the smaller allocated site.				
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no playing fields or sports pitches.				
Other Social (specify)	None				
Opportunities					
Contribute to housing targets and opportunity to improve existing open space and connection to canal network.					

Sustainability Appraisal

The site is not considered within the Sustainability Appraisal as it is not suitable for development due to the Green Belt designation.

Conclusion

The whole site, except approximately 0.6ha in the north west corner, is within the Green Belt which is a gateway constraint. It is therefore not considered appropriate for development.

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	161: Red House Park (SA 0021 SAN or SA 0023 SAN)		
Site Address	Newton Road, West Bromwich		
Ward	Great Barr with Yew Tree	Call for Site Ref	
Site Area (ha)	19.45 ha	Capacity proposed in Call for Sites submission	
Land Type	Greenfield Open Space	Site Assessment Reference	
Background / Context			
Current uses (list)	The site is currently used as a public park.		
Surrounding land uses	The site is surrounded by residential uses.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Existing Policy Designations (list)	The site is allocated in the SAD as Green Belt (Sandwell Valley) Community Open Space, a Designated Landscape of High Historic Value, a SLINC and a gateway site (gate2).		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm (B79 (a))	The site is allocated as Green Belt		

Landscape Sensitivity (BL23 / BL24)	There is a SLINC within the site and the site is a Designated Landscape of High Historic Value.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield Open Space	
Topography	The site slopes significantly towards the north west.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There are a number of mature trees within the site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	There are lakes within the site to the north west.	
Heritage Assets on site or significantly affecting boundaries	The Grade II Listed Red House is within the site. Historically the park formed the grounds of the Estate around the manor house HER records within 100m buffer MBL3134 – Red House Park, West Bromwich MBL3215 – Hermits cave north of Red House Park DSD507 – Red House, Hill Lane, Great Barr (LB)	
Visual Amenity and Character of the Area	The site is surrounded by residential uses.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	Not known	
Ground stability	Not known	
Air Quality impact of adjoining uses	No issues anticipated	

Noise impact of adjoining uses	No issues anticipated		
Mineral Extraction and Mineral Resource Areas	Not known		
Mineral Infrastructure and Brickworks	Not known		
Waste Infrastructure	None		
Other Environmental (specify)	None		
Economic			
Employment Development Opportunities	The site is not considered suitable for employment uses within a residential area.		
Employment Land	The site is not considered suitable for employment uses within a residential area.		
Delivery / Phasing (taken from Delivery Study where referenced)	N/A		
Viability (taken from Viability Study where referenced)	N/A		
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known		
Highways access and transportation (state name / quality of access points)	No issues anticipated		
Impact on the wider road network	No issues anticipated		
Other Economic (specify)	None		
Social			
Primary School	Within 10 minutes	Strategic Centre / Employment Area	Within 30 minutes

Secondary School	Within 25 minutes		Centre / Foodstore		Within 15 minutes	
GP / Health Centre / Walk in centre	Within 10 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	The site is in a predominantly low-density residential area.					
Connections to local cycle route networks	Birmingham Road (the A34) to the east of the site is identified within the WMLCWIP.					
Public Open Space (ha's and type)	The site is allocated Public Open Space (18.09 ha Borough Parks and Gardens)					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are several formal football pitches within the site, tennis courts and play areas.					
Other Social (specify)						
Any character constraints on density (list)	The site is in a predominantly low-density residential area.					
Opportunities						
Sustainability Appraisal						
Not SA – Green Belt, so is excluded						
Conclusion						
<p>The site is allocated as Green Belt, Community Open Space and a Designated Landscape of High Historic Value including a Grade II Listed Building. There is a SLINC within the site and there are a number of community facilities within the site which was rated High Quality High Value in the 2019 audit.</p> <p>It is considered therefore given these designations that any development should be resisted.</p>						
Appropriate uses given constraints and infrastructure requirements	Housing		Employment		Gypsy/Traveller	



Site Known as	162: M6, Junction 7		
Site Address	Land to the west of M6 Junction 7		
Ward	Great Barr with Yew Tree	Call for Site Ref	N/A
Site Area (ha)	4.9 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0022-SAN / 162
Background / Context			
Current uses (list)	Landscape buffer either side of the motorway		
Surrounding land uses	Primarily residential and M6 motorway		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	Yes		Approx. 2.2ha
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	Yes		4.9ha (entire site)
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	The site has no primary allocations.		
Sustainability Appraisal			

The site was not assessed as part of the Sustainability Appraisal as it is not suitable for development.

Conclusion

The site is wholly covered by gateway constraints and therefore a full site assessment has not been carried out as it is unsuitable for development.

The gateway constraints are:

- Green Belt designation across the whole site
- SINC designation on land on the northern side of the M6 motorway

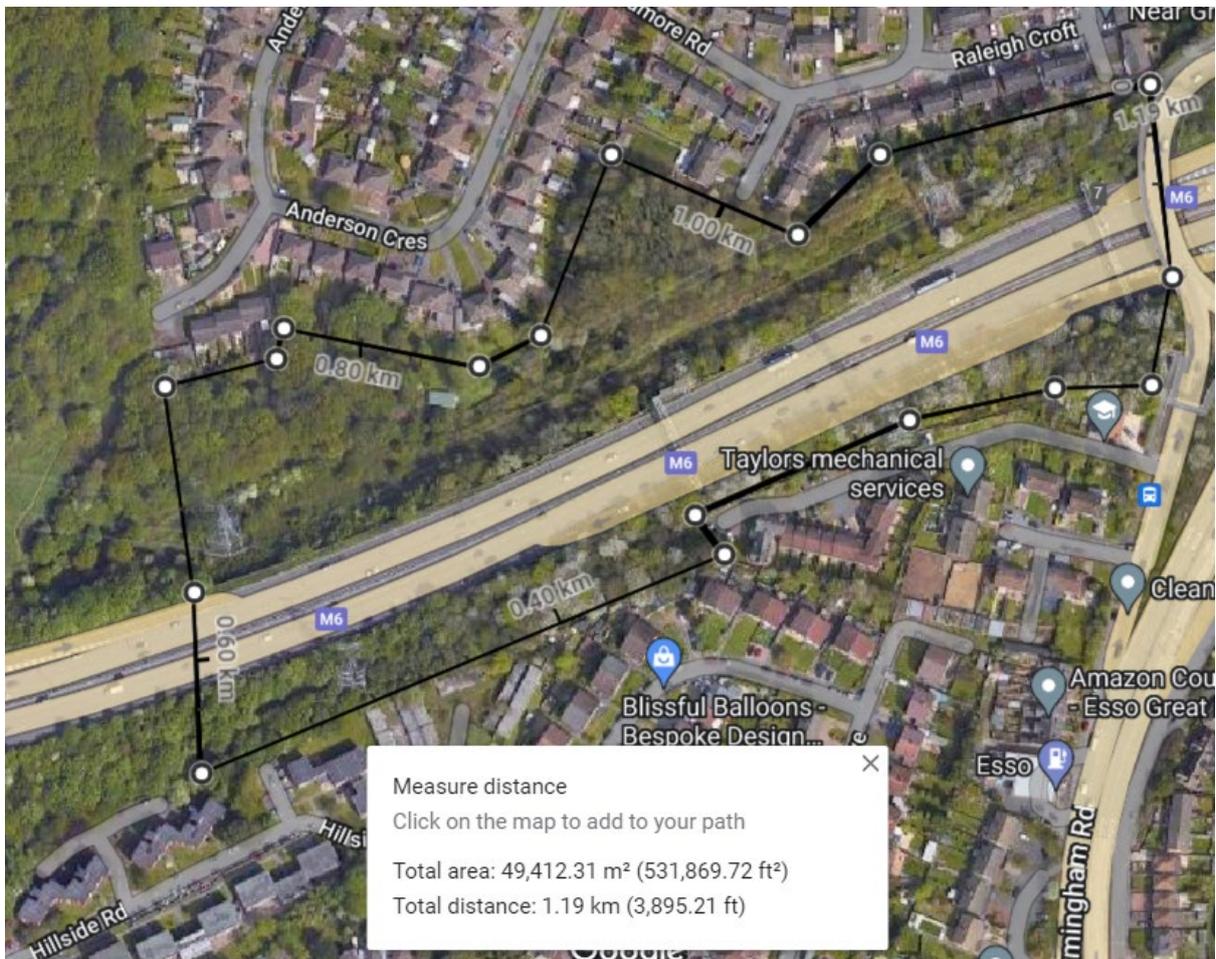
Furthermore, the land to the north has high voltage power cables and the motorway corridor is designated a SLINC and a wildlife corridor.

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	163: Lion Farm Playing Fields, Oldbury		
Site Address	Site between Newbury Lane, Wolverhampton Road and Birchley Island, Oldbury		
Ward	Oldbury	Call for Site Ref	N/A
Site Area (ha)	20.89	Capacity proposed in Call for Sites submission	N/A
Land Type	Open space comprising sports pitches, changing room, car parking and woodland.	Site Assessment Reference	SM2 / 163
Background / Context			
Current uses (list)	Playing fields, 11 full-size football pitches not all used, changing facilities, general open space disused social club and woodland		
Surrounding land uses	Residential north, south and west; commercial to the east, allotments to the north east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	No		
Ancient Woodland / Veteran Trees	No		
Local Nature Reserve	No		
Site of Importance for Nature Conservation	No		
Flood Risk Zone 3	Yes		Less than 1ha
Registered Park & Garden	No		
Scheduled Ancient Monument	No		
HSE Consultation Zone 1	No		
Operational Burial Ground	No		
Common Land	No		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Community open space.		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	N/A – the site is not within the Green Belt	
Landscape Sensitivity (BL23 / BL24)	The landscape is considered to have an overall low sensitivity to residential or commercial development.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Site is restored brownfield land. It is predominantly playing fields and does not meet the NPPF definition of previously developed land. Remediation required in view of historic uses such as brickworks, landfill and canal basin.	
Topography	Site generally slopes down from north west to south east. This is not considered to place a constraint on capacity	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	There is a small number of mature trees along the boundaries of the site and to the west of Birchley Park Avenue.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Some scrubland within the site and established trees along boundaries. Habitat survey required. Site identified within wildlife corridor.	
Heritage Assets on site or significantly affecting boundaries	Concealed canal arm and basin to the southeast of site – Canal and River Trust to advise further.	
Visual Amenity and Character of the Area	Although the site is predominantly landlocked there are long distance views across it to the south from Newbury Lane. Adjacent residents and office users are used to open views across the site	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Part of the site in flood zones 2 and 3 and 'main river'.	

Ground Contamination	Site investigations necessary. Landfill – previously been identified as a potential site of concern.	
Ground stability	Low risk coal mining area. Substantial filled in marl hole to the north of the site off Newbury Lane. Former canal running across the site.	
Air Quality impact of adjoining uses	N/A potential impact of poor air quality in view of heavily trafficked highways surround in the site.	
Noise impact of adjoining uses	N/A – The impact of Class E business, B2 and B8 units should be reviewed in a noise impact assessment. Existing and potential new residential amenity should be safeguarded -the relocation of football pitches should be carefully considered when planning new development.	
Mineral Extraction and Mineral Resource Areas	Former marl hole off Newbury Lane presents a major development constraint.	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints?	
Waste Infrastructure	No waste infrastructure constraints?	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	Potential for employment use as long as the amenity of adjacent residential uses are safeguarded	
Employment Land	The site is adjacent to employment uses to the east. It is considered sufficient in size to accommodate new employment land.	
Delivery / Phasing (taken from Delivery Study where referenced)	The site is large and could accommodate several phases of development	
Viability (taken from Viability Study where referenced)	Existing option agreement which requires submission of planning application by summer 2024. Potentially adverse ground conditions, Access from Wolverhampton Road could be constrained by the need to cross 3 rd party land. The need for sensitive juxtaposition of new development in relation to existing residential, new sports pitches and employment uses. Likely to be objections from Sport England. Further work is required to determine viability of the site.	

Availability of utilities – electricity, gas, water, sewage treatment	Detailed assessment needed					
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Overhead power lines, pylons, drainage network.					
Highways access and transportation (state name / quality of access points)	Potential for access points from Birchley Island, Newbury Lane, Wolverhampton Road, Martley Road, and Wolverley Crescent.					
Impact on the wider road network	As well as Birchley roundabout, any assessment of impact should include A4034 / Throne Road / Titford Lane and A4034 / Park Street junctions – and junction 2 of the M5.					
Other Economic (specify)	Not known.					
Social						
Sustainable location close to public transport links but loss of open space and sports provision may have well-being and socio-economic impact.						
Primary School	Within 20 mins		Strategic Centre / Employment Area		Within 20 mins	
Secondary School	Within 30 mins		Centre / Foodstore		Within 15 mins	
GP / Health Centre / Walk in centre	Within 20 mins					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	-	High Density (min 50 dph, max 100 dph)	-	Moderate Density (40-50 dph)	X
Any character constraints on density	Potential for higher density residential development in the south of the site in proximity to office/industrial uses and Birchley Island (NB designated gateway site), and in proximity to three-storey units off Wolverley Crescent.					
Connections to local cycle route networks	Within proximity of existing Local Cycle Network					
Public Open Space (ha's and type)	It is acknowledged that there should be no net loss of sports pitches. Retained woodland could contribute to the open space requirement.					

	The need for open space in relation to new residential development should be quantified.	
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	Any net loss of sports pitches would raise objections from Sport England. The strategy on this site is to retain 5 pitches along with sufficient changing facilities and car parking, and to relocate 6 pitches elsewhere in the southern part of the Borough.	
Other Social (specify)	None	
Any character constraints on density (list)	N/A	
Opportunities		
<p>Contribute to housing targets / delivery of employment land-</p> <p>Housing – There is potential for ca 200 houses on up to ca 6 ha of the site if the developable area for residential use is maximised and the 6 sports pitches are retained – this would account for new changing facilities, car parking and retained woodland. Desktop urban design appraisals have accounted for known constraints, but detailed site investigations would need to be undertaken.</p> <p>Employment – There is a demonstrable unmet need for employment land in the Borough. However, maximising the use of the land for employment uses is not considered to be appropriate given the amount of existing residential uses around the site. It is considered that around 2.3ha of new employment land could be allocated – providing around 6000 sqm.</p> <p>A mix of Housing and Employment – The preferred uses would be a combination of residential (ca 200 units on 4.2 ha) employment (ca 6000 sqm on 2.3ha) retaining 6 sports pitches with changing facilities and car parking (on 5 ha) and retaining existing woodland</p>		
Sustainability Appraisal		
The Sustainability Appraisal assessed the site as having neutral impacts for objectives 1 and 11; minor negative impacts for objectives 6, 12 and 14; major negative impacts for objectives 5 and 7; major positive impacts for objectives 9, 10 and 13; and uncertain impacts for objectives 2, 3, 4, and 8.		
Conclusion		
<p>The site is suitable for residential and employment development, and due to its size could accommodate an element of both uses. It will be important to retain sports pitches and green space on the site.</p> <p>A high-level options assessment has been carried out which suggests that the site could accommodate:</p> <ul style="list-style-type: none"> • 6 retained sports pitches • 2.5ha of residential development (up to 200 new homes) • 2.3ha of employment development • Remainder of site retained as green space. <p>The site is too large to be appropriate for gypsy and traveller use.</p>		

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	164: Land at Birchley Island, Junction 2 of M5, Oldbury, Sandwell		
Site Address	Land at Birchley Island, Junction 2 of M5, Oldbury, Sandwell		
Ward	Langley	Call for Site Ref	197 (BCP)
Site Area (ha)	1.2 ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0027-SAN / 164 / SEC1-3
Background / Context			
Current uses (list)	Mostly vacant land with around 0.2ha adjacent to Wolverhampton Road being redeveloped to accommodate a gas generator.		
Surrounding land uses	Industrial / retail / leisure. The M5 motorway is immediately to the east.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	EMP2- Actual and Potential Strategic High-Quality employment		

		Employment site allocation SAD
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt.	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	The site is previously developed land, but could be affected by proposals to remodel the traffic junction at Birchley Island	
Topography	Land is mounded at present would assume high density office/industrial block but as above.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees on the site, or poor quality self-seeded	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No issues	
Heritage Assets on site or significantly affecting boundaries	There are no heritage assets on the site.	
Visual Amenity and Character of the Area	Minimal impact due to stand alone nature adjacent to M5 motorway	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 3.	
Ground Contamination	Site will require remediation but not a constraint	

Ground stability	Park Hall Colliery to northern tip but minimal impact on capacity	
Air Quality impact of adjoining uses	Air Quality likely to be an issue due to proximity to M5 and busy Birchley Island traffic junction	
Noise impact of adjoining uses	Noise likely to be an issue due to proximity to M5 and busy Birchley Island traffic junction	
Mineral Extraction and Mineral Resource Areas	No issues anticipated	
Mineral Infrastructure and Brickworks	No issues anticipated	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site was assessed as suitable for employment uses in the EDNA	
Employment Land	Suitable for employment use	
Delivery / Phasing (taken from Delivery Study where referenced)	No obvious constraints to delivery. Would likely be developed in a single phase	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	Access could be taken off Wolverhampton Road from existing access point.	
Impact on the wider road network	No issues anticipated.	
Other Economic (specify)	None	
Social		

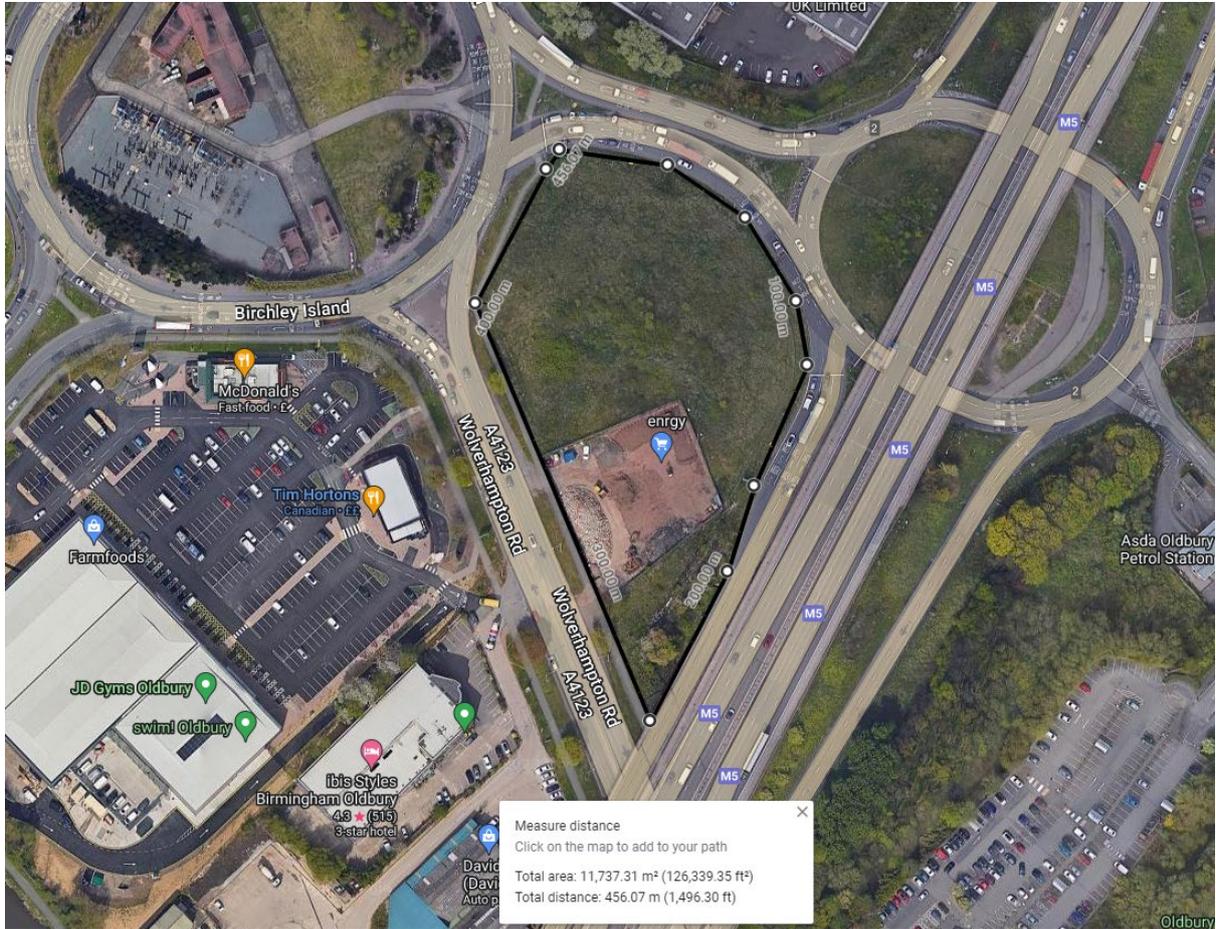
Primary School	Within 10 minutes	Strategic Centre / Employment Area		Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore		Within 15 minutes
GP / Health Centre / Walk in centre	Within 15 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	The site is in a gateway location where high density developed would be supported.			
Connections to local cycle route networks	Closest cycle route is Tifford Canal towpath accessible 350m to the south			
Public Open Space (ha's and type)	The site does not contain any public open space			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.			
Other Social (specify)	None			
Any character constraints on density (list)	The site is in a gateway location where high density developed would be supported.			
Opportunities				
Opportunity to secure a high-quality development on a gateway brownfield site.				
Sustainability Appraisal				
The Sustainability Appraisal assesses the site as have neutral impact on objectives 1, 10 and 14; minor positive impact on objectives 12; major positive impacts on objective 9; minor negative impacts on objectives 5, 6, 7 and 11; and uncertain impacts on objectives 2, 3, 4 and 8.				
Conclusion				
<p>The site was submitted through the Call for Sites process for employment use to the Black Country Plan and assessed through the EDNA. This found that it is potentially suitable for high quality employment space and is a site that should be prioritised for development due to its location, size and potential massing opportunity.</p> <p>The site is allocated for high quality employment and has historically benefited from permission for office uses/casino/hotel uses the most recent in 2015 for a restaurant/public house use expired in October 2018. The proximity of the M5 junction 2 which is known to be a high air quality area, pollution and noise are key environmental considerations. It should be safeguarded for employment use.</p> <p>Suitable site for allocation for 1.0 ha employment land.</p>				

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	165: Land at Coneygre		
Site Address	Land at Coneygre, Newcomen Drive, Sandwell		
Ward	Tipton Green	Call for Site Ref	281
Site Area (ha)	7.8ha	Capacity proposed in Call for Sites submission	Approx. 20,400sqm of B2/B8
Land Type	Brownfield	Site Assessment Reference	SA-0026-SAN / SEC1-5 / 165
Background / Context			
Current uses (list)	Mostly scrubland with some mature vegetation along the northern boundary with the canal.		
Surrounding land uses	Industrial uses to the south and west. Residential to the east. Canal and Midland Metro Extension to the north with school and residential uses beyond.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Housing allocation site in the SAD – H9.5		

Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt.	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site and no landscape designations.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	The site is brownfield previously developed land.	
Topography	Former mining area with raised land levels affecting 80% of the site.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No protected trees on site. There are mature trees along the canal boundary to the north which should be retained where possible.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	The canal to the north is designated a Wildlife Corridor. Development proposals should provide an ecological buffer to the canal.	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	The site is generally well screened by adjacent industrial units, tree planting along boundaries and the Midland Metro Extension. Visual amenity is most sensitive close to residential properties to the east and along the boundary with the canal. Visual amenity and character are not expected to impact development capacity.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 2 or 3. It is greater than 1ha triggering the need for a Flood Risk Assessment	
Ground Contamination	The site was previously used for landfill and will require remediation.	

Ground stability	Former extensive mine workings. Site investigations / cost estimate required.	
Air Quality impact of adjoining uses	Site adjoins an industrial area - air quality likely to affect some of the site. Further information required.	
Noise impact of adjoining uses	Site adjoins an industrial area with no restrictions on use. May reduce developable area.	
Mineral Extraction and Mineral Resource Areas	No issues anticipated	
Mineral Infrastructure and Brickworks	No issues anticipated	
Waste Infrastructure	None	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	The site was assessed as suitable for employment uses in the BEAR	
Employment Land	Suitable for employment use	
Delivery / Phasing (taken from Delivery Study where referenced)	Remediation work will slow delivery. Planning consent was granted on the site on 20/07/2023 for industrial development (reference DC/21/66125)	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. The site is known to have viability issues.	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	Access could be taken off Coneygree Road.	
Impact on the wider road network	No issues anticipated given that planning application has been approved.	
Other Economic (specify)	None	
Social		

Primary School	Within 10 minutes	Strategic Centre / Employment Area		Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore		Within 15 minutes
GP / Health Centre / Walk in centre	Within 15 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)
Any character constraints on density	N/A the site is in an isolated location surrounded by industrial and residential uses			
Connections to local cycle route networks	Closest cycle route is Birmingham Canal towpath accessible 550m to the east			
Public Open Space (ha's and type)	The site does not contain any public open space			
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.			
Other Social (specify)	None			
Any character constraints on density (list)	N/A the site is in an isolated location surrounded by industrial and residential uses			
Opportunities				
Opportunity to secure a high-quality development on a large brownfield site.				
Sustainability Appraisal				
The Sustainability Appraisal assesses the site as have neutral impact on objectives 10, 11 and 14; major positive impact on objectives 9, 12 and 13; minor negative impact on objectives 1, 6 and 7; major negative impacts on objective 5; and uncertain impact on objectives 2, 3, 4 and 8.				
Conclusion				
The site is considered appropriate for residential or employment development. The site was submitted through the Call for Sites process for employment use to the Black Country Plan and the Sandwell Local Plan. Planning permission was granted for industrial development at the site on 20/07/2023 (reference DC/21/66125).				
The site is too large to be considered for a gypsy / traveller site.				
Recommend that site is allocated for employment use.				

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller

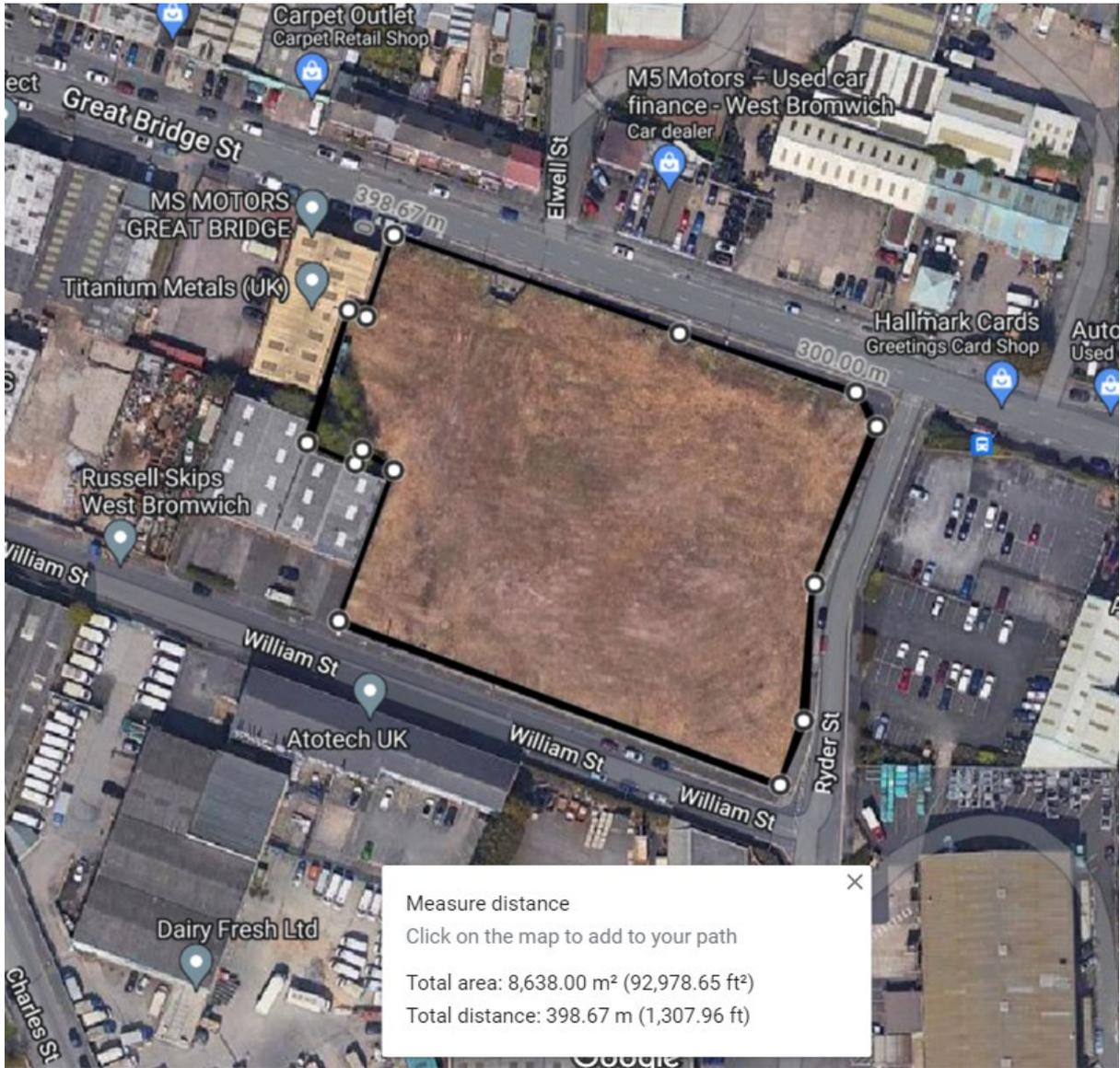


Site Known as	166: Legacy 43		
Site Address	Legacy 43, Ryder Street, West Bromwich		
Ward	Great Bridge	Call for Site Ref	N/A
Site Area (ha)	0.86ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	166 / SEC1-8
Background / Context			
Current uses (list)	Vacant brownfield land		
Surrounding land uses	Industry with 9 residential dwellings to the north west.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Long term residential		
Green Belt and Landscape Sensitivity Assessment			

Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt.	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site and no landscape designations.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	The site is brownfield previously developed land previously offices.	
Topography	Mainly flat	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees on site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No habitat / negligible impact on site capacity	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	The area is predominantly industrial however there is a row of terraced residential properties to the north west. Development capacity is unlikely to be affected by visual amenity or character	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 2 or 3.	
Ground Contamination	The site is previously developed land and there is potential for contamination.	
Ground stability	Low risk for mining	
Air Quality impact of adjoining uses	Site adjoins an industrial area - air quality likely to affect some of the site. Further information required.	

Noise impact of adjoining uses	Site adjoins an industrial area. May reduce developable area.		
Mineral Extraction and Mineral Resource Areas	No issues anticipated		
Mineral Infrastructure and Brickworks	No issues anticipated		
Waste Infrastructure	Site is in preferred area for new waste facility.		
Other Environmental (specify)	In outer areas for HSE Rhodia and Tennants		
Economic			
Employment Development Opportunities	The site was assessed as suitable for employment uses in the BEAR		
Employment Land	Suitable for employment use		
Delivery / Phasing (taken from Delivery Study where referenced)	Suitable for development within a single phase.		
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP.		
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known		
Highways access and transportation (state name / quality of access points)	Access can be taken on three sites. Considered not to be a constraint to development.		
Impact on the wider road network	No issues anticipated.		
Other Economic (specify)	None		
Social			
Primary School	Within 10 minutes	Strategic Centre / Employment Area	Within 20 minutes

Secondary School	Within 20 minutes		Centre / Foodstore		Within 15 minutes	
GP / Health Centre / Walk in centre	Within 15 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	N/A					
Connections to local cycle route networks	Closest cycle route is Walsall Canal 250m to the east					
Public Open Space (ha's and type)	The site does not contain any public open space					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.					
Other Social (specify)	None					
Any character constraints on density (list)	N/A					
Opportunities						
Opportunity to secure a high-quality development on a brownfield site.						
Sustainability Appraisal						
The Sustainability Appraisal assesses the site as have neutral impact on objectives 1, 10, 11 and 14; minor positive impact on objective 5; major positive impact on objectives 9, 12 and 13; minor negative impact on objectives 6 and 7; and uncertain impact on objectives 2, 3, 4 and 8.						
Conclusion						
The site is an inappropriate location for a gypsy / traveller site given the proximity of surrounding industry which could impact residential amenity. The site has been considered appropriate for residential in the past however the BEAR recommends the site for employment use and employment use would be more compatible with existing industrial uses in the area. Recommend that site is allocated for employment use.						
Appropriate uses given constraints and infrastructure requirements	Housing		Employment		Gypsy/Traveller	



Site Known as	167: Whitehall Road		
Site Address	Land at Whitehall Road, Great Bridge		
Ward	Great Bridge	Call for Site Ref	N/A
Site Area (ha)	5.3ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	SA-0030-SAN / 167
Background / Context			
Current uses (list)	Open air storage, vehicle hire, vacant brownfield land.		
Surrounding land uses	Mixed industrial/warehousing to the north, east and south-east. Residential to south-west and west. Church to west. Development site c.0.4ha to immediate west. Walsall canal along eastern boundary.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	White land (no policy designation)		
Green Belt and Landscape Sensitivity Assessment			

Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The site is not in the Green Belt.	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site and no landscape designations.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	The site is brownfield previously developed land.	
Topography	Ground rises to the south of the site. Unlikely to constrain capacity.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees on site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	No significant impact. A tree buffer should be planted alongside the canal – the canal has no environmental policy designation	
Heritage Assets on site or significantly affecting boundaries	No assets on site. Adjacent to the site are 3 grade 2 listed canal locks. Locks 3,4 and 5.	
Visual Amenity and Character of the Area	The area is predominantly industrial. A landscape buffer would be required to the canal to the east and the residential properties to the south west.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 2 or 3.	
Ground Contamination	Historic land fill site. Some contamination present, remediation may be required.	
Ground stability	Small parts of the site are within high risk coal mining areas. Unlikely to significantly impact on capacity.	

Air Quality impact of adjoining uses	Likely to be air quality issues from nearby industrial uses and local traffic congestion.	
Noise impact of adjoining uses	Likely to be noise impacts from nearby industrial uses and local traffic.	
Mineral Extraction and Mineral Resource Areas	No issues anticipated	
Mineral Infrastructure and Brickworks	No issues anticipated	
Waste Infrastructure	No issues anticipated	
Other Environmental (specify)	Right of way adjacent to the site. The site lies almost entirely within the Tennants Distribution inner zone for hazardous processes and just beyond the Robinsons Outer zone for hazardous processes. This would affect its suitability for residential development but not for employment use.	
Economic		
Employment Development Opportunities	The site was assessed as suitable for employment uses in the BEAR	
Employment Land	Suitable for employment use	
Delivery / Phasing (taken from Delivery Study where referenced)	Development could be phased.	
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP.	
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.	
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	None known	
Highways access and transportation (state name / quality of access points)	Access can be taken from multiple points on Whitehall Road. Pedestrian / cycle access could be taken from canal towpath.	
Impact on the wider road network	No issues anticipated for employment use. Residential development could increase traffic on Whitehall Road.	
Other Economic (specify)	None	

Social						
Primary School	Within 10 minutes		Strategic Centre / Employment Area	Within 20 minutes		
Secondary School	Within 20 minutes		Centre / Foodstore	Within 15 minutes		
GP / Health Centre / Walk in centre	Within 15 minutes					
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph)	X
Any character constraints on density	N/A					
Connections to local cycle route networks	Closest cycle route is Walsall Canal 250m to the east					
Public Open Space (ha's and type)	The site does not contain any public open space					
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.					
Other Social (specify)	None					
Any character constraints on density (list)	N/A					
Opportunities						
Opportunity to secure a high-quality development on a brownfield site.						
Sustainability Appraisal						
The Sustainability Appraisal assesses the site as have neutral impact on objectives 1, 10, 11 and 14; minor positive impact on objective 5; major positive impact on objectives 9, 12 and 13; minor negative impact on objectives 6 and 7; and uncertain impact on objectives 2, 3, 4 and 8.						
Conclusion						
The site is unsuitable for residential development and gypsy /travellers as it is almost entirely within the Tennants Distribution inner zone for hazardous processes and just beyond the Robinsons Outer zone for hazardous processes. The site could be appropriate for residential development if Tennants were to relocate. The site would remain too large for gypsy/travellers.						
The BEAR recommends that the site is suitable for employment use. Therefore it is recommended that the site is allocated for employment use in the SLP.						

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller

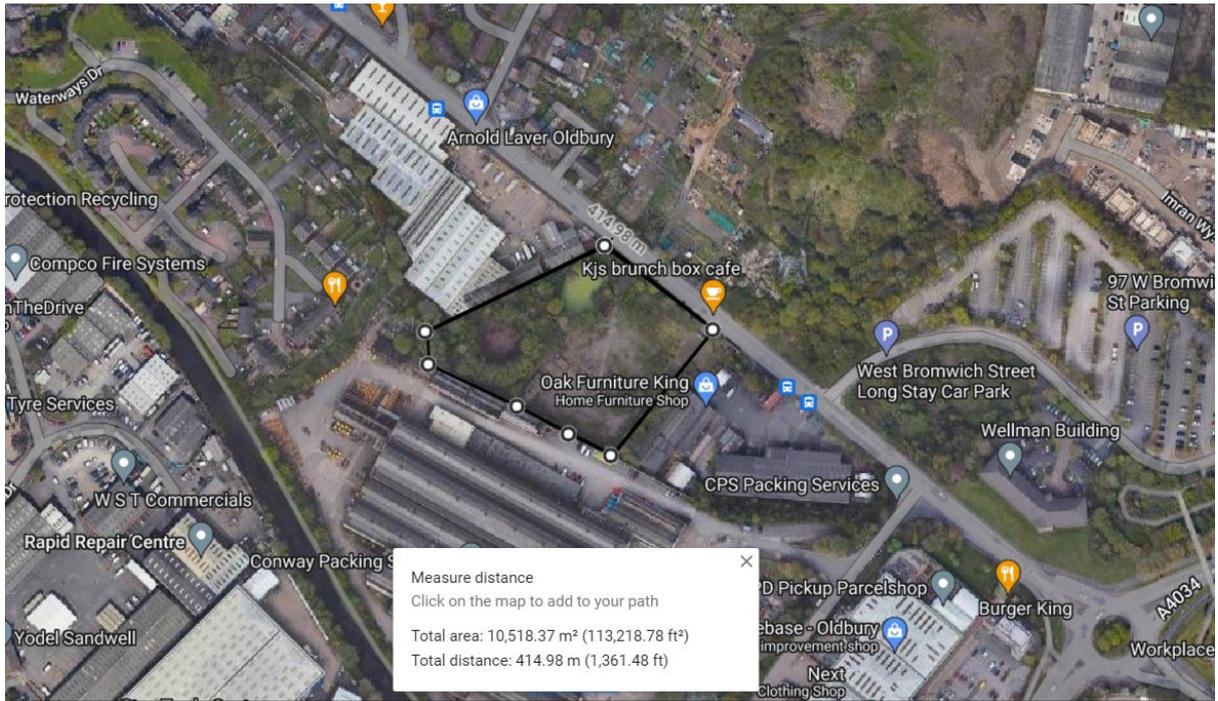


Site Known as	168: British Gas Site, Dudley Road		
Site Address	British Gas Site, Dudley Road, Oldbury		
Ward	Oldbury	Call for Site Ref	N/A
Site Area (ha)	1.05ha	Capacity proposed in Call for Sites submission	N/A
Land Type	Brownfield	Site Assessment Reference	168 / SEC1-2
Background / Context			
Current uses (list)	Unused / vacant. Foundations of former gas holders still present.		
Surrounding land uses	Commercial uses to the west, south and east. Allotments to the north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	N/A		
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Residential allocation in the SAD (H9.1)		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating

Green Belt Harm (B79 (a))	The site is not in the Green Belt.	
Landscape Sensitivity (BL23 / BL24)	There are no SINCs or SLINCs on the site and no landscape designations.	
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	The site is previously developed land, used as a gas works.	
Topography	The site is mostly flat, rising slightly toward the south-west corner. Unlikely to constrain capacity.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Semi-mature trees spread across the site. Some may be of value. Needs full tree assessment.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Unable to assess. Needs ecological assessment.	
Heritage Assets on site or significantly affecting boundaries	No assets on site.	
Visual Amenity and Character of the Area	The area is predominantly industrial. Visual amenity and character unlikely to impact development capacity.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	The site is not in Flood Risk Zone 2 or 3.	
Ground Contamination	Potential for contamination associated with historic use as gas works.	
Ground stability	High risk coal mining area. 2 mineshafts within the site.	
Air Quality impact of adjoining uses	Likely to be air quality issues from nearby industrial uses and local traffic congestion.	
Noise impact of adjoining uses	Likely to be noise impacts from nearby industrial uses and local traffic.	

Mineral Extraction and Mineral Resource Areas	No issues anticipated		
Mineral Infrastructure and Brickworks	No issues anticipated		
Waste Infrastructure	No issues anticipated		
Other Environmental (specify)	N/A		
Economic			
Employment Development Opportunities	The site was assessed as suitable for employment uses in the BEAR		
Employment Land	Suitable for employment use		
Delivery / Phasing (taken from Delivery Study where referenced)	Development would likely come forward in a single phase.		
Viability (taken from Viability Study where referenced)	Work is still being undertaken to establish the likely viability of residential and other sites in the SLP. Any viability issues likely to be exacerbated by site remediation.		
Availability of utilities – electricity, gas, water, sewage treatment	It is considered that utilities would be available to the site though capacities are not known.		
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Gas pipeline to the back of the site		
Highways access and transportation (state name / quality of access points)	Access can be taken from Dudley Road.		
Impact on the wider road network	No issues anticipated.		
Other Economic (specify)	None		
Social			
Primary School	Within 10 minutes	Strategic Centre / Employment Area	Within 20 minutes
Secondary School	Within 20 minutes	Centre / Foodstore	Within 15 minutes

GP / Health Centre / Walk in centre	Within 15 minutes		
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)
Any character constraints on density	N/A		
Connections to local cycle route networks	Closest cycle route is Walsall Canal 250m to the east		
Public Open Space (ha's and type)	The site does not contain any public open space		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	There are no sports pitches or playing fields on the site.		
Other Social (specify)	None		
Any character constraints on density (list)	N/A		
Opportunities			
Opportunity to secure a high-quality development on a brownfield site.			
Sustainability Appraisal			
The Sustainability Appraisal assesses the site as have neutral impact on objectives 1, 10, 11 and 14; major positive impacts on objectives 12 and 13; minor negative impacts on objectives 5, 6 and 7; and uncertain impacts on objectives 2, 3, 4 and 8.			
Conclusion			
<p>The presence of the mineshafts and gas pipeline, along with likely ground contamination would present considerable challenges to the development of the site.</p> <p>It is considered most suitable for employment use given the proximity of adjacent industrial units. The site is too large for gypsy/traveller site.</p> <p>The BEAR recommends that the site is suitable for employment use. Therefore it is recommended that the site is allocated for employment use in the SLP.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller



Site Known as	169: Tanhouse Avenue, Great Barr		
Site Address	Tanhouse Avenue, Great Barr		
Ward	Newton	Call for Site Ref	40 (BCP)
Site Area (ha)	1.66	Capacity proposed in Call for Sites submission	none
Land Type	Greenfield	Site Assessment Reference	SA-0001-SAN / SH43 / 169
Background / Context			
Current uses (list)	Site has been reassessed to take account of the SLINC ecological survey and need for Biodiversity Net Gain mitigation. The survey highlighted that the site to the west and within the Green Belt contained the more significant ecological habitats. Furthermore, the SINC (access to the RSPB site) dissected the wider site down the middle into two sites. Therefore, the site was re assessed to see if the eastern side could be developed and mitigation for the loss of the SLINC and BNG be directed to the western site. Greenfield site predominantly. No other identifiable use. Access is required for the school playing field to the east of the site.		
Surrounding land uses	Residential to the north and west. School and associated playing fields lie to the East. Sandwell Valley Country Park lies to the south separated from the site by the railway line.		
Gross Site Area (ha's)	1.66ha		
Gateway Constraints (where affecting part of submitted site)	Name / Details	Amount covered (ha's)	
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	Yes LNR99 (RSPB Drive)	0.07ha on western boundary	
Site of Importance for Nature Conservation	No		
Flood Risk Zone 3	No		
Registered Park & Garden	No		
HSE Consultation Zone 1	No		
Scheduled Ancient Monument	No		
Operational Burial Ground	No		
Common Land	No		

Green Belt	No	
Ancient Hedgerows	no	
Strategic Open Space	No	
Existing Policy Designations (list)	Flood Zone 1 (whole site); Area of potential of archaeological importance; adjacent RSPB access drive is Black Country Millennium Forest Designation; Site of Local Importance for Nature Conservation (SLINC)	
Green Belt and Landscape Sensitivity Assessment (B75)		
Criteria	Assessment	Rating
Green Belt Harm	The site is outside the Green Belt. There is Green Belt land immediately adjacent to the west and south.	
Landscape Sensitivity	No landscape designations that would impact development potential	
Detailed assessment against environmental, social and economic criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	The site is greenfield land	
Topography	Initial steep slope then sloping gently south towards railway line, although largely uniform in land levels. Greenfield with hedgerows and tree planting. Topography will reduce the amount of site that can be developed.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries (refer to tree officer where issues)	No TPO protected trees on the site. Mature trees line the south side of Tanhouse Avenue and form a strong feature of the street scene. Tree survey required. Further investigation required to determine if trees are protected by covenant under Millennium Forest Initiative. Any trees protected under covenant would require replacement if felled.	
Biodiversity or Geodiversity on site or significantly affecting	The whole site is covered by a SLINC designation. This is not a gateway constraint however development would need to seek to	

boundaries (refer to consultee where issues)	protect the integrity of the SLINC or provide compensatory measures. Compensatory measures could be secured on adjacent site to the west of the Sandwell Valley access road.	
Impact on visual amenity of adjacent land users, including existing residents	Properties on Tanhouse Avenue have long-distant views to Sandwell Valley across the site. However the site is at a lower level than the road and sensitive development could retain visual amenity.	
Heritage Assets on site or significantly affecting boundaries	Area of archaeological importance. Desk Top survey required.	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Not in Flood Risk Zone	
Ground Contamination	No known issues	
Ground stability	Low risk coal mining referral area.	
Air Quality impact of adjoining uses	No known issues	
Noise impact of adjoining uses	Proximity to railway line. Potential noise and vibration issues.	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	N/A	
Economic		
Employment Development Opportunities	Not suitable for employment Not a BEAR site / Not a EDNA site Unsuitable for employment use	
Employment Land	Not employment land	
Delivery / Phasing (taken from Delivery Study where referenced)	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	

Viability (taken from Viability Study where referenced)	Greenfield site in medium / low value area. Further work is being completed to understand viability issues associated with allocations in the SLP.			
Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period. Not considered to be a constraint to development.			
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	Foul water sewer bisects the site. Site investigation report SI/1642 relating to central area of the site Some capacity limitation / no significant limits on development viability			
Highways access and transportation (state name / quality of access points)	Access could be taken from Tanhouse Avenue. Design would need to take account of site topography and may result in the loss of one or more mature trees along the road.			
Impact on the wider road network	No / negligible impact			
Other Economic (specify)	N/A			
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	Within 10 mins following any viable mitigation	Strategic Centre / Employment Area	Within 30 mins following any viable mitigation	
Secondary School	Most of site within 20min public transport access and 25 min pedestrian access	Centre / Foodstore	Over 15 mins following any viable mitigation	
GP / Health Centre / Walk in centre	Half within 10 minutes; half within 15 minutes			
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)	High Density (min 50 dph, max 100 dph)	Moderate Density (40-50 dph)	X
Any character constraints on density (list)	Access drive to RSPB. Character of the existing landscape is a consideration and potential constraint. The site falls steeply in parts towards the Sandwell Valley Park.			

Connections to local cycle route networks	Closest cycle route connection Newton Road – Proposed cycle network (SAD) and National Cycle Network Ref 81 and 5.		
Public Open Space (ha's and type)	There is sufficient quantity of open space in the local area to meet the needs of new residents. An off-site contribution will be required to address local quality deficiencies, which could also form mitigation for loss of green belt		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	No loss		
Other Social (specify)	Loss of greenspace, currently accessible to all.		
Opportunities			
To help meet the housing need.			
Sustainability Appraisal			
The site has Neutral impacts for Objectives 1, 4, 8, and 11; minor positive impacts for objective 10; major positive impacts for objectives 12 and 14; minor negative impacts for objectives 5, 6, 7, 9 and 13; major negative impacts for objective 3; and uncertain impacts for objective 2.			
Conclusion			
<p>Site submitted through the Call for Sites process for residential use. The original site assessment considered the site for residential use and found there are concerns relating to views, loss of accessible greenspace and greenfield. This loss could be outweighed by the public benefits of development for housing. Concerns relating to loss of public open space and habitat can be overcome through appropriate mitigation measures and planning conditions.</p> <p>The site is outside of the Green Belt.</p> <p>The site is suitable for 46 homes and is recommended to be allocated for residential development in the SLP.</p> <p>The site is too large for a gypsy and traveller site.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing 1.66 ha	Employment Ha	Gypsy and traveller site



Site Known as	170: Wyndmill Crescent, West Bromwich		
Site Address	Wyndmill Crescent, West Bromwich		
Ward	Charlemont	Call for Site Ref	N/A
Site Area (ha)	0.19	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield (restored brownfield land)	Site Assessment Reference	SA-7003-SAN / SH44 / 170
Background/Context			
Current uses	Vacant grass area		
Surrounding land uses	Residential including flats		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI/SAC/SINC	no		
Ancient Woodland / Veteran Trees	no		
Local Nature Reserve	no		
Flood Risk Zone 3	no		
Registered Park & Garden	no		
Scheduled Ancient Monument	no		
Operational Burial Ground	no		
Common Land	no		
Green Belt	no		
Ancient Hedgerows	no		
Strategic Open Space	no		
Existing Policy Designations	White land in SAD (no allocation)		
Green Belt and Landscape Sensitivity Assessment			
Criteria	Assessment		Rating
Green Belt Harm	N/A		
Landscape Sensitivity	N/A		

Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield/Previously Developed Land	Greenfield (former flats on site have been demolished and land restored)	
Topography	Land raised to the properties behind, but relatively flat	
Agricultural Land Quality using Magicmap Landscape post- 1988 map	N/A	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs. One mature tree in south west corner and several mature trees in north of site.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Not considered to be a constraint to development	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual amenity and Character of the Area	Strong residential suburban character.	
Flood risk, drainage and ground water	N/A. Site not in Flood Zone 2 or 3.	
Ground Contamination	Site investigations necessary due to historic use for flats.	
Ground stability	Low risk coal mining area.	
Air Quality impact of adjoining uses	N/A – dependent on site coming forward comprehensively.	
Noise impact of adjoining uses	N/A – as above	
Mineral Extraction and Mineral Resource Areas	N/A	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental	N/A	

Economic						
Employment Development Opportunities	Not preferable for employment use due to precedent set for residential development on adjacent site. Not considered in BEAR				Red	
Employment Land	N/A				Red	
Delivery / Phasing	Expect to come forward as single phase.				Green	
Viability	Work to determine viability of sites within the SLP is ongoing.				Yellow	
Availability of utilities – electricity, gas, water, sewage treatment	No issues known				Green	
Infrastructure constraints on / under site	No issues known				Green	
Highways access and transportation	Access would be appropriate from Wyndmill Crescent or estate drive to the south.				Green	
Impact on the wider road network	N/A				Green	
Other Economic	Not known				Green	
Social						
Primary School	Within 15 mins	Strategic Centre / Employment Area		Over 30 mins		
Secondary School	Within 25 mins					
GP /Health Centre/ Walk in	Within 15 mins	Centre/ Foodstore		Within 15 mins		
Housing Density Location – Draft Plan Policy (X)	Very High Density (min 100 dph)		High Density (45-100 dph)	Moderate Density (40-45 dph)	X	
Any character constraints on density	Strong residential suburban character					
Connections to local cycle route networks	Within proximity of existing Local Cycle Network				Green	
Public Open Space	Site is not public open space				Green	
Loss of Playing Field / Sports Pitches	N/A					
Other Social	Not known				Green	

Opportunities			
Contribute to housing targets			
Sustainability Appraisal			
The Sustainability Appraisal assesses the site as have neutral impact on objectives 1, 4, 8 and 13; minor positive impact on objectives 5, and 10; major positive impact on objectives 9 and 12; minor negative impact on objectives 6, 7, 11 and 14; and neutral impact on objectives 2 and 3.			
Conclusion			
Greenfield site that has been restored following previous use. Located in a residential area. Recommended for residential allocation within the SLP. The site is too small for a gypsy and traveller site.			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy and traveller



Site Known as	171: Queslett Road		
Site Address	Land at The Crescent, Queslett Road, Great Barr		
Ward	Great Barr with Yew Tree	Call for Site Ref	634
Site Area (ha)	0.55 ha	Capacity proposed in Call for Sites submission	18 dwellings
Land Type	Greenfield	Site Assessment Reference	SA-0016-SAN / 158
Background / Context			
Current uses (list)	Vacant scrubland		
Surrounding land uses	Primarily residential. M6 Motorway to the east with pasture and woodland to the north.		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	Yes – Holly Wood and Pasture SINC		0.55ha (entire site)
Flood Risk Zone 3	N/A		
Registered Park & Garden	Yes – Great Barr Hall (Grade II)		0.55ha (entire site)
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	Yes		0.55ha (entire site)
Ancient Hedgerows	N/A		
Strategic Open Space	N/A		
Existing Policy Designations (list)	Within the Green Belt and covered by SINC designation. Within the Registered Park and Garden of Great Barr Hall.		
Sustainability Appraisal			

The site was not assessed as part of the Sustainability Appraisal as it is not suitable for development.

Conclusion

The site is wholly affected by gateway constraints therefore is has not been fully site assessed and is considered unsuitable for development.

Gateway constraints at the site include:

- Wholly within the Green Belt
- Wholly covered by a SINC designation (Holly Wood and Pasture SINC)
- Wholly within a Registered Park and Garden (Great Barr Hall – Grade II)

Appropriate uses given constraints and infrastructure requirements

Housing

Employment

Gypsy/Traveller



Site Known as	172: Water Lane		
Site Address	Water Lane, Great Barr, West Bromwich		
Ward	Charlemont with Grove Vale	Call for Site Ref	N/A
Site Area (ha)	29.23	Capacity proposed in Call for Sites submission	N/A
Land Type	Greenfield	Site Assessment Reference	SA-0012-SAN
Background / Context			
Current uses (list)	Open space/grazing horses – part of parcel is allotments and also sewerage pumping station.		
Surrounding land uses	Residential development to north and west, dual carriage way to south which dissects Forge Farm further south. M5 motorway to the east boundary and further open space beyond		
Constraints			
Gateway Constraints (where affecting part of submitted site)	Name / Details		Amount covered (ha's)
SSSI / SAC	N/A		
Ancient Woodland / Veteran Trees	N/A		
Local Nature Reserve	N/A		
Site of Importance for Nature Conservation	N/A		
Flood Risk Zone 3	N/A		
Registered Park & Garden	N/A		
Scheduled Ancient Monument	N/A		
HSE Consultation Zone 1	N/A		
Operational Burial Ground	N/A		
Common Land	N/A		
Green Belt	Yes		29.23 (entire site)
Ancient Hedgerows	Yes		
Strategic Open Space	N/A		

Existing Policy Designations (list)	Wildlife corridor, SLINC (0.27 ha), Area of Archaeological importance	
Green Belt and Landscape Sensitivity Assessment		
Criteria	Assessment	Rating
Green Belt Harm (B79 (a))	The sub-parcel makes a strong contribution to preventing the sprawl of the West Midlands conurbation, maintaining the separation of West Bromwich and Birmingham, and preventing encroachment on the countryside. The valley landform creates a strong distinction from the urban edges, so any expansion would represent a weakening of the Green Belt boundary and would reduce the separation between towns.	Very High
Landscape Sensitivity (BL23 / BL24)	The area is considered to have an overall moderate-high sensitivity to residential or employment development, based on its combination of historic field patterns, valued natural features and significant recreational value (in parts). While the M5 cuts through the area running north-south, reducing tranquillity and forming an isolated urbanising feature, this is not particularly prominent in views, and the area retains a largely rural character, so that on balance is not considered to justify reducing the overall sensitivity rating.	Moderate to High
Detailed assessment against environmental, economic and social criteria		
Criteria	Assessment	Rating
Environmental		
Greenfield / Previously Developed Land	Greenfield / Green belt	
Topography	Topography is a major issue with various changes in levels across the site.	
Agricultural Land Quality using Magicmap Landscape post-1988 map	Not agricultural land	
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs, trees on the boundaries primarily and hedgerow which could retained (particularly on M5 elevation). Trees in centre of site follow public right of way.	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Presence of birds within the site	

Heritage Assets on site or significantly affecting boundaries	None, but Wigmore Lodge faces the site which is a quality Victorian Building See separate list for HER records within a 100m buffer	
Visual Amenity and Character of the Area	Provides views across from the north towards Forge Farm and valley beyond for existing residents. Impact on visual amenity of adjacent land users, including existing residents	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	Standing water on the bowl of the site. Area is close to River Tame flood plains area Evidence of flooding on Wigmore Lane beneath motorway and some minor infringement onto the north of the site in that vicinity The presence of existing detention and retention pools and waterways.	
Ground Contamination	Not aware of any issues	
Ground stability	Parts of site High risk coal mining and surface coal resources	
Air Quality impact of adjoining uses	Motorway to east and dual carriage way to south	
Noise impact of adjoining uses	Motorway to east and dual carriage way to south	
Mineral Extraction and Mineral Resource Areas	No mineral extraction or mineral resource constraints	
Mineral Infrastructure and Brickworks	No mineral infrastructure constraints	
Waste Infrastructure	No waste infrastructure constraints	
Other Environmental (specify)	None	
Economic		
Employment Development Opportunities	Not suitable for employment use	
Employment Land	Not existing employment land	
Delivery / Phasing (taken from Delivery Study where referenced)	No obvious constraints which could affect delivery; All capacity deliverable during Plan period	
Viability (taken from Viability Study where referenced)	Greenfield site in medium / low value area	

Availability of utilities – electricity, gas, water, sewage treatment	Some capacity issues for gas; Water Cycle Study indicates there is significant headroom / capacity at Minworth Waste Water Treatment Works which serves this area, but need to be aware that it also serves Birmingham's growth over the same period				
Infrastructure constraints on / under site (electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts, rights of way)	No known constraints				
Highways access and transportation (state name / quality of access points)	<p>Access point from Water Lane potential to access from dual carriage but would require a signalised junction</p> <p>A site this large would require a number of accesses. However, all these would need to be served off Water Lane rather than the 50mph red routed Newton Road which is part of the wider strategic route network.</p> <p>This would therefore put pressure on the junctions of Pennyhill Lane / Holyhedge Road; Wigmore Lane / Newton Road and All Saints Way / Newton Road.</p>				
Impact on the wider road network	Single access point would not be acceptable, This would therefore put pressure on the junctions of Pennyhill Lane / Holyhedge Road; Wigmore Lane / Newton Road and All Saints Way / Newton Road.				
Other Economic (specify)	None				
Social					
Primary School	Need to increase access to site; majority of site within 15 mins. Small part within 10 mins		Strategic Centre / Employment Area		Half within 20 mins and half within 30 mins following any viable mitigation
Secondary School	Within 20 mins following any viable mitigation		Centre / Foodstore		Majority of site within 15 mins following any viable mitigation
GP / Health Centre / Walk in centre	Majority over 15 mins with small part within 15 mins				
Housing Density Location – Draft Plan Policy (x)	Very High Density (min 100 dph)		High Density (min 50 dph, max 100 dph)		Moderate Density (40-50 dph) X
Any character constraints on density	The topography of the site is bowled shaped, with various changes in levels and also next to a flood plain and has evidence of flooding on Wigmore Lane beneath motorway and some minor infringement onto				

	the north of the site in that vicinity. The presence of existing detention and retention pools and waterways. A primary school may be needed on site. The site also a Wildlife corridor.		
Connections to local cycle route networks	Public right of way dissects the site into two – Water Lane and not far from the A34 Perry Barr Extension through to Walsall		
Public Open Space (ha's and type)	Access to small COS over 400m Sandwell Valley about 1000m. There is sufficient quantity of open space in the local area to meet the needs of new residents. An off-site contribution will be required to address local quality deficiencies, which could also form mitigation for loss of green belt.		
Loss of Playing Field / Sports Pitches (ha's / number and type of pitches)	N/A		
Other Social (specify)	If this site is delivered a primary school may be needed on site which would reduce the number of homes.		
Any character constraints on density (list)	N/A		
Opportunities			
Would mean the loss of Green Belt that would result in Very High harm and Moderate/ High Landscape sensitivity.			
Sustainability Appraisal			
Not SA – Green belt, so is excluded			
Conclusion			
<p>The site has significant constraints in the topography and would also mean the loss of Green Belt that would result in Very High harm and Moderate / High landscape sensitivity. The proximity of the motorway would limit development of the whole site and trees would have to be retained to provide a landscape buffer further reducing the net area. Given that the site is a SLINC and wildlife corridor the retention of most of the trees on the boundaries would also impact on the developable area. The site would need to be developed in two parts due to the public right of way which dissects the sites.</p> <p>Although the principal of residential use is considered suitable, the physical constraints of the site due to the topography of the site is a significant physical issue and is not considered deliverable</p> <p>The site would be appropriate for residential use aside from the harm to greenbelt and the significant constraints. The site would not be an appropriate use for employment</p> <p>The site is within the Green Belt and unsuitable for development.</p>			
Appropriate uses given constraints and infrastructure requirements	Housing	Employment	Gypsy/Traveller

