

Local Plan – Heritage Impact Assessment

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1.0 Introduction to Sandwell

1. : Sandwell is a multi-centred and highly urbanised metropolitan borough. It comprises six historic former boroughs:
 - Oldbury;
 - Rowley Regis (including the town centres of Blackheath and Cradley Heath);
 - Smethwick (including the town centres of Bearwood and Cape Hill);
 - Tipton (including the town centre of Great Bridge);
 - Wednesbury;
 - West Bromwich.
2. These historic former boroughs all maintain their own distinct identities and local communities. West Bromwich is designated as Sandwell's strategic centre and is the largest town in the borough, while Sandwell Council House (the headquarters of the local authority) is situated in Oldbury, the main civic centre.
3. The Metropolitan Borough of Sandwell was formed in 1974 under the Local Government Act 1972 and is an amalgamation of the former county boroughs of Warley and West Bromwich, which in turn had been created from the previous boroughs of Oldbury, Rowley Regis, and Smethwick (Warley County Borough), and Tipton, Wednesbury and West Bromwich (West Bromwich County Borough).
4. Historically, metalworking in Sandwell dates from the Middle Ages, and coal was mined from the 13th century onwards. Sandwell's main industrial growth, based on local coal and ironstone reserves, followed the coming of the canals in the 18th century. Several ironworks were established here, including the Soho Manufactory (1761) at Smethwick, which was associated with the engineers James Watt and Matthew Boulton.
5. Sandwell is bordered by the cities of Birmingham and Wolverhampton and the metropolitan boroughs of Dudley and Walsall. Spanning the borough are the parliamentary constituencies of West Bromwich West, West Bromwich East, Warley and part of Halesowen and Rowley Regis, which crosses into the borough of Dudley.
6. The borough covers an area of 86 square kilometres. It contains 1,200 hectares of parks, playing fields and local green space and around 66km of canals.

The challenges facing Sandwell

- 1.1 Sandwell is expected to experience a high level of housing and economic growth in order to meet the needs and aspirations of the town and create sustainable communities. The key issues and challenges that need to be addressed through the Local Plan are summarised below:

Housing

- 1.2 Sandwell is projected to experience a significant level of population growth, however, the supply of new housing has failed to keep up with rising demand which has created an imbalance in the market. The Local Plan sets out the objectively assessed housing need for Sandwell is 28,000 homes by 2041. The key challenge for the strategy will be to increase the delivery of the amount and the right type of housing, in order to create sustainable and mixed communities.

Economy

- 1.3 Sandwell's local economy is relatively stable and is expected to grow over the Local

Plan period. It is diversifying from its traditional manufacturing base to other employment sectors including business and financial services. Despite a relatively low unemployment rate, employment is largely low-paid, and unskilled. There are also pockets of deprivation within Sandwell. To address these issues, the Local Plan sets out a need of 170 hectares of additional employment land from 2020 to 2041. The key challenge will be to ensure that the right types, quantity and locations of employment land are allocated in order to attract employers and investment and help the town to fulfil its true economic potential.

- 1.4 There is also a need to regenerate and diversify the town centres to ensure it remains vibrant and viable. The Local Plan is seeking to increase the delivery of new homes, leisure and retail floor space to help create a sustainable and prosperous future for Sandwell.

Purpose and scope of the Heritage Impact Assessment

- 1.5 In order to meet the required housing, employment, leisure and retail growth, the Local Plan needs to allocate land. However, opportunities to expand the town are constrained by a tight administrative boundary and environmental constraints including the flood plain, Green Belt and biodiversity designations. For this reason, with the exception of the sustainable urban extensions, a proportion of Sandwell's housing and employment opportunities will come forward within the existing urban area with any remaining need being met within adjoining local authorities. Within the urban area, biodiversity and heritage designations also apply and the key challenge will be to balance growth with the protection of natural and built assets to ensure it will not have a detrimental impact on the quality of life for Sandwell's communities.

1.6 The purpose of the Heritage Impact Assessment is to support the Local Plan by demonstrating how the historic environment has been considered in the site selection process and to assess the likely impact on heritage assets, both designated and non- designated and whether any impact can be mitigated. The following types of assets are considered in the assessments:

- Designated assets including statutorily listed buildings, scheduled monuments and conservation areas
- Non-designated assets including locally listed buildings, monuments and archaeological remains

1.7 All housing and employment sites that are being considered for allocation in the 2014 Pre-submission Local Plan have been assessed. The Assessment was used to inform the allocation policies SHE1, SHE2, SHE3 and SHE4 to draw attention to heritage considerations and indicate how impact can be mitigated. Reference to the Heritage Impact Assessment was made in these policies and EN6 which deals with protecting the historic environment.

1.1 To assist in the delivery of the Vision, a set of priorities have been identified, which form the basis of individual policies contained in the SLP. These priorities directly address the key strategic challenges and opportunities that have arisen since the Core Strategy was adopted in 2011 and the SAD was produced. The Vision will be delivered by the achievement of the strategic objectives.

Enhancing our historic Environment	Objective 4: To protect, sustain and enhance the quality of the historic built environment, ensuring the retention of distinctive and attractive places and beautiful buildings, including listed parks, scheduled monuments and their settings.
SHE1 – Listed Buildings and Conservation Areas	There is a general presumption in favour of the preservation of listed buildings. Any substantial public benefits put forward to be balanced against substantial harm must directly relate to the development itself, must benefit the local community in the long term and must not otherwise be achievable. In addition, demolition or major alteration will not be considered without acceptable detailed plans for the site's development.
SHE2 – Development in the Historic Environment	To ensure that heritage assets make a positive contribution towards the wider economic, social and environmental regeneration of Sandwell, it is important that they are not considered in isolation but are conserved and enhanced within their wider context. A holistic approach to the built and natural environment maximises opportunities to improve the overall image and quality of life in Sandwell by ensuring that historic context informs planning decisions and provides opportunities to link with other environmental infrastructure initiatives.
SHE3 – Locally Listed Buildings	A Local list contains details of buildings, structures or features that are not included by the Government on the statutory record of listed buildings, but which the Council believes are an important part of Sandwell's heritage. Buildings and other structures included on the Local List need not be less significant in their context than designated assets; they will have important local significance.
SHE4 - Archaeology	Archaeological assets provide important evidence of earlier human activity within the borough. They are particularly sensitive to damage from development and understanding of their significance may change as development takes place.

1.8 The following sections outline the policy background to the historic environment, why it is important to take heritage into consideration when changes are proposed, guidance received from English heritage on the need for the assessments, methodology and summary of the assessments.

2.0 Legislative and Policy Context

2.1 The legislative framework for planning and heritage protection is embodied in the normal planning framework (Town and Country Planning Act 1990) and three specific Acts of Parliament:

- Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest
- Ancient Monuments and Archaeological Areas Act 1990 provides specific protection for scheduled monuments
- Protection of Wrecks Act 1973 provides specific protection for protected wreck sites

2.2 The central theme of the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development and the need for sustainable economic growth. The definition of sustainable development is provided in the National Planning Policy Framework paragraphs 6-10 but in achieving sustainable development the planning system must also contribute to protecting and enhancing the natural, built and historic environment. Protecting and enhancing the historic environment forms part of one of the 12 core planning principles that underpin the planning system. The section of the NPPF “Conserving and Enhancing the Historic Environment” provides the main policies on the historic environment and its significance-led approach to planning.

2.3 When considering the allocation of housing and employment sites in the Local Plan, paragraphs 196, 197 and 201-214 of the NPPF were of particular relevance. Paragraph 196 states that local planning authorities should set out a positive strategy in their local plans for the conservation and enjoyment of the historic environment including heritage at risk. Finding viable uses for heritage assets and ensuring that new development makes a positive contribution to local character are important. Paragraph 200 goes on to say that the significance of designated assets affected by a proposal should be assessed and the impact identified to minimise conflict. Paragraph 205 gives relative weight to assets depending on their significance and paragraphs 206 and 207 draws attention to the concept of public benefits where harm is caused. Non-designated assets are covered in paragraph 209. The opportunity should be taken for development to enhance or better reveal the significance of assets (paragraph 212).

2.4 Any decisions relating to listed buildings and their settings, conservation areas and scheduled monuments must address the statutory considerations and satisfy the relevant policies of the NPPF and the Local Plan.

2.5 Planning policy guidance has been published to support the NPPF and planning system. It provides guidance on the interpretation of the NPPF although there is no specific guidance on how to prepare heritage impact assessments. It does advise on how to define significance of assets, which includes their setting and assessing whether development will cause harm. It also advises that significance should be identified at an early stage using evidence and expertise. Importantly for Sandwell, it advises identifying areas of potential non-designated heritage assets with archaeological interest. More constructive guidance was provided by English

Heritage which is set out in the following section.

3.0 Guidance from English Heritage

3.1 In order to demonstrate that it has fulfilled its duty to co-operate obligations, the Council has actively engaged with statutory consultees throughout the preparation of the Local Plan and English Heritage is one such consultee.

3.2 In response to the Draft Local Plan consultation in 2023 English Heritage requested additional detail and commentary on all the proposed allocations to demonstrate how the historic environment had been considered, including anticipated impacts and mitigation measures. In addition, the opportunity should be taken to conserve and enhance the assets to better reveal their significance in line with the NPPF and consider heritage at risk could be addressed through development. English Heritage advised that it would be appropriate to present this as a heritage impact assessment with reference to all proposed allocations that are on or adjacent to a heritage asset or its setting.

3.3 The Council sought advice from English Heritage on a methodology for the assessment and clarification on which sites should be assessed. The response was that assessments would be needed specifically where heritage assets are within the site boundary, adjacent to a site boundary and in proximity to the setting of a heritage asset. The Heritage Impact Assessment should be carried out prior to allocation in order to fully justify the principle of development. It was suggested that the following information would be captured for each site:

- Relevant designated and non-designated assets
- How development might impact on the historic environment, heritage assets, their setting and significance
- Is harm justified?
- Can harm be mitigated?
- Opportunities for enhancement

Evidence Base

3.4 English Heritage advised that the assessments should make use of an appropriate local evidence base. This information is held by the Council and the Historic Environment Record and in the case of Sandwell consists of the following:

- List descriptions for statutorily and locally listed buildings
- Black Country Historic Landscape Characterisation Study

3.5 The Black Country Historic Landscape Character Assessment has divided the BCA area into Historic Landscape Character Areas, based upon similar modern land uses, the period of origin for the landscape and the modern administrative boundaries within the area.

through nearby development. The Assessment also took account of responses from English Heritage and Staffordshire County Council Historic Environment Specialists to the site technical consultations and Local Plan consultation.

- 3.5** Further advice from English Heritage is set out on its website under the heading “The Local Development Plan and Heritage” and the documents “The Setting of Heritage Assets” and “Conservation Principles, Policies and Guidance”.

4.0 Methodology

- 4.1** It was not considered necessary to subject every site allocation to a heritage impact assessment. The sites were screened to identify those that had a new or a change of allocation from the Site Allocations and Delivery Development Plan Document. These sites were subject to a full heritage assessment. All the other sites were subject to a brief assessment. Table 1 below shows how the sites were split up; the assessments can be found in Appendices A and B.

Full Heritage Impact Assessment (Appendix A)	
Site reference	Site name and address
4	Smethwick Police Station
6	Wednesbury Police Station
SH21	Dudley Road East
SH34	Brandhall golf Course
SH38	Brades Road, Oldbury
SH4	Lower High Street (Station hotel & Dunns Site).
SH43	Land of Tanhouse Avenue, Great Barr
SH49	St Johns St, Carters Green
SH51	Providence Place/ Bratt Street
SM5	Cultural Quarter, West Bromwich
SM8	George Street Living, West Bromwich
SEC1-1	Whitehall Road, Tipton
SEC4-1	Zion Street, Tipton
SEC4-3	70-74 Crankhall Lane
Light Touch Heritage Assessment (Appendix B)	
2	192 Dudley Road
SH17	Land adj to Droicon Estate, Portway Road, Rowley Regis
SH39	Land to West of Thomas Street,
SH40	Langley Swimming Centre, Vicarage Road, Oldbury
SH42	Forge Put, junction Franchise Street and Beebee Road

SH44	Wyndmill Crescent, West Bromwich
SH52	Overend Street, West Bromwich
SM2	Lion Farm
SM3	Evans Halshaw car showroom
SM4	Army Reserve, Carters Green
SM6	Queens Square Living
SM7	West Bromwich Central
5972	Former Corus Premises, Bloomfield Road, Tipton
SEC1-2	British Gas, Land off Dudley Road, Oldbury
SEC1-3	Junction Two, Oldbury
SEC1-4	Roway Lane, Oldbury
2	192 Dudley Road
SH17	Land adj to Droicon Estate, Portway Road, Rowley Regis

4.2 A proforma was produced for each site. It included the information set out in paragraph 3.3 with the addition of sections on opportunities to enhance or better reveal the significance of an asset, recommendations for further work and a site map. An important part of the assessment process was to identify how the Local Plan could achieve the appropriate protection, mitigation and enhancement. The stages are set out and explained below:

Stage	Task
Stage 1	Identify relevant heritage assets from maps, local knowledge and HER
Stage 2	Identify significance of heritage assets using available evidence i.e. list descriptions and conservation area appraisals
Stage 3	Assess the potential impact of development on significance of heritage assets
Stage 4	Decide whether impact is justified and capable of mitigation
Stage 5	Identify opportunities for enhancement or to better reveal significance, including tackling buildings at risk or issues identified in conservation area appraisals.
Stage 6	Identify further work required by either the Council or landowner/developer.
Stage 7	Consider and make changes to the Local Plan to reflect HIAs

Stage 1: Identify relevant heritage assets

4.3 The identified heritage assets were both designated and non-designated. In addition to conservation areas, statutorily listed buildings, locally listed buildings and scheduled ancient monuments, other less well known archaeological assets and potential for archaeology were identified through the HER.

Stage 2: Identify significance of heritage assets

4.4 Understanding significance is essential in order to be able to assess the impact of development. The English Heritage document “Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment” (2008) provides a useful basis for articulating significance which is based on how a heritage asset or place is valued by this and future generations because of its heritage interest. This may be value that derive from an asset’s:

- Evidential value: potential to yield evidence about past human activity
- Historical value: connection with a notable person or event
- Aesthetic value: design and appearance
- Communal value: connection with any current or past community

Stage 3: Assess the potential impact of development on significance

4.5 This stage involved making an assessment of how the type and form of development might impact on the asset and its setting. Some assets and areas are more sensitive to change. Not surprisingly, the existing environment and streetscape in areas such as the town centre that contain a concentration of heritage assets, are more sensitive. However, even in areas with few visible above ground assets, there is also a chance that below ground archaeology may survive and may be disturbed or destroyed by development.

Stage 4: Decide whether impact is justified or capable of mitigation

- 4.6** Where a development impacts on a heritage asset and its setting, it is necessary to decide whether the impact will cause harm and if so, whether it is acceptable. Harm should be given weight according to the value of the asset. Where it is possible to mitigate against impact or harm, the assessment proformas set out ways in which this could be achieved, which is primarily through design and materials.

Stage 5: Identify opportunities for enhancement or to better reveal significance

- 4.7** Although development will inevitably have an impact on sensitive sites and locations, impact will not always be harmful. In the case of some sites, existing development may already have resulted in loss or fragmentation of character and development provides the opportunity for improvements to consolidate historic character and street scene. The assessment process provides the opportunity to identify where this may be possible. For sites that have known archaeological interest or potential for archaeology, the opportunity exists through a desk based assessment and subsequent fieldwork and recording to fully understand the asset and record this in the Historic Environment Record and potentially on-site if it is significant.

Stage 6: Identify further work required

- 4.8** Where the EUS has identified the potential for archaeological remains (even when the potential is low), the assessments have identified that an archaeological desk based assessment is the starting point to understanding the potential, which may lead on to a requirement for fieldwork and the need for specific mitigation measures. For sites that are of high heritage significance, this information should be collected and submitted with a planning application. For sites of less significance, this requirement could be achieved through a condition on any approval.
- 4.9** The assessments have identified where there are existing buildings that are currently undesignated but may be of sufficient interest to be considered for listing in the forthcoming review of the local list.

Stage 7: Consider changes to the Local Plan

- 4.10** This stage is considered in more detail in section 6.

5.0 Summary findings from the assessment

- 5.1** The assessments are contained in Appendices A and B. Not surprisingly, the parts of Sandwell which exhibit the greatest heritage significance and value are mostly associated with the historic cores, namely Oldbury, Smethwick, West Bromwich and Wednesbury town centres.
- 5.2** In Wednesbury much of the medieval street pattern survives and there is high potential for below ground archaeological deposits. Sites in and on the edge of the town centre are inevitably next to or close to listed buildings and within the conservation area, which, together with their settings, are very sensitive to change. A number of these sites are highly visible on key gateways into the

town, namely High Bullen, Holyhead Road, Spring Head and Lower High. In these cases, it is particularly important to have regard to the existing known heritage assets and set high standards for development that must respect its setting.

5.0 In some cases, development has the potential to enhance and restore historic townscape such as the Civic Quarter, High Street, West Bromwich where you have the Town Hall, Central Library and former Law Courts building, which are Grade II Listed Buildings. There are several non-designated heritage assets situated close to the site that are of lesser significance. Clearly new development should be carefully designed to be cognisant of these.

5.1 Outside the town centres, there are other sites that are of high significance for a variety of reasons. Brandhall is associated Brandhall Hall and Chapel Croft and the former golf course contains several ridge and furrow earthworks. There is the possibility that the site of Chapel Croft contains buried deposits.

5.2 Due to Sandwell's ancient origins, even in parts of the borough are classes as having low and low/medium overall significance and to all intents and purposes are almost entirely late 20th and early 21st century, there is still potential for below ground archaeology to survive development may still have the potential.

5.3 The assessments describe how development is likely to impact on significance for each site, both above and below ground and make recommendations for mitigating the impact which would involve a combination of careful, thoughtful design and consideration of context. If a development site comes forward for development and HER records show that there is the potential for below ground archaeology a desk based archaeological assessment will be required to assess if the the development will impact on heritage assets.

5.4 With regards to the sites assessed no cases have arisen that the impact on heritage assets have been considered so harmful that development of a site would be unacceptable and no sites have been deleted because of the heritage impact assessment. In all cases, even the most sensitive locations, it is considered that impact can be mitigated through sensitive design and use of materials and reflecting historic character in the surrounding area.

6.0 Impact on the Local Plan

6.1 The heritage impact assessment was undertaken following the draft Reg 18 Local Plan consultation. At this stage, a number of housing, employment and mixed allocations were already provisionally allocated. These sites were the result of a site selection and have been refined through a number of different exercises including sustainability appraisal and technical consultations. The list of sites has been further refined and all the allocations going forward in Local Plan have been assessed in this document. The assessment has not resulted in the deletion of any of the allocations purely on heritage impact grounds because any impact is considered capable of mitigation, however, it has been an important process which has enabled the structured consideration of the historic environment in the site allocation process.

6.2 Following completion of the assessment, the recommendations for mitigation were incorporated into the Local Plan. Site allocation Policies SHO1 Housing and SEC1 set out sites that are allocated for housing and employment and the supporting text has been amended to reference the heritage impact assessment and requires the preparation of a heritage statement and archaeological desk based assessment in respect of the allocations. Policy

HG2 Sustainable Urban Extensions refers to Anker Valley, the Golf Course and Dunstall Lane and has been amended to make direct reference to on and off-site heritage assets and specific requirements have been added.

- 6.3.** Policy SHE2 Development in the Historic Environment states that development proposals that could have an impact on the historic significance of either designated heritage assets or non-designated heritage assets should be supported by evidence that their historic character and distinctiveness has been fully assessed and used to inform proposals in respect of allocated sites, although all sites including those that are not allocated and come forward as windfall sites, will need to pay attention to heritage assets in their design and show how mitigation and enhancement can be achieved through the development;. There is also a requirement to address issues identified in the Black Country Historic Landscape Characterisation Study (October 2019), the Historic Environment Record, relevant conservation area appraisals and national and local policy.

The policy makes a commitment to review the local list which will pick up on the buildings identified as having potential through the assessment process.

APPENDIX A: Full Heritage Impact Assessments for allocations in the Sandwell Local Plan

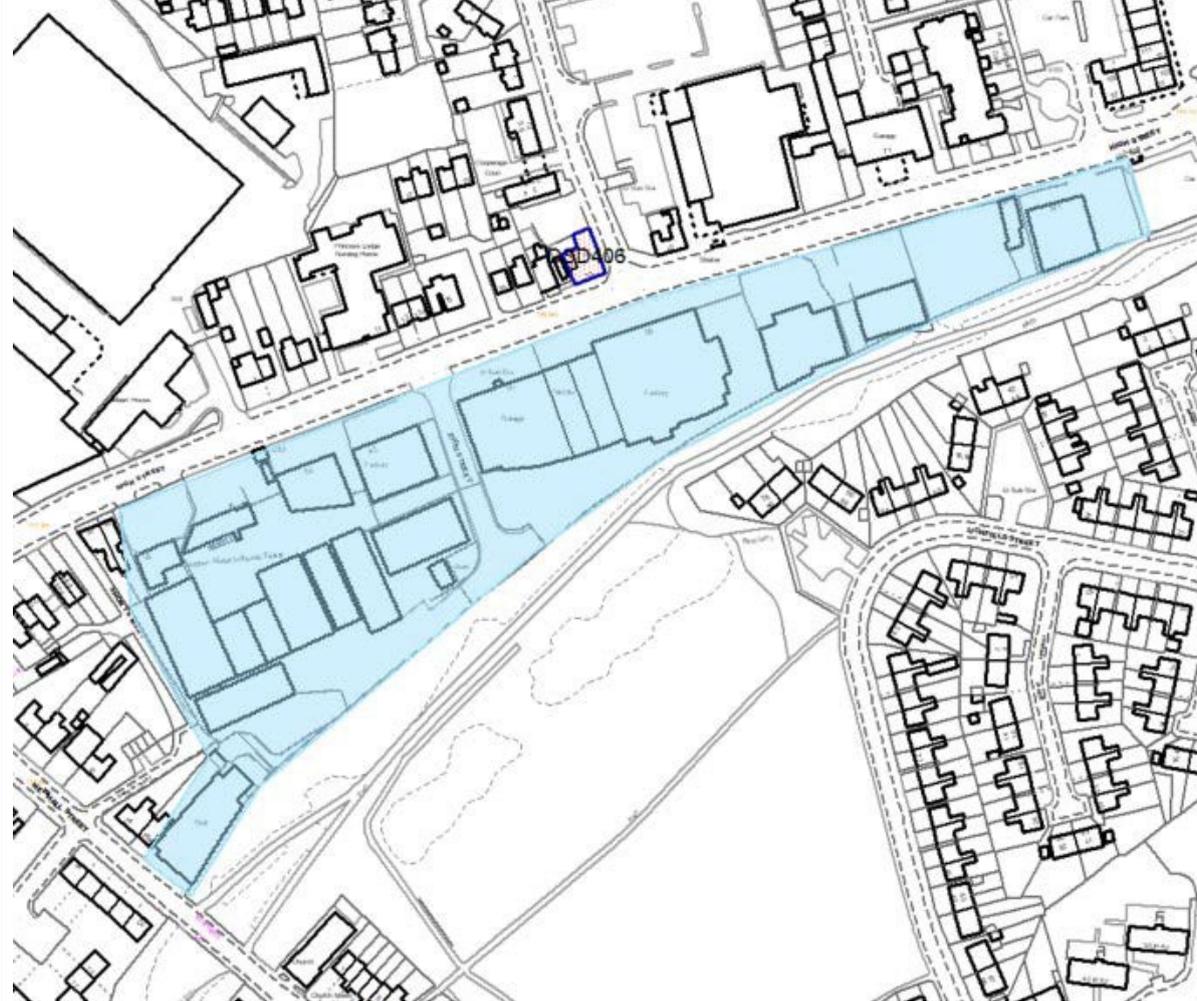
The following key represents symbols used throughout Appendix A, although not every symbol will apply to every map.

Key

-  Housing Allocation
-  Employment Development Site
-  Other Employment Land
-  Mixed Use Allocation
-  HER Monument
-  HER Monument
-  Listed Building
-  Locally Listed Building
-  Conservation Area

Site Ref	Site Name	Proposed Use
SEC1-1	Whitehall Road	Employment
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p> <p>c)</p> <p>d) What is the proximity?</p>	<p>Yes <input checked="" type="checkbox"/> No</p> <p>Church of St Peter – Listed building Park Pavilion site of, Farley Park, Whitehall Road Walsall Canal</p> <p>The church is 100m from the site boundary, the site of the Pavilion is 200m from the site and canal is situated adjacent to the site.</p>	
<p>2a) What is the significance of the asset?</p>	<p>The Church of St Peter's is a grade II listed building. The church was consecrated in 1858 and it was designed by Thomas Johnson of Lichfield. The church has an early-C14 Decorated appearance and comprises a five-bay, clerestoried nave rising over five-bay, lean-to aisles.</p> <p>The pavilion is no longer extant.</p>	

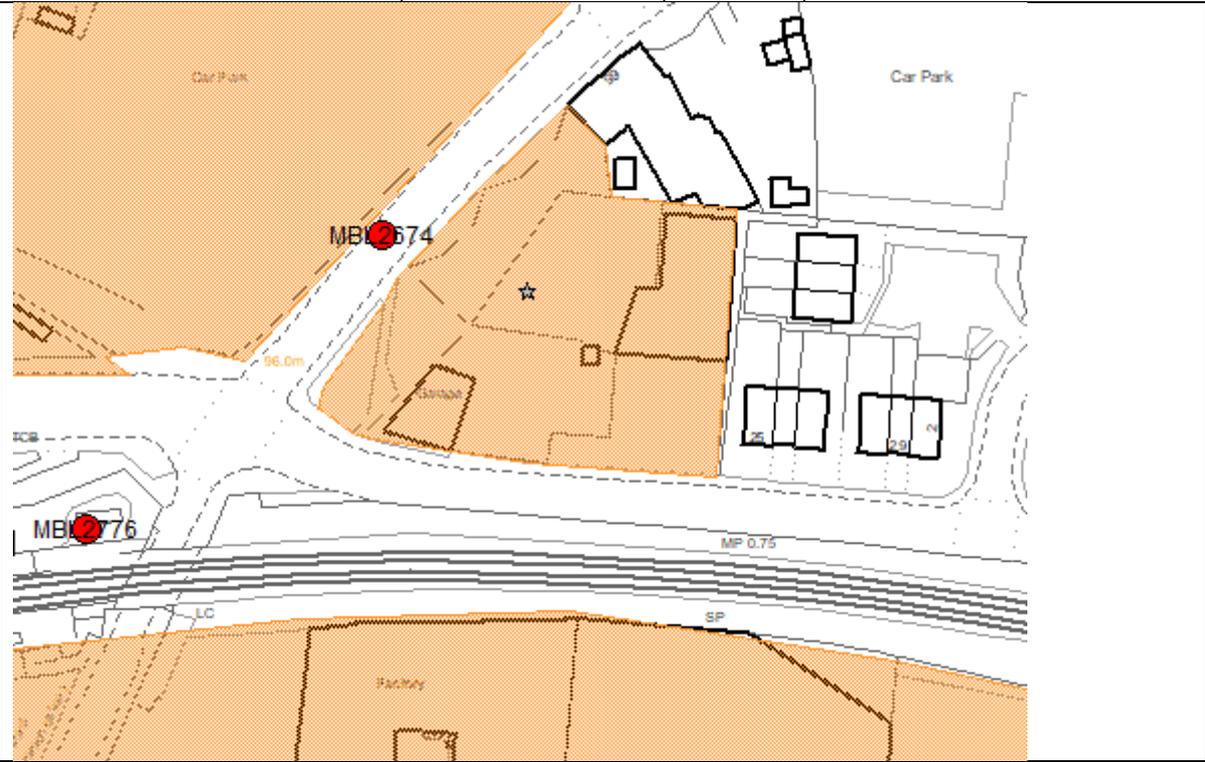
<p>b) Will the proposed development have any impact on the significance? Please explain.</p>	<p>The Walsall Canal is designated an Area of High Historic Townscape Value.</p> <p>As there has been significant “20th century urban” development around the church, it is unlikely that the development of the site will significantly affect the setting of the church.</p> <p>It is unlikely that “urban” development will impact on the setting of the canal, as there has been previous urban development along the canal.</p>
<p>3a) Are there mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>None required <input checked="" type="checkbox"/> X</p> <p>Mitigation possible <input type="checkbox"/></p> <p>No mitigation possible <input type="checkbox"/></p> <p>Not applicable.</p> <p>Not applicable</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X</p> <p>Not applicable</p> <p>SLP Policy SNE6 requires that development must demonstrate that it will not adversely affect the structural integrity of canal infrastructure. Protect and enhance its special historic, architectural, archaeological, and cultural significance and its setting, including the potential to record, preserve and restore such features. SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform proposals and that proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study.</p>
<p>5) What further work is required?</p>	<p>No</p>

Site Ref	Site Name	Proposed Use
SEC4-1	Zion Street, Tipton	Employment
		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes, b) What type of heritage asset?</p> <p>c) What is the proximity?</p>	<p>Yes <input checked="" type="checkbox"/> No</p> <p>Tilted Barrel Public House – Grade II Listed Building.</p> <p>The pub is situated approximately 10m from the site.</p>	
<p>2a) What is the significance of the asset?</p>	<p>The pub is a grade II listed building.</p>	

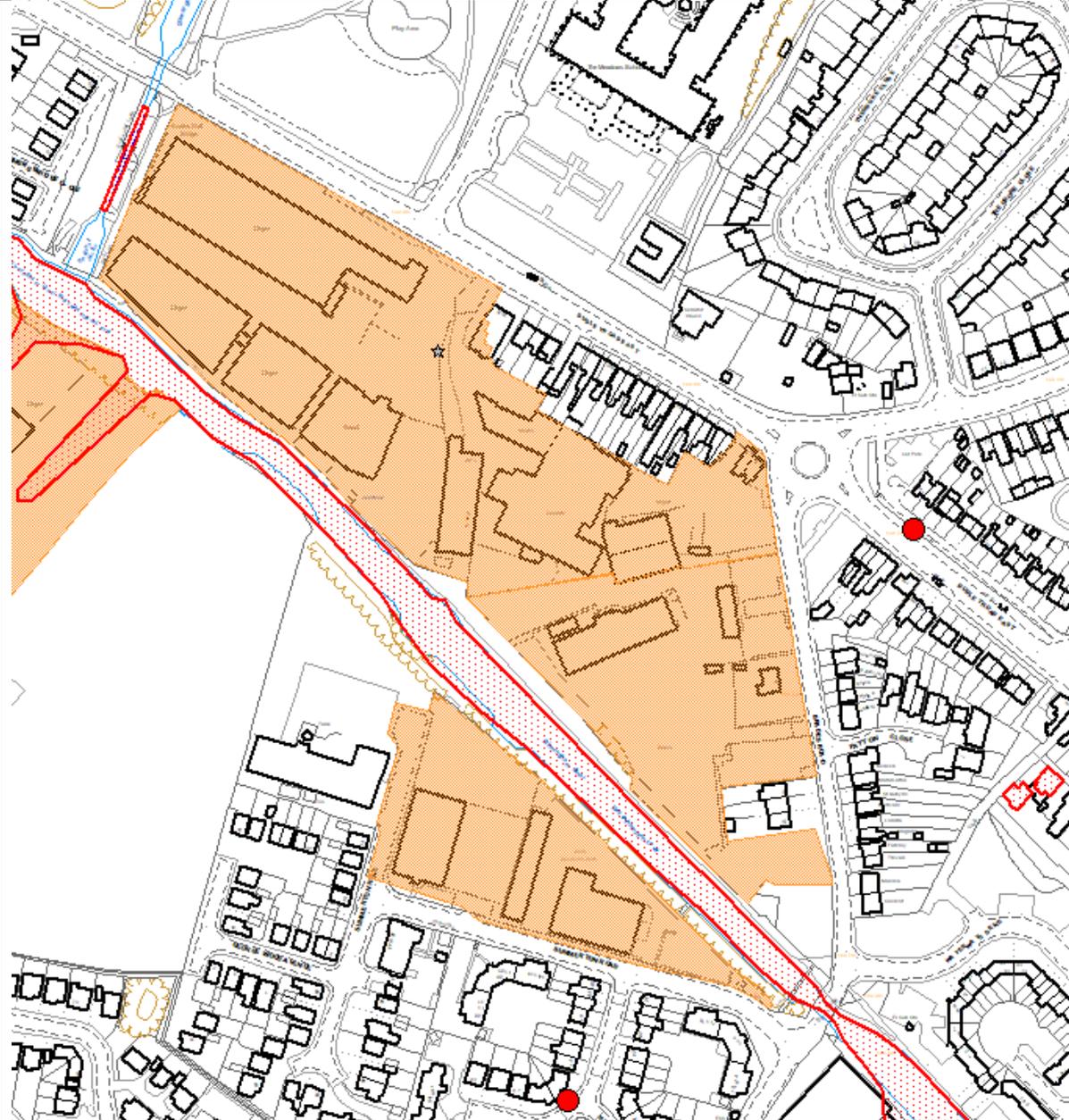
<p>b) Will the proposed development have any impact on the significance? Please explain.</p>	<p>As the site is existing employment land, redevelopment of it is unlikely to have an impact on the significance on the setting of the listed building.</p>
<p>3a) Are there mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>None required <input checked="" type="checkbox"/> X</p> <p>Mitigation possible</p> <p>No mitigation possible <input type="checkbox"/></p> <p>Not applicable</p> <p>Not applicable</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes No X</p> <p>SLP Policy SHE1 – Listed Buildings and Conservation Areas requires that new developments that may impact on Listed buildings and conservation areas should be accompanied by an Assessment of Significance and or a Heritage Impact Assessment. This should set out clearly the significance of the heritage asset and any contribution made by its setting.</p> <p>SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform proposals and that proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study.</p>
<p>5) What further work is required?</p>	<p>No</p>

Site Ref	Site Name	Proposed Use
SEC4-1	70-74 Crankhall Lane	Employment
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes, b) What type of heritage asset?</p> <p>c) What is the proximity?</p>	<p>Yes <input checked="" type="checkbox"/> No</p> <p>West Bromwich Manor House– Grade I Listed Building. The Manager’s House – Grade II Listed Building. 128a Hall Green Road, West Bromwich – Grade II Listed Building. Tame Valley Canal</p> <p>The Manor House is situated approximately 150m from the site. The Manager’s House is located approximately 180m from the site. 128a Hall Green Road is located approximately 250m from the site. The canal is adjacent to the site,</p>	
<p>2a) What is the significance of the asset?</p>	<p>Manor house. Circa 1300 with C15 and C16 additions and alterations. Extensively restored c1960 when C18 and C19 alterations were removed and the timber-frame exposed and repaired. Timber-framed with tile roofs. Buildings grouped around a courtyard and surrounded by a moat the hall.</p>	

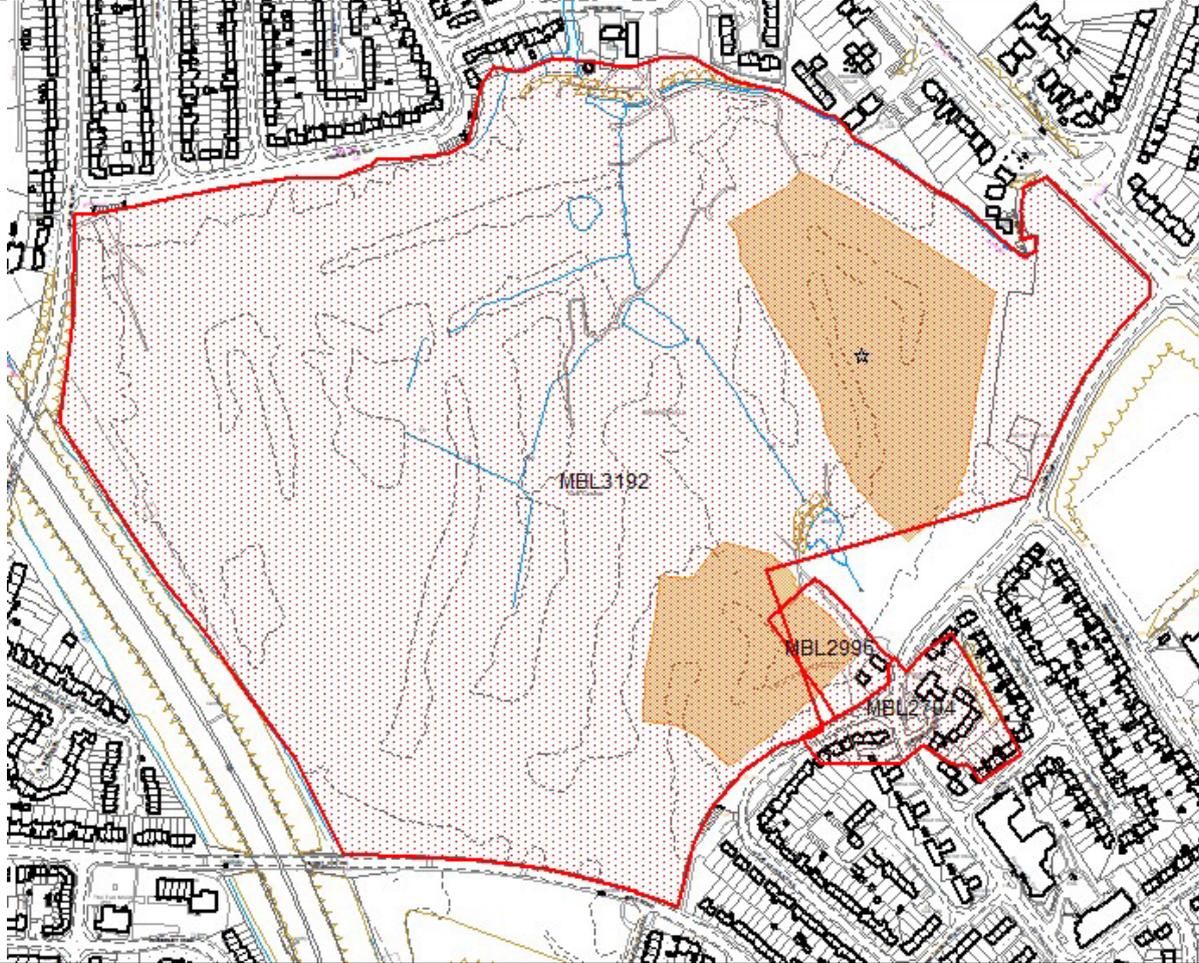
<p>b) Will the proposed development have any impact on the significance? Please explain.</p>	<p>The Manager's House is probably C17. Brick with remains of timber-frame and tile roof and two storeys. 128a Hall green Road is a circa 1800 house. Brick in Flemish bond with tile roof.</p> <p>As the site is existing employment land, redevelopment of it is unlikely to have an impact on the significance of the listed building.</p>
<p>3a) Are there mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>None required <input checked="" type="checkbox"/> X</p> <p>Mitigation possible</p> <p>No mitigation possible <input type="checkbox"/></p> <p>Not applicable</p> <p>Not applicable</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes No X</p> <p>SLP Policy SNE6 requires that development must demonstrate that it will not adversely affect the structural integrity of canal infrastructure. Protect and enhance its special historic, architectural, archaeological, and cultural significance and its setting, including the potential to record, preserve and restore such features. SLP Policy SHE1 – Listed Buildings and Conservation Areas requires that new developments that may impact on Listed buildings and conservation areas should be accompanied by an Assessment of Significance and or a Heritage Impact Assessment. This should set out clearly the significance of the heritage asset and any contribution made by its setting. SLP Policy SHE2 – Development in the Historic Environment requires that new development that</p>
<p>5) What further work is required?</p>	<p>No</p>

Site Ref	Site Name	Proposed Use
SH4	Lower High Street (Station hotel & Dunns Site)	Housing
		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p> <p>c) What is the proximity?</p>	<p>Yes <input checked="" type="checkbox"/> No</p> <p>Site of former Chainworks, Forge Lane/Lower High Street Cradley Heath Signal Box, the box was removed in 1984 and is now on the South Devon Railway.</p> <p>The location of the former chainworks is approximately 10m from the site. The sign box is no longer situated in its original location</p>	
<p>2a) What is the significance of the asset?</p> <p>b) Will the proposed development have any impact on the significance? Please explain.</p>	<p>It is highly unlikely that the site of the former chainworks is significant, given that the location is now under Lower High Street.</p> <p>Given that the sign box was removed in 1984, there is no significance.</p> <p>There would be no impact.</p>	
<p>3a) Are there mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further</p>	<p>None required <input checked="" type="checkbox"/></p> <p>Mitigation possible <input type="checkbox"/></p> <p>No mitigation possible <input type="checkbox"/></p> <p>Not applicable.</p>	

<p>including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>Not applicable</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes <input type="checkbox"/> No X</p> <p>Not applicable</p> <p>SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform proposals and that proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study.</p>
<p>5) What further work is required?</p>	<p>No</p>

Site Ref	Site Name	Proposed Use
SH21	Dudley Road East	Housing
		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p> <p>c) What is the proximity?</p>	<p>Yes <input checked="" type="checkbox"/> No</p> <p>Discovery of Bronze Age socketed axe, off Brades Road. Found 1979 during construction work for Securicor depot off Brades Road. Brades Cottages. Birmingham Canal, Old Main Line Upper Two Locks, Brades Locks, Dudley Road East, Tividale</p> <p>The site of the Bronze Age axe is 65m from the site. Brades Cottages are 100m from the site.</p>	

	<p>The canal is adjacent to the site. The locks are situated adjacent the site.</p>
<p>2a) What is the significance of the asset?</p> <p>b) Will the proposed development have any impact on the significance? Please explain.</p>	<p>The Bronze Age axe was found 1979 during construction work for Securicor depot off Brades Road. Brades Cottages - early 19th Century. A rare survival of a pre-1850 house in this borough. The canal is shown on tithe map of 1845 and survey of 1884-6. Largely built in 1821 to replace earlier line.</p> <p>It is unlikely that “urban” development will impact on the setting of the heritage assets.</p>
<p>3a) Are there mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>None required <input checked="" type="checkbox"/> X Mitigation possible <input type="checkbox"/> No mitigation possible <input type="checkbox"/></p> <p>Not applicable.</p> <p>Not applicable</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X</p> <p>Not applicable</p> <p>SLP Policy SNE6 requires that development must demonstrate that it will not adversely affect the structural integrity of canal infrastructure. Protect and enhance its special historic, architectural, archaeological, and cultural significance and its setting, including the potential to record, preserve and restore such features. SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform proposals and that proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study.</p>
<p>5) What further work is required?</p>	<p>No</p>

Site Ref	Site Name	Proposed Use
SH34	Brandhall Golf Course	Housing
		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes, b) What type of heritage asset?</p> <p>c) What is the proximity?</p>	<p>Yes <input checked="" type="checkbox"/> No</p> <p>Ridge and furrow in varying directions survives as earthworks on golf course. Chapel Croft west of Brandhall Farm. Brandhall Hall site of.</p> <p>The ridge and furrow and site of Chapel Croft are within the site. The site of Brandhall Hall is adjacent to the site.</p>	
<p>2a) What is the significance of the asset?</p> <p>b) Will the proposed</p>	<p>Chapel Croft - Site is now within Brand Hall golf course and needs checking on the ground as there is a possibility of some survival of buried deposits. Brandhall Hall - Brand Hall was the capital messuage (principal residence) of the manor of Warley Wigorn. The site of the hall has been fully developed as housing.</p> <p>The proposed development may have an impact on the Chapel Croft site, as there may be the possibility of some buried deposits. With regards to Brandhall Hall,</p>	

<p>development have any impact on the significance? Please explain.</p>	<p>as the site has been fully developed as housing, so there will be no impact.</p>
<p>3a) Are there mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>None required</p> <p>Mitigation possible <input checked="" type="checkbox"/></p> <p>No mitigation possible <input type="checkbox"/></p> <p>SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform proposals and that proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes <input checked="" type="checkbox"/> No</p> <p>SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform proposals and that proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study.</p>
<p>5) What further work is required?</p>	<p>Yes</p>

Site Ref	Site Name	Proposed Use
SH38	Dudley Road East	Housing
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes, b) What type of heritage asset?</p> <p>c) What is the proximity?</p>	<p>Yes X No</p> <p>Discovery of Bronze Age socketed axe, off Brades Road. Found 1979 during construction work for Securicor depot off Brades Road. Brades Cottages. Birmingham Canal, Old Main Line</p> <p>The site of the Bronze Age axe is 65m from the site. Brades Cottages are 100m from the site. The canal is adjacent to the site.</p>	
<p>2a) What is the significance of the asset?</p>	<p>The Bronze Age axe was found 1979 during construction work for Securicor depot off Brades Road. Brades Cottages - early 19th Century. A rare survival of a pre-1850 house in this borough. The canal is shown on tithe map of 1845 and survey of 1884-6. Largely built in 1821 to replace earlier line.</p>	

<p>b) Will the proposed development have any impact on the significance? Please explain.</p>	<p>It is unlikely that “urban” development will impact on the setting of the heritage assets.</p>
<p>3a) Are there mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>None required <input checked="" type="checkbox"/> X</p> <p>Mitigation possible <input type="checkbox"/></p> <p>No mitigation possible <input type="checkbox"/></p> <p>Not applicable.</p> <p>Not applicable</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes <input type="checkbox"/> No X</p> <p>Not applicable</p> <p>SLP Policy SNE6 requires that development must demonstrate that it will not adversely affect the structural integrity of canal infrastructure. Protect and enhance its special historic, architectural, archaeological, and cultural significance and its setting, including the potential to record, preserve and restore such features.</p> <p>SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform proposals and that proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study.</p>
<p>5) What further work is required?</p>	<p>No</p>

Site Ref	Site Name	Proposed Use
SH4	Lower High Street (Station hotel & Dunns Site)	Housing
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes, b) What type of heritage asset?</p> <p>c) What is the proximity?</p>	<p>Yes <input checked="" type="checkbox"/> No</p> <p>Discovery of Bronze Age socketed axe, off Brades Road. Found 1979 during construction work for Securicor depot off Brades Road. Brades Cottages. Birmingham Canal, Old Main Line</p> <p>The site of the Bronze Age axe is 65m from the site. Brades Cottages are 100m from the site. The canal is adjacent to the site.</p>	
<p>2a) What is the significance of the asset?</p> <p>b) Will the proposed development have any impact on the significance? Please explain.</p>	<p>The Bronze Age axe was found 1979 during construction work for Securicor depot off Brades Road. Brades Cottages - early 19th Century. A rare survival of a pre-1850 house in this borough. The canal is shown on tithe map of 1845 and survey of 1884-6. Largely built in 1821 to replace earlier line.</p> <p>It is unlikely that “urban” development will impact on the setting of the heritage assets.</p>	
3a) Are there mitigation	None required	X

<p>measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>Mitigation possible <input type="checkbox"/></p> <p>No mitigation possible <input type="checkbox"/></p> <p>Not applicable.</p> <p>Not applicable</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes <input type="checkbox"/> No X</p> <p>Not applicable</p> <p>SLP Policy SNE6 requires that development must demonstrate that it will not adversely affect the structural integrity of canal infrastructure. Protect and enhance its special historic, architectural, archaeological, and cultural significance and its setting, including the potential to record, preserve and restore such features.</p> <p>SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform proposals and that proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study.</p>
<p>5) What further work is required?</p>	<p>No</p>

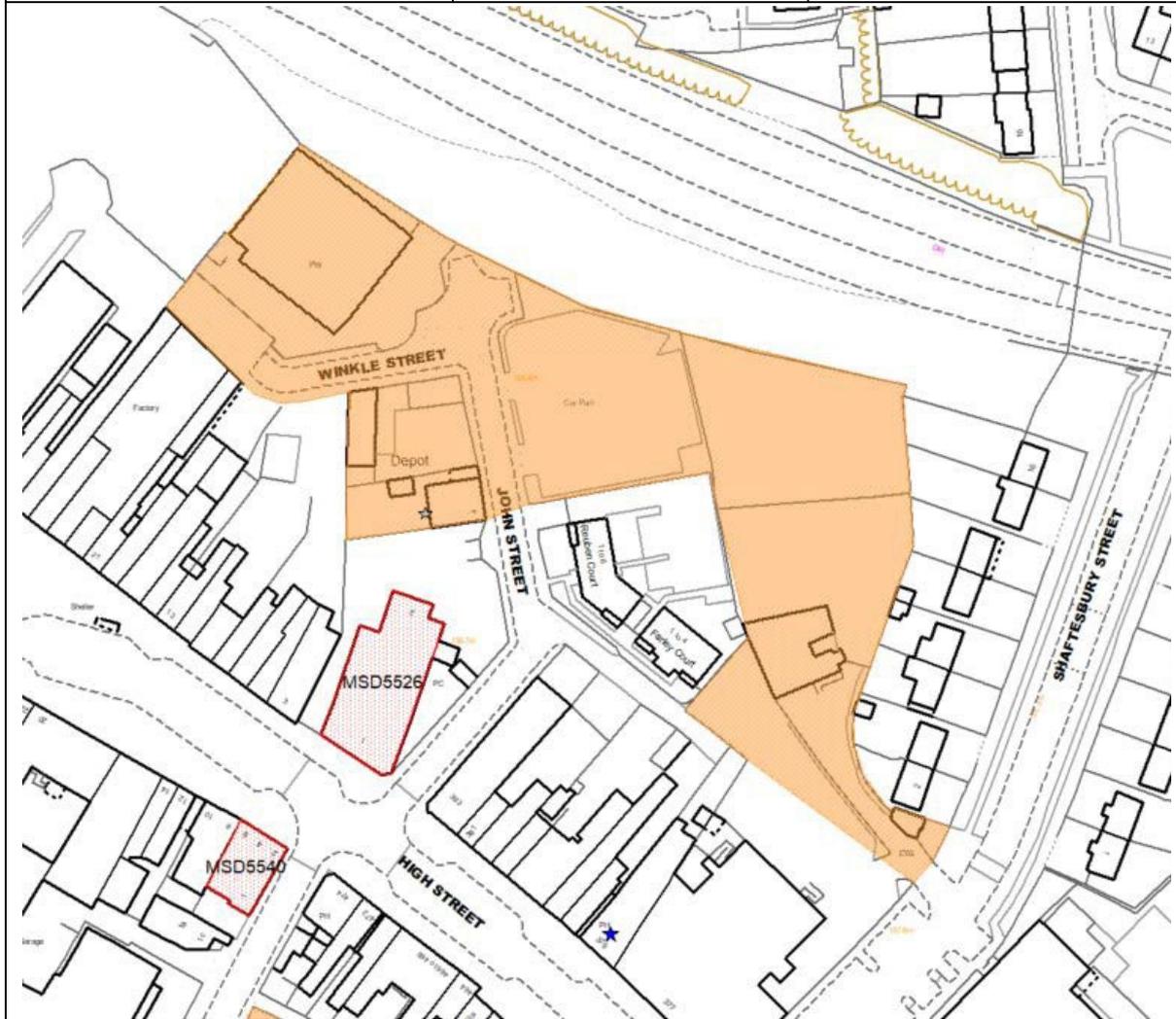
Site Ref	Site Name	Proposed Use
SH43	Land off Tanhouse Avenue, Great Barr	Housing



<p>1a) Is the site in proximity to heritage assets?</p>	<p>Yes <input checked="" type="checkbox"/> No</p>
<p>If yes, b) What type of heritage asset?</p>	<p>Three Air Raid Shelters Site of Tanhouse Farm</p>
<p>c) What is the proximity?</p>	<p>The Air Raid Shelters are located approximately 175m from the site. The site of Tanhouse Farm is approximately 100m from the site.</p>

<p>2a) What is the significance of the asset?</p> <p>b) Will the proposed development have any impact on the significance? Please explain.</p>	<p>Three underground air raid shelters to E, N & W of Hamstead school; Hamstead. All three are covered by large grassy mounds and have metal man hole covers over visible shafts. Seem to be constructed of concrete/brick. Given that they are situated to the north east of the site and are over 170m from the site, there is unlikely to be an significance to the development of the Tanhouse Avenue site.</p> <p>The site of Tanhouse Farm is now covered by a housing development, so it is considered that there is unlikely to be an significance with the development of the Tanhouse Avenue site.</p> <p>There would be no impact.</p>
<p>3a) Are there mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>None required <input checked="" type="checkbox"/> X</p> <p>Mitigation possible <input type="checkbox"/></p> <p>No mitigation possible <input type="checkbox"/></p> <p>Not applicable.</p> <p>Not applicable</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X</p> <p>Not applicable</p> <p>SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform proposals and that proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study.</p>
<p>5) What further work is required?</p>	<p>No</p>

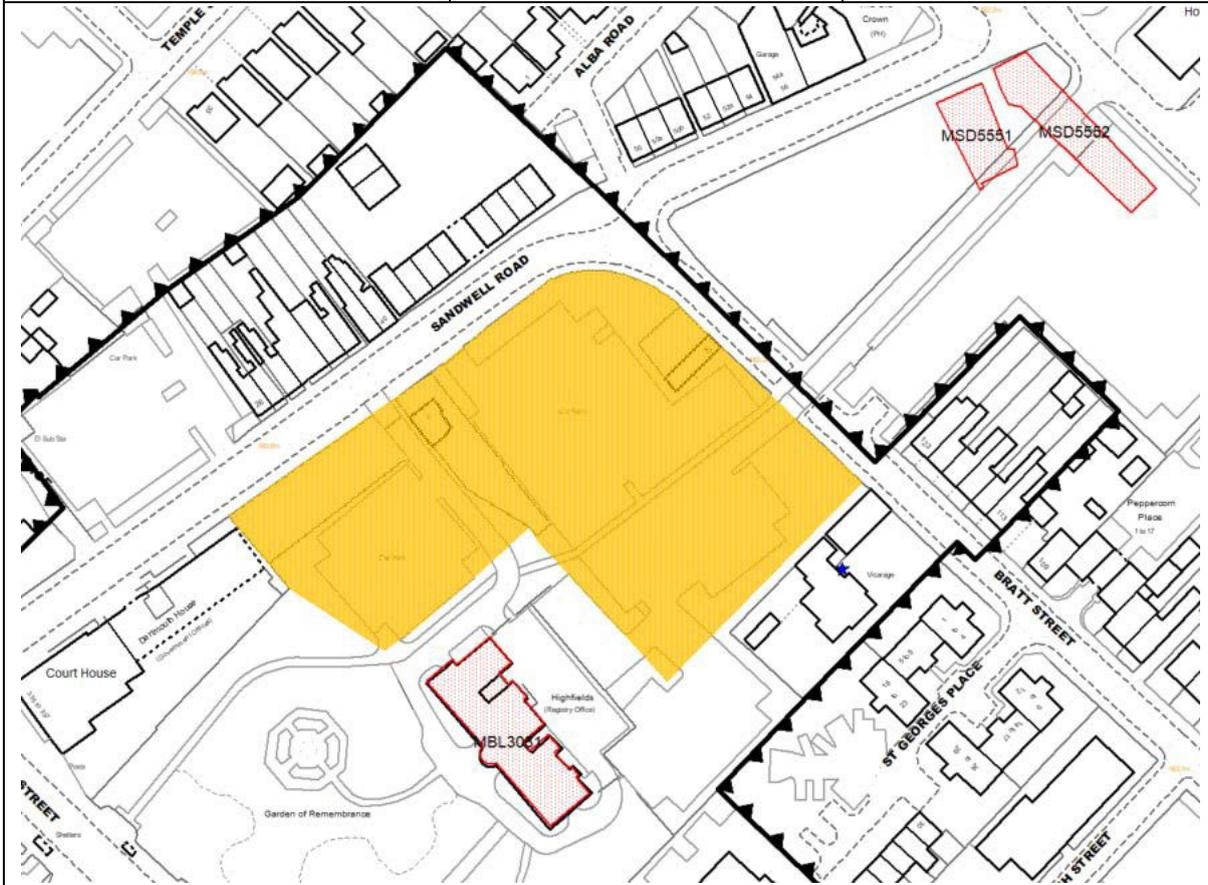
Site Ref	Site Name	Proposed Use
SH49	John Street, Greets Green	Housing



<p>1a) Is the site in proximity to heritage assets?</p>	<p>Yes X No</p>
<p>If yes, b) What type of heritage asset?</p>	<p>Marksman Pub, Carter's Green Beehive Building, Carter's Green</p>
<p>c) What is the proximity?</p>	<p>The Marksman Pub is approximately 10m from the site. The Beehive Building is approximately 65m from the site</p>
<p>2a) What is the significance of the asset?</p>	<p>The Marksman Pub was considered for local list but was rejected. It appears to be devoid of significant architectural features and of no historical significance and is therefore not recommended to be placed on the local list.</p>

<p>b) Will the proposed development have any impact on the significance? Please explain.</p>	<p>The Beehive Building is unlikely to be of an historical significance and will be unaffected by development of the site.</p> <p>There would be no impact.</p>
<p>3a) Are there mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>None required <input checked="" type="checkbox"/> X</p> <p>Mitigation possible <input type="checkbox"/></p> <p>No mitigation possible <input type="checkbox"/></p> <p>Not applicable.</p> <p>Not applicable</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X</p> <p>Not applicable</p> <p>SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform proposals and that proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study.</p>
<p>5) What further work is required?</p>	<p>No</p>

Site Ref	Site Name	Proposed Use
SH51	Providence Place/Bratt Street, West Bromwich	Housing



<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p> <p>c) What is the proximity?</p>	<p>Yes <input checked="" type="checkbox"/> No</p> <p>Highfields, High Street, West Bromwich – Grade II Listed Building. Site of Providence Chapel, Sandwell Road, West Bromwich Site of Providence Chapel Burial Ground, Sandwell Road, West Bromwich. High Street, West Bromwich Conservation Area.</p> <p>Highfields is situated approximately 10m from the site. Providence Chapel is situated approximately 75m from the site. Providence Chapel Burial Ground is situated approximately 90m from the site. Highfields is situated within the Conservation Area.</p>
<p>2a) What is the significance of the asset?</p>	<p>As Highfields is situated so close to the development, it is likely that it would have a high significance on any future development of the site. Providence Chapel was demolished following its purchase by the West Bromwich Corporation in the</p>

<p>b) Will the proposed development have any impact on the significance? Please explain.</p>	<p>1950's. Therefore there would unlikely be any significance of the chapel on the development of the site.</p> <p>At Providence Chapel Burial Ground it has been estimated, following the recent archaeological evaluation of the site that there is in excess of 168 grave-cuts and at least two multi-burial tombs. It is assumed all of which are intact, only one grave has been opened to establish depth and quality of remains. It is unlikely that it would significantly impact on the development of the site.</p> <p>The conservation area will have a significant impact on the development.</p> <p>As the development is situated close to Highfields and within the conservation area, it could have a significant impact on the setting of the listed building and conservation area, therefore this would have to be considered in the layout and design of any future development proposal.</p> <p>There will be no significant impact on the chapel and burial ground.</p>
<p>3a) Are there mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>None required</p> <p>Mitigation possible <input checked="" type="checkbox"/></p> <p>No mitigation possible <input type="checkbox"/></p> <p>Any future development of the site would have to take account of policies relating to the historic environment and urban design and the guidance set out in them.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes <input checked="" type="checkbox"/> No</p> <p>SLP Policy SHE1 – Listed Buildings and Conservation Areas requires that new developments that may impact on Listed buildings and conservation areas should be accompanied by an Assessment of Significance and or a Heritage Impact Assessment. This should set out clearly the significance of the heritage asset and any contribution made by its setting.</p> <p>SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform</p>

	proposals and that proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study.
5) What further work is required?	There is the potential

Site Ref	Site Name	Proposed Use
SM5	Cultural Quarter, West Bromwich	Mixed Use



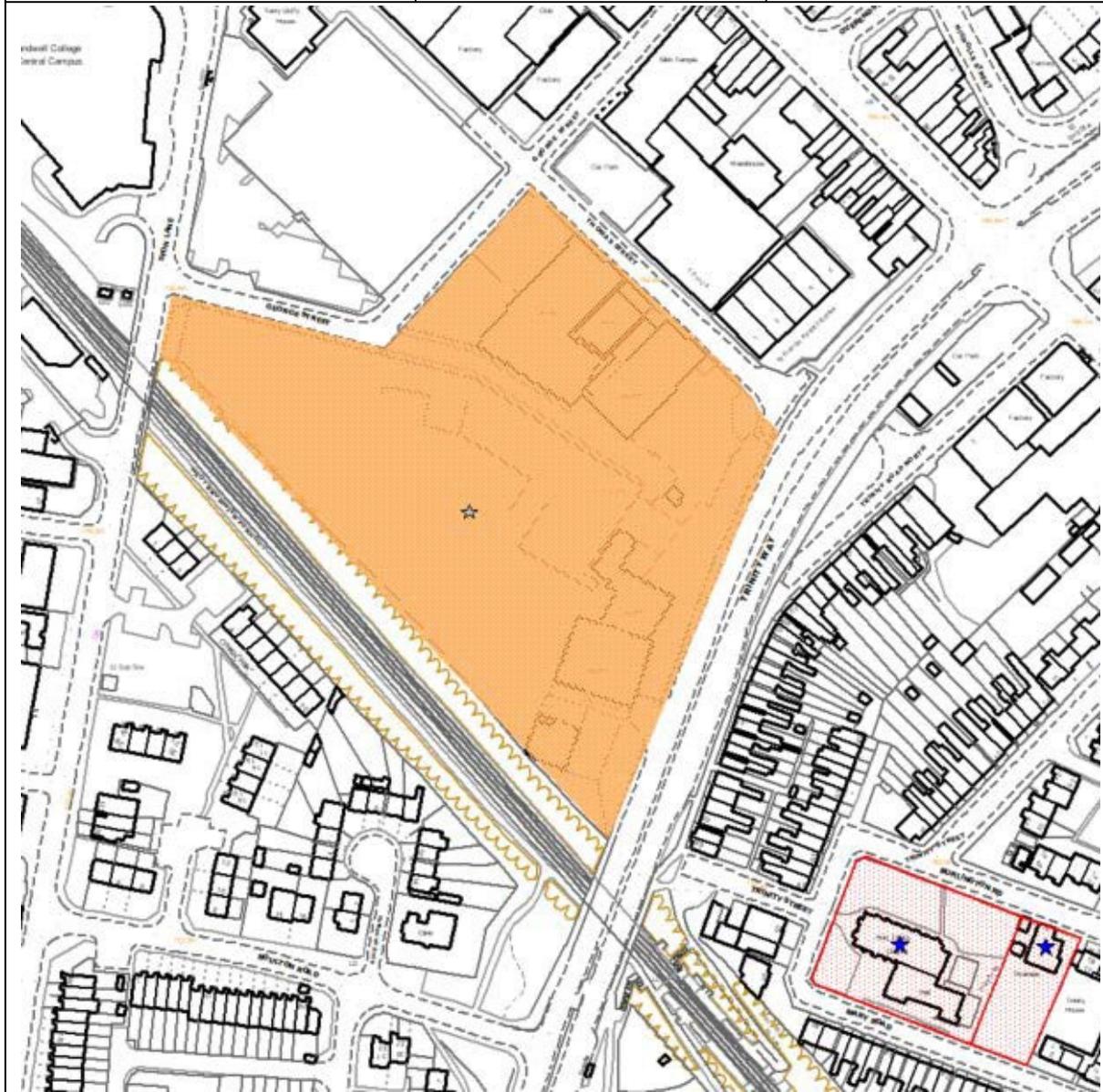
<p>1a) Is the site in proximity to heritage assets?</p>	<p>Yes <input checked="" type="checkbox"/> No</p>
<p>If yes, b) What type of heritage asset?</p>	<p>Town Hall – Grade II Listed Building Central Public Library – Grade II Listed Building Pair of K6 Telephone Kiosks outside library and town hall Law Courts – Grade II Listed Building High Street, West Bromwich Conservation Area Ryland Memorial School of Art – Grade II Listed Building 319 (Harford Kingham), High Street, West Bromwich – Grade II List Building 315-317 (Millerchips), High Street, West Bromwich – Grade II Listed Building The Old Post Office, High Street, West Bromwich – Locally Listed</p>

<p>c) What is the proximity?</p>	<p>West Bromwich Building Society, 321 High Street, West Bromwich – Locally Listed Barclays Bank, 313 High Street, West Bromwich West Bromwich Institute, Lodge Road – Locally Listed Building Masonic Hall, Edward Street, West Bromwich – Locally Listed Building Gala Baths, Lodge Road, West Bromwich High Street, West Bromwich Conservation Area</p> <p>Town Hall, Central Public Library, Pair of K6 Telephone Kiosks, Law Courts are all within the site. The other historical assets are within approximately 20m of the site. Half of the site is with the conservation area.</p>
<p>2a) What is the significance of the asset?</p> <p>b) Will the proposed development have any impact on the significance? Please explain.</p>	<p>Town Hall, Central Public Library, Pair of K6 Telephone Kiosks, Law Courts are all statutorily listed and are located within the site boundary.</p> <p>The site is within/within the setting of the High Street West Bromwich Conservation Area</p> <p>Several non-designated heritage assets are situated close to the site are of lesser significance. There are multiple designated and non-designated heritage assets that may be affected by development in this location. Clearly new development should be carefully designed to be cognisant of these.</p>
<p>3a) Are there mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>None required Mitigation possible X No mitigation possible</p> <p>Restoration work is currently taking place on the Town Hall and Library. The works are intended to 'future-proof' these council-owned heritage buildings and to provide them with new community uses. This is clearly in the interests of the ongoing conservation of the heritage assets and carried out in accordance with local plan regeneration and design policies.</p> <p>Not applicable</p>

<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>SLP Policy SHE1 – Listed Buildings and Conservation Areas requires that new developments that may impact on Listed buildings and conservation areas should be accompanied by an Assessment of Significance and or a Heritage Impact Assessment. This should set out clearly the significance of the heritage asset and any contribution made by its setting.</p> <p>SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform proposals and that proposals have been</p>
<p>5) What further work is required?</p>	<p>Potentially</p>



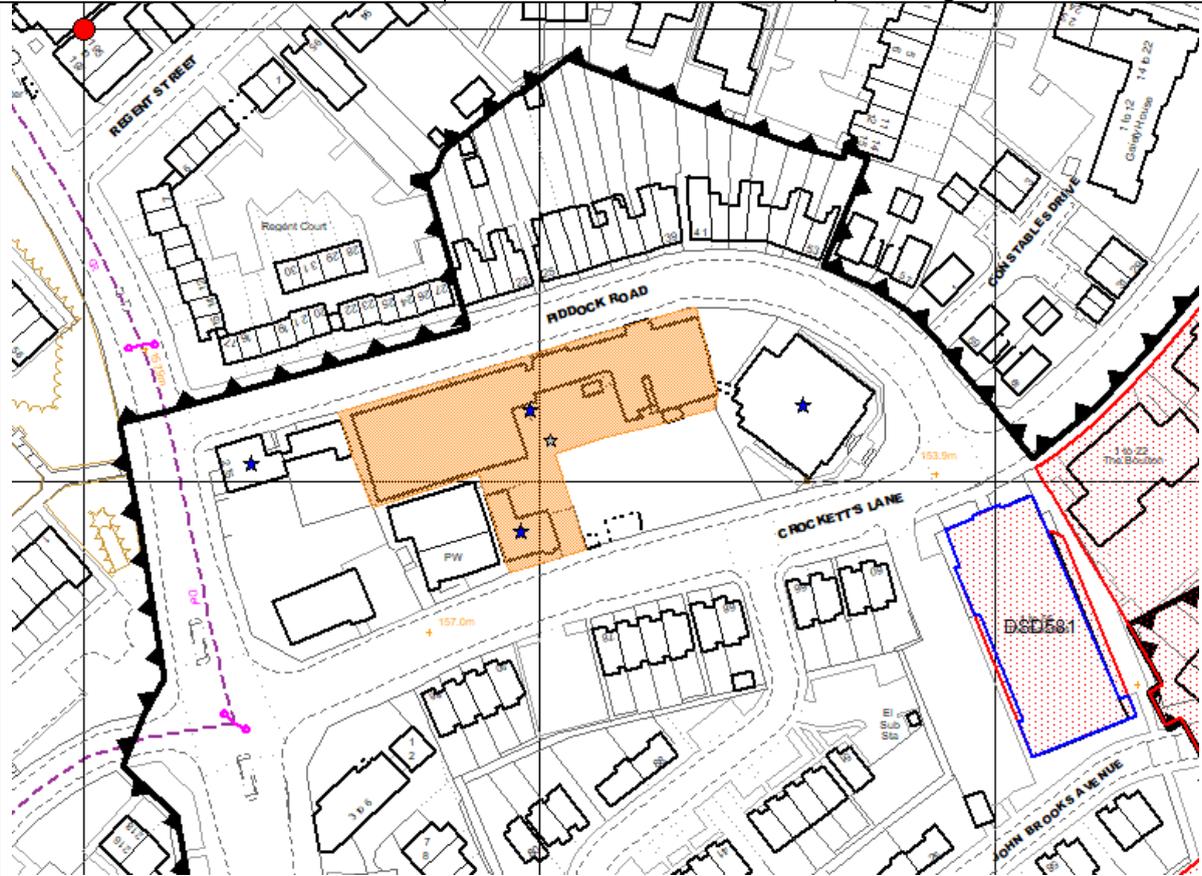
ite Ref	Site Name	Proposed Use
SM8	George Street Living, West Bromwich	Mixed Use



<p>1a) Is the site in proximity to heritage assets?</p>	<p>Yes X No</p>
<p>If yes, b) What type of heritage asset?</p>	<p>Holy Trinity Church, Trinity Street, West Bromwich – Locally Listed Building Holy Trinity Vicarage, Burlington Road, West Bromwich – Locally Listed Building</p>
<p>c) What is the proximity?</p>	<p>Both buildings are located approximately 100m from the site.</p>
<p>2a) What is the significance of the asset?</p>	<p>Both are locally listed buildings, which are separated from the site by a dual carriage way and residential</p>

<p>b) Will the proposed development have any impact on the significance? Please explain.</p>	<p>properties, so are highly unlikely to have a high significance to the site.</p> <p>There would be no impact.</p>
<p>3a) Are there mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>None required <input checked="" type="checkbox"/> X</p> <p>Mitigation possible <input type="checkbox"/></p> <p>No mitigation possible <input type="checkbox"/></p> <p>Not applicable.</p> <p>Not applicable</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X</p> <p>Not applicable</p> <p>SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform proposals and that proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study.</p>
<p>5) What further work is required?</p>	<p>No</p>

Site Ref	Site Name	Proposed Use
	Smethwick Police Station	Housing



1a) Is the site in proximity to heritage assets?

Yes No

If yes,
b) What type of heritage asset?

The Police Station is a locally listed building. A long two storey building of red machine-made brick and stone decoration and dated to 1906 and with distinct similarities to other local works by Frederick Gill, such as Sandwell College nearby.

The Smethwick Law Courts, Paddock Road, Smethwick is a local listed building. The Law Courts were built in 1931 in a typical inter-war debased brick-faced neo-Georgian style.

Smethwick Technical School, Crocketts Lane, Smethwick – Grade II Listed Building. Former Technical School, now Sandwell College building. 1908-10. Frederick J. Gill, Smethwick Borough Architect for Smethwick Education Committee. Red brick with stone plinths, banding, window and entrance bay dressings.

Crocketts Lane Infant School, Crocketts Lane, Smethwick - This was built as part of the large Central School complex that included infant, junior and higher grade schools on the same expanding campus.

<p>c) What is the proximity?</p>	<p>Settlement, Smethwick - Name is Anglo-Saxon, meaning 'dwelling of the smith'. Domesday Manor of smedwich.</p> <p>Victoria Park - Established by Smethwick Council in 1887. Opened in 1889. Extended to north in 1894.</p> <p>Crocketts Lane Conservation Area, Smethwick. The Crocketts Lane Conservation Area includes the Law Courts, Police Station and College Buildings in Crocketts Lane and extends south to take in the boundaries of Victoria Park, the Smethwick Council House ending at the junction of the High Street with Edgbaston Road.</p> <p>The site is situated within the conservation area and situated within a 150m of the historic assets.</p>
<p>2a) What is the significance of the asset?</p> <p>b) Will the proposed development have any impact on the significance? Please explain.</p>	<p>There is one Grade II Listed Building and the Locally Listed Building within close proximity to the proposed development site.</p> <p>The proposed redevelopment of the site for residential would have to take account of the setting of the Grade II Listed Building.</p> <p>As the site is situated in an area that has been identified on the HER as being part of the historic Smethwick settlement and there could be the opportunity for ground investigation.</p>
<p>3a) Are there mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>None required</p> <p>Mitigation possible <input checked="" type="checkbox"/></p> <p>No mitigation possible <input type="checkbox"/></p> <p>Through the historic environment policies contained in the Local Plan.</p> <p>Not applicable</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

<p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>The development could improve the setting of the Grade II Listed Building.</p> <p>SLP Policy SHE1 – Listed Buildings and Conservation Areas requires that new developments that may impact on Listed buildings and conservation areas should be accompanied by an Assessment of Significance and or a Heritage Impact Assessment. This should set out clearly the significance of the heritage asset and any contribution made by its setting.</p> <p>SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform proposals and that proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study.</p>
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Site Ref	Site Name	Proposed Use
	Wednesbury Police Station	Housing
<p>1a) Is the site in proximity to heritage assets?</p>	<p>Yes <input checked="" type="checkbox"/> No</p>	
<p>If yes, b) What type of heritage asset?</p>	<p>Settlement, Wednesbury - The earliest settlement at Wednesbury may have been an Iron Age hillfort on Church Hill. The place name also suggests the existence of a pagan Anglo-Saxon temple dedicated to the god Woden, possibly again on Church Hill on the site now occupied by the church of St Bartholmew. Polygon for historic settlement area is approximate and created by eye from comparison of 1799 map of Wednesbury with 1st edition OS map.</p> <p>Land at Loxdale Street - Observation during construction works - 1.5m recent dumping, clinker etc over natural sand/clay. Possible buried ground surface immediately overlying natural loamy layer c15m thick.</p> <p>Site of Generating Station, Dudley Street – small brick building on corner of Dudley Street and Holyhead Road</p>	

<p>c) What is the proximity?</p>	<p>Richards Art Gallery and Museum, Holyhead Road, Wednesbury – Grade II Listed Building. Art gallery 1890 by Wood and Kendrick (foundation stone). Red brick and terra cotta. A symmetrical composition of two storeys, the upper storey blind, with two bays on each side of entrance.</p> <p>Wednesbury Town Hall – Locally Listed Building</p> <p>Former Adult Education Centre – Locally Listed Building</p> <p>Former Post Office – Locally Listed Building</p> <p>Former Baptist Chapel, Holyhead Road – Locally Listed Building, Baptist chapel shown on 1st edition OS map.</p> <p>All heritage assets are within 150m of the proposed development site.</p>
<p>2a) What is the significance of the asset?</p> <p>b) Will the proposed development have any impact on the significance? Please explain.</p>	<p>There is one Grade II Listed Building and four Locally Listed Building within close proximity to the proposed development site.</p> <p>The proposed redevelopment of the site for residential would have to take account of the setting of the Grade II Listed Building.</p> <p>As the site is situated in an area that has been identified on the HER as being part of the historic Wednesbury settlement and there could be the opportunity for ground investigation.</p>
<p>3a) Are there mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>None required</p> <p>Mitigation possible <input checked="" type="checkbox"/> X</p> <p>No mitigation possible <input type="checkbox"/></p> <p>Through the historic environment policies contained in the Local Plan.</p> <p>Not applicable</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes <input checked="" type="checkbox"/> X No <input type="checkbox"/></p> <p>The development could improve the setting of the Grade II Listed Building.</p> <p>SLP Policy SHE1 – Listed Buildings and Conservation</p>

	<p>Areas requires that new developments that may impact on Listed buildings and conservation areas should be accompanied by an Assessment of Significance and or a Heritage Impact Assessment. This should set out clearly the significance of the heritage asset and any contribution made by its setting.</p> <p>SLP Policy SHE2 – Development in the Historic Environment requires that new development that impacts on the historic environment should demonstrate that they have been fully assessed and used to inform proposals and that proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study.</p>
<p>5) What further work is required?</p>	<p>If a planning application was to be submitted in the future, the application would have to under a historical assessment of the site.</p>

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APPENDIX B: Light Touch Heritage Impact Assessments for allocations in the Sandwell Local Plan

Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
SEC3 – 132 – Former Corus Premises, Bloomfield Road, Tipton	Employment	Former Corus Steelworks (site of), Bloomfield Road, Tipton - It is possible that the Bloomfield Ironworks were built on the site of a medieval iron-working mill. This mill was associated with Robert de Blomere (Tipton Parish Records) and if so would be one of the earliest iron-working mills in the Borough.	The site of the former steel works has been recently developed as housing. The site of the employment allocation formed part of the steel works. There are existing industrial buildings on the site and it is unlikely that there will be further development.

Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
SEC1-3 - Junction Two, Oldbury	Employment	The Sandwell HER shows that there are no heritage assets on site. The nearest HER record – site of the former Springfield Colliery is situated 200m away from the site and located south of the M5 Motorway. It is considered that the proposed development would be unlikely to have an impact on the (limited) significance of moment given the nature of the asset and its setting adjacent to the motorway.	N/A

Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
SH17 - Land adj to Droicon Estate, Portway Road, Rowley Regis	Housing	Quarry, west side of Portway Hill, reflect an inlier of basalt which has been quarried since the mid C19.	The site of the former quarry is a long standing housing allocation in the local plan, therefore the development of the Droicon Estate would unlikely have any significant impact on the quarry.

Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
192 Dudley Road, Oldbury	Housing	<p>Brades Cottages (No 8 & 9) Brades Lane, Oldbury. Are shown on OS map as Brades Cottages. Cottage, c1820-30. They are of Colourwashed brick; double-gabled Welsh slate roof; brick stack. Double-depth plan and one storey;</p>	<p>The cottages were former listed building, but were delisted in 1997 and No.9 has been demolished.</p>

Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
SEC1 – 2 – British Gas, Land off Dudley Road, Oldbury	Employment	Birmingham canal, Old Main Line: Brades Hall Junction to Titford Locks - Shown on the map of 1845 and 1st edition survey of 1884-6. Largely built in 1821 to replace earlier line (SMR 13157) although parts of northern and southern ends still survive from original 1770 line. Still survives.	Due to the location of the site and the proximity of the old canal, it is unlikely that the development of the site would significantly impact on the old canal. There is 20 th century development between the development site and the canal, therefore development of the site is considered to have no impact on the canal setting.

Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
SEC1 – 4 – Roway Lane, Oldbury	Employment	Former sewage treatment works, Roway Lane. Sewage works shown on OS 1st to 4th edition maps (map 68.13; survey dates 1884, 1904, 1916, 1938. Marked as 'Sewage Works (Oldbury Corporation)' on 2nd to 4th edition maps. No longer survives.	As the site of the former sewage treatment works, which no longer survives. Therefore, the development of the site would unlikely have a significant impact on the heritage asset.

Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
SH40 - Langley Swimming Centre, Vicarage Road, Oldbury	Housing	None	N/A

Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
SH42 - Forge Public House, junction Franchise Street and Beebee Road	Housing	None	N/A

Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
SH44 – Wyndmill Crescent, West Bromwich	Housing	The first Edition of the OS map shows Bustleholm Farm located in the area of Bustleholm.	The site of the farm has been developed, there is unlikely to be an significant impact on the site of the farm.

Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
SH52 – Overend Street, West Bromwich	Housing	No heritage assets in close proximity	N/A

Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
SM2 – Lion Farm	Mixed Used	<p>Find spot of a Neolithic Axe on this area of grass in Oldbury. This was a former brick yard/works and extraction was taking place in the area of the discovered axe.</p> <p>Newbury Lane Colliery tips and workshops appears on the first OS Map surveyed in 1881.</p> <p>Churchbridge Colliery – shafts, tramways and tips are shown on the first edition of the OS Map, surveyed in 1881.</p> <p>Top End Pit shafts, buildings and tips shown on the first edition of the OS Map 1881.</p> <p>Titford Canal – filled in canal.</p>	It is unlikely that there would be major impact on the heritage assets due to the nature of the assets.

Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
SM3 – Evans Halshaw car showroom	Mixed Used	<p>Farley Clock Tower, Carters Green, West Bromwich – Grade II Listed Building. Clock tower built in 1897 by Edward Pincher with relief panels by Albert Hopkins. Red brick and terra cotta. Square plan.</p> <p>St Andrews Church, Dudley Street, Guns Village.</p> <p>The A.B.C. Cinema, Carter's Green, closed in 1968.</p>	Any development of the site should give regards to the setting of the Farley Clock Tower

Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
SM4 – Army Reserve, Carters Green	Mixed Used	<p>Farley Clock Tower, Carters Green, West Bromwich – Grade II Listed Building. Clock tower built in 1897 by Edward Pincher with relief panels by Albert Hopkins. Red brick and terra cotta. Square plan.</p> <p>St Andrews Church, Dudley Street, Guns Village.</p> <p>The A.B.C. Cinema, Carter's Green, closed in 1968.</p>	Any development of the site should give regards to the set of the Farley Clock Tower

Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
SM6 – Queens Square Living, West Bromwich	Mixed Used	<p>Queen's Cinema - One of the first cinemas in West Bromwich was opened in 1910: the Queen's, Queen Street. The Queen's was demolished in 1969.</p> <p>Bennett's Theatre, Queen Street, a music hall, was open by 1869. It was designed to serve also as a Volunteers' drill hall and soon after was being used solely for that purpose. It later became a Salvation Army barracks and in 1903 the first factory of the Manifold Printing Co.</p> <p>Royal Chemical Works, High Street, West Bromwich - Royal Chemical Works was HQ to a company owned and run by Robert Spear Hudson, inventor of Hudson's Dry Soap Powder that was later taken over by Lever (Unilever).</p> <p>Land at Walsall Street - A watching brief undertaken by M Hodder for Sandwell M.B.C. at Walsall St. w Bromwich, revealed two large cylindrical cast iron vats and a series of interconnecting brick</p>	The heritage assets identified have all been demolished or redeveloped. The proposed development of the site would unlikely have a significant impact.

		<p>cellars with some iron roof supports. Size of brick suggests C19 date. This is a documented brewery site. Recorded on 28/07/198</p> <p>The High Street, West Bromwich Conservation Area boundary is adjacent to the proposed development site</p>	
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Site reference and Name	Proposed Use	Heritage Potential	How can any impact on significance be mitigated
SM7 – West Bromwich Central	Mixed Used	<p>Queen's Cinema - One of the first cinemas in West Bromwich was opened in 1910: the Queen's, Queen Street. The Queen's was demolished in 1969.</p> <p>Bennett's Theatre, Queen Street, a music hall, was open by 1869. It was designed to serve also as a Volunteers' drill hall and soon after was being used solely for that purpose. It later became a Salvation Army barracks and in 1903 the first factory of the Manifold Printing Co.</p> <p>Royal Chemical Works, High Street, West Bromwich - Royal Chemical Works was HQ to a company owned and run by Robert Spear Hudson, inventor of Hudson's Dry Soap Powder that was later taken over by Lever (Unilever).</p> <p>Land at Walsall Street - A watching brief undertaken by M Hodder for Sandwell M.B.C. at Walsall St. w Bromwich, revealed two large cylindrical cast iron vats and a series of interconnecting brick</p>	The heritage assets identified have all been demolished or redeveloped. The proposed development of the site would unlikely have a significant impact.

		<p>cellars with some iron roof supports. Size of brick suggests C19 date. This is a documented brewery site. Recorded on 28/07/198</p> <p>The High Street, West Bromwich Conservation Area boundary is adjacent to the proposed development site</p>	
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Appendix C: Sandwell Historic Environment Map

