

Site Known as	183: Tippet Green Golf Course		
Site Address	Rowley Regis Golf Course, Rowley Regis, B65 9EJ		
Ward	Rowley	Call for Site Ref	
Site Area (ha)	10.3	Capacity proposed in Call for Sites submission	250 homes
Land Type	Greenfield	Site Assessment Reference	
Background / Context			
Current uses (list)	Outdoor Sports Facility - Golf Club unaffiliated with England Golf		
Surrounding land uses	22-bay driving range Residential Employment		
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)	BCP Policy ENV1 – About 3.22ha of the northern part of the site is within a Site of Local Importance for Nature Conservation (SLINC) designation.		
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		
Topography	The site is mainly uniform and slopes upwards 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	The site contains some mature trees. Development is possible without harm to relevant trees or subject to sufficient mitigation	
Biodiversity or Geodiversity on site or significantly affecting boundaries	Part of the site is within Alsopp's Hill which is designated as a Site of Local Importance for Nature Conservation (SLINC). Limited development possible without harm to habitat of SLINC value or subject to sufficient mitigation	
Heritage Assets on site or significantly affecting boundaries	N/A	
Visual Amenity and Character of the Area	Limited development possible without harming visual amenity / local character or subject to sufficient mitigation	
Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)	N/A – site not within Flood Zone 2 or 3.	
Ground Contamination	Part of the site was a former landfill area. Also, the site lies on a Secondary A and B groundwater aquifer. This can be addressed through appropriate remediation.	
Ground stability	No known ground stability problems	
Air Quality impact of adjoining uses	Employment uses adjoining the site, proximity to Portway Road and an extensive former dolerite quarry (Edwin Richards Quarry)	
Noise impact of adjoining uses	Employment uses adjoining the site, proximity to Portway Road and an extensive former dolerite quarry (Edwin Richards Quarry)	
Mineral Extraction and Mineral Resource Areas	Site is in close proximity to an extensive former dolerite quarry which is being used as landfill site.	
Mineral Infrastructure and Brickworks	N/A	
Waste Infrastructure	N/A	
Other Environmental (specify)	Part of the site is a golf course.	
Economic		
Employment Development Opportunities	The site is not considered appropriate for employment use given the predominantly residential environment	
Employment Land	The site is considered appropriate for residential use given the predominantly residential environment	
Delivery / Phasing (taken from Delivery Study where referenced)	Part of the site is occupied by the Rowley Regis Golf Club and there are some constraints such as ground contamination which need to be mitigated. However, delivery could be achieved within the plan period.	
Viability (taken from Viability Study where referenced)	The site could be viable for residential development within the plan period	
Availability of utilities – electricity, gas, water, sewage treatment	Existing	

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)		Existing site access from Tippity Green.				
Impact on the wider road network		New residential properties would create additional impact on the road network given that this site is vacant. However, this can be adequately mitigated				
Other Economic (specify)		None				
Social						
Primary School		PT 15 mins		Strategic Centre / Employment Area	PED 20 mins PT 20 mins	
		PED 20 mins				
Secondary School		PED 20 mins		Centre / Foodstore	PT 10 mins	
GP / Health Centre / Walk in centre		PT 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		Part of the site is within a SLINC designation.				
Connections to local cycle route networks		Nearest cycle route along Dudley Canal towpath over 1km to the west.				
Public Open Space (ha’s and type)		N/A				
Loss of Playing Field / Sports Pitches (ha’s / number and type of pitches)		Development will lead to the loss of the Rowley Regis Golf Club. However, golf does not fall within the definition of a playing pitch under the 2015 ‘Town and Country Planning (Development Management Procedure) (England) Order.				
Other Social (specify)		Part of the site is a golf course unaffiliated with England Golf				
Any character constraints on density (list)		As above				
Opportunities						
There is an opportunity to introduce about 250 new houses in a predominantly residential area. The site is well connected to local schools and services. Although development may negatively impact the SLINC designation, opportunities exist to enhance the and the SLINC as well as the adjoining driving range as part of the development.						
Sustainability Appraisal						
The Sustainability Appraisal assessed the site as having neutral impacts for objectives 1 and 11; minor negative impacts for objectives 3, 4, 5, 8 and 12; major negative impact for objective 7; major positive impacts for objective 10; minor positive impacts for objectives 6, 9, 13 and 14 and uncertain impact for objectives 2.						
Conclusion						

The site was submitted by the developer during the Reg 19 consultation of the Draft SLP in response to housing shortfall. It coincides with a golf club unaffiliated with England Golf. Given that golf does not fall within the definition of a playing pitch under the 2015 'Town and Country Planning (Development Management Procedure) (England) Order, the proposal will not lead to the loss of a playing pitch. Part of the site is a historic landfill site. As such, appropriate remediation is required to address the potential environmental risk to groundwater, surface waters and human health. The site is considered appropriate for residential use; it is not considered appropriate for employment use given the predominantly residential environment. The site is too large to be appropriate for gypsy and traveller use.

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

