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|---|---|---|-----------|
| <b>Site Known as</b>  | <b>183: Tippet Green Golf Course</b>  |   |           |
| <b>Site Address</b>   | Rowley Regis Golf Course, Rowley Regis, B65 9EJ   |   |           |
| <b>Ward</b>   | Rowley  | <b>Call for Site Ref</b>                              |           |
| <b>Site Area (ha)</b>   | 10.3  | <b>Capacity proposed in Call for Sites submission</b> | 250 homes |
| <b>Land Type</b>  | Greenfield  | <b>Site Assessment Reference</b>                      |           |
| <b>Background / Context</b>   |   |   |           |
| <b>Current uses (list)</b>  | Outdoor Sports Facility - Golf Club unaffiliated with England Golf  |   |           |
| <b>Surrounding land uses</b>  | 22-bay driving range<br>Residential<br>Employment   |   |           |
| <b>Constraints</b>  |   |   |           |
| <b>Gateway Constraints (where affecting part of submitted site)</b>                     | <b>Name / Details</b>   | <b>Amount covered (ha's)</b>                          |           |
| <b>SSSI / SAC</b>   | N/A   |   |           |
| <b>Ancient Woodland / Veteran Trees</b>   | N/A   |   |           |
| <b>Local Nature Reserve</b>   | N/A   |   |           |
| <b>Site of Importance for Nature Conservation</b>                                       | N/A   |   |           |
| <b>Flood Risk Zone 3</b>  | N/A   |   |           |
| <b>Registered Park &amp; Garden</b>   | N/A   |   |           |
| <b>Scheduled Ancient Monument</b>   | N/A   |   |           |
| <b>HSE Consultation Zone 1</b>  | N/A   |   |           |
| <b>Operational Burial Ground</b>  | N/A   |   |           |
| <b>Common Land</b>  | N/A   |   |           |
| <b>Green Belt</b>   | N/A   |   |           |
| <b>Ancient Hedgerows</b>  | N/A   |   |           |
| <b>Strategic Open Space</b>   | N/A   |   |           |
| <b>Existing Policy Designations (list)</b>  | 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. |   |           |
| <b>Green Belt and Landscape Sensitivity Assessment</b>                                  |   |   |           |
| <b>Criteria</b>   | <b>Assessment</b>   | <b>Rating</b>   |           |
| <b>Green Belt Harm (B79 (a))</b>  | N/A   |   |           |
| <b>Landscape Sensitivity (BL23 / BL24)</b>  | N/A   |   |           |
| <b>Detailed assessment against environmental, economic and social criteria</b>          |   |   |           |
| <b>Criteria</b>   | <b>Assessment</b>   | <b>Rating</b>   |           |
| <b>Environmental</b>  |   |   |           |
| <b>Greenfield / Previously Developed Land</b>   | Greenfield  |   |           |
| <b>Topography</b>   | The site is mainly uniform and slopes upwards towards the south   |   |           |
| <b>Agricultural Land Quality using <a href="#">Magicmap</a> Landscape post-1988 map</b> | N/A   |   |           |

|  |   |  |
|--|---|--|
| <b>Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries</b>                        | The site contains some mature trees. Development is possible without harm to relevant trees or subject to sufficient mitigation   |  |
| <b>Biodiversity or Geodiversity on site or significantly affecting boundaries</b>  | 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 |  |
| <b>Heritage Assets on site or significantly affecting boundaries</b>   | N/A   |  |
| <b>Visual Amenity and Character of the Area</b>  | Limited development possible without harming visual amenity / local character or subject to sufficient mitigation   |  |
| <b>Flood risk, drainage and ground water (refer to flood consultees where drainage issues, in flood zone 2 or over 1 ha)</b> | N/A – site not within Flood Zone 2 or 3.  |  |
| <b>Ground Contamination</b>  | 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.   |  |
| <b>Ground stability</b>  | No known ground stability problems  |  |
| <b>Air Quality impact of adjoining uses</b>  | Employment uses adjoining the site, proximity to Portway Road and an extensive former dolerite quarry (Edwin Richards Quarry)   |  |
| <b>Noise impact of adjoining uses</b>  | Employment uses adjoining the site, proximity to Portway Road and an extensive former dolerite quarry (Edwin Richards Quarry)   |  |
| <b>Mineral Extraction and Mineral Resource Areas</b>   | Site is in close proximity to an extensive former dolerite quarry which is being used as landfill site.   |  |
| <b>Mineral Infrastructure and Brickworks</b>   | N/A   |  |
| <b>Waste Infrastructure</b>  | N/A   |  |
| <b>Other Environmental (specify)</b>   | Part of the site is a golf course.  |  |
| <b>Economic</b>  |   |  |
| <b>Employment Development Opportunities</b>  | The site is not considered appropriate for employment use given the predominantly residential environment   |  |
| <b>Employment Land</b>   | The site is considered appropriate for residential use given the predominantly residential environment  |  |
| <b>Delivery / Phasing (taken from Delivery Study where referenced)</b>   | 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.                      |  |
| <b>Viability (taken from Viability Study where referenced)</b>   | The site could be viable for residential development within the plan period   |  |
| <b>Availability of utilities – electricity, gas, water, sewage treatment</b>   | 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<br>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 |
|--|---------|------------|-----------------|
|  |         |            |                 |

