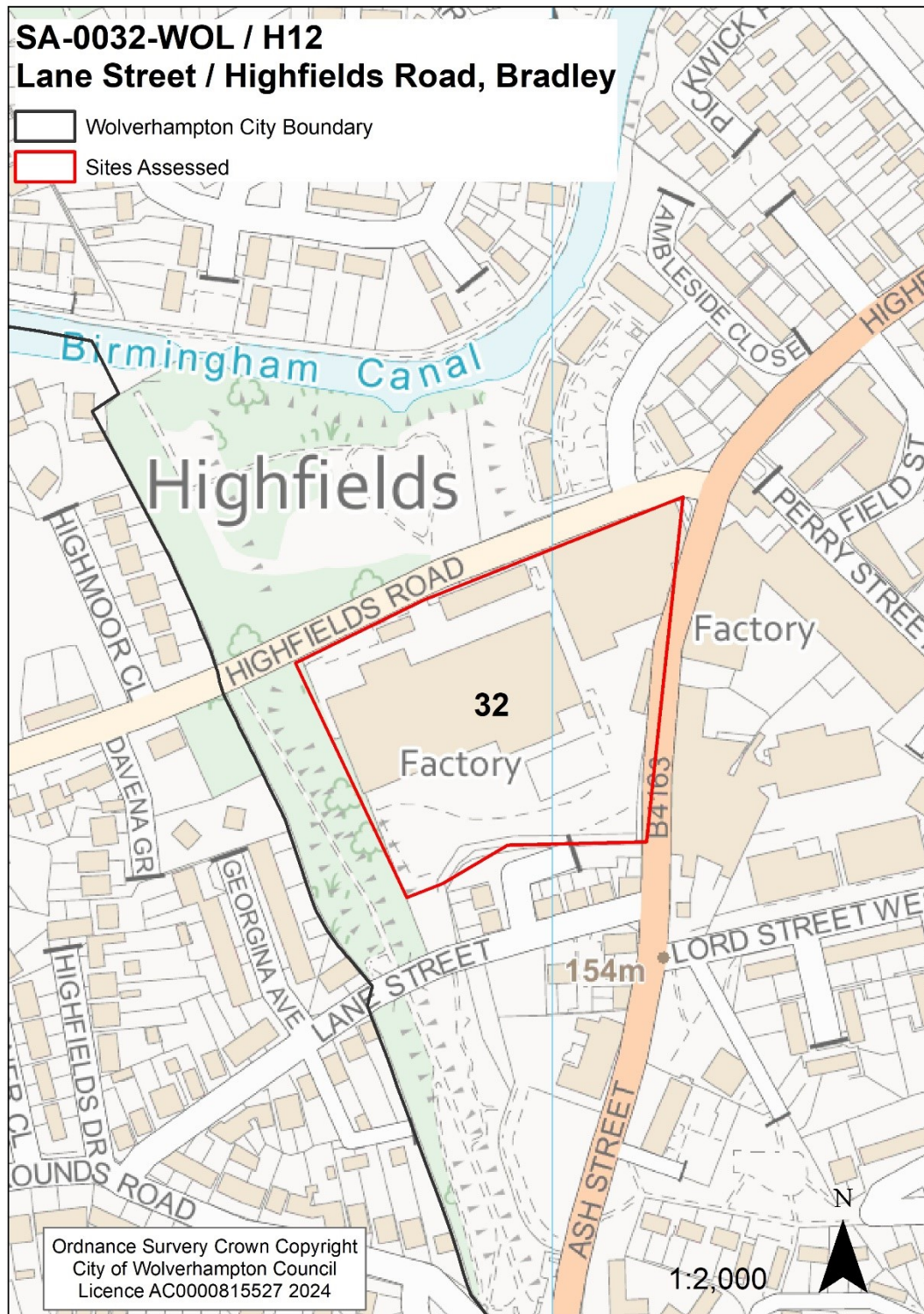


## Appendix 2 Site Assessment Forms

### 1. Sites Assessed for Housing

#### *Housing Sites Selected*



<b>Site Known as</b>	<b>Lane Street / Highfields Road, Bradley</b>		
<b>Site Address</b>	Lane Street / Highfields Road, Bradley		
<b>Ward</b>	Bilston East	<b>BCP Call for Site Ref</b>	513
<b>Site Area (ha)</b>	1.79	<b>Capacity proposed in Call for Sites submission</b>	65 houses
<b>Land Type</b>	Previously Developed	<b>Site Assessment Reference</b>	SA-0032-WOL / H12
<b>Background/Context</b>			
<b>Current uses</b>	Industrial land		
<b>Surrounding land uses</b>	Industrial to east beyond Ash Street, open space to north and west, residential to south.		
<b>Constraints</b>			
<b>Gateway Constraints</b>	<b>Name / Details</b>	<b>Amount of site covered (ha's)</b>	
<b>SSSI / SAC</b>	None		
<b>Ancient Woodland / Veteran Trees</b>	None		
<b>Local Nature Reserve</b>	None		
<b>Site of Importance for Nature Conservation</b>	None		
<b>Flood Risk Zone 3</b>	None		
<b>Registered Park &amp; Garden</b>	None		
<b>Scheduled Ancient Monument</b>	None		
<b>HSE Consultation Zone 1 (for residential)</b>	None		
<b>Operational Burial Ground</b>	None		
<b>Common Land</b>	None		
<b>Existing Policy Designations</b>	Bilston Corridor Area Action Plan: <ul style="list-style-type: none"> <li>Local Employment Land – part of Perry Trading Estate</li> <li>Historic Landscape Characterisation Site</li> </ul> Bilston Canal Corridor Conservation Area covers Highfields Works part of site		
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>	
<b>Landscape Sensitivity</b>			
<b>Environmental</b>			
<b>Greenfield / Previously Developed Land</b>	All previously developed land		
<b>Topography</b>	Flat site		
<b>Agricultural Land Quality</b>	Not agricultural land		
<b>Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries</b>	No trees on site.		
<b>Biodiversity or Geodiversity on site or significantly affecting boundaries</b>	No natural habitat currently on site.		

<b>Heritage Assets on site or significantly affecting boundaries</b>	The whole site falls within an Area of High Historic Townscape Value (AHHTV) in the HLC Study due to the cluster of late 19 <sup>th</sup> and early 20 <sup>th</sup> century industrial buildings surrounding the locally listed Highfield Works building, which also falls within the Bilston Canal Corridor Conservation Area. This building could be suitable for conversion, subject to viability. Carefully designed housing development on adjoining land would not necessarily harm the setting of the Conservation Area.	
<b>Visual Amenity and Character of the Area</b>	Appropriately designed development would improve visual amenity of residential properties to the south, which currently adjoin industrial yards and buildings.  Site suitable for 40 dph, subject to appropriate conversion of the locally listed Highfield Works building and a design respecting the setting of the Bilston Canal Corridor Conservation Area and the Area of High Historic Townscape Value designation covering the whole site.	
<b>Flood risk, drainage and ground water</b>	Small area of the site around the Highfields Works has a 0.1% / 1% / 3% chance of surface water flooding. Other small areas of 0.1% chance. There is potential for SUDs to be incorporated into the adjoining open space.	
<b>Ground Contamination</b>	Given the location of this site there may be ground condition issues arising from contamination which may affect development viability.	
<b>Ground stability</b>	The site is located in a former mining area and there are high risk areas across the west of the site which may affect development viability	
<b>Air Quality impact of adjoining uses</b>	No known issues	
<b>Noise impact of adjoining uses</b>	There may be noise issues arising from industrial premises on the eastern boundary of the site, however it is likely that these could be mitigated through buffers and / or other measures.	
<b>Mineral Extraction and Mineral Resource Areas</b>	No issues	
<b>Mineral Infrastructure and Brickworks</b>	No issues	
<b>Waste Infrastructure</b>	No issues	
<b>Economic</b>		
<b>Employment Development Opportunities</b>	NA	Not suitable for employment use
<b>Employment Land</b>	The employment land evidence indicates that this site is surplus to employment needs and could be released for housing, subject to re-location of the current land owners who occupy the site and operate a steel stockholding company.	
<b>Delivery / Phasing</b>	No obvious constraints which could affect delivery.	
<b>Viability</b>	Cost of conversion of locally listed Highfields Works and potential ground remediation due to former mineworkings and contamination could limit viability.	
<b>Availability of utilities – electricity, gas,</b>	Site within urban area with normal availability of utilities.	

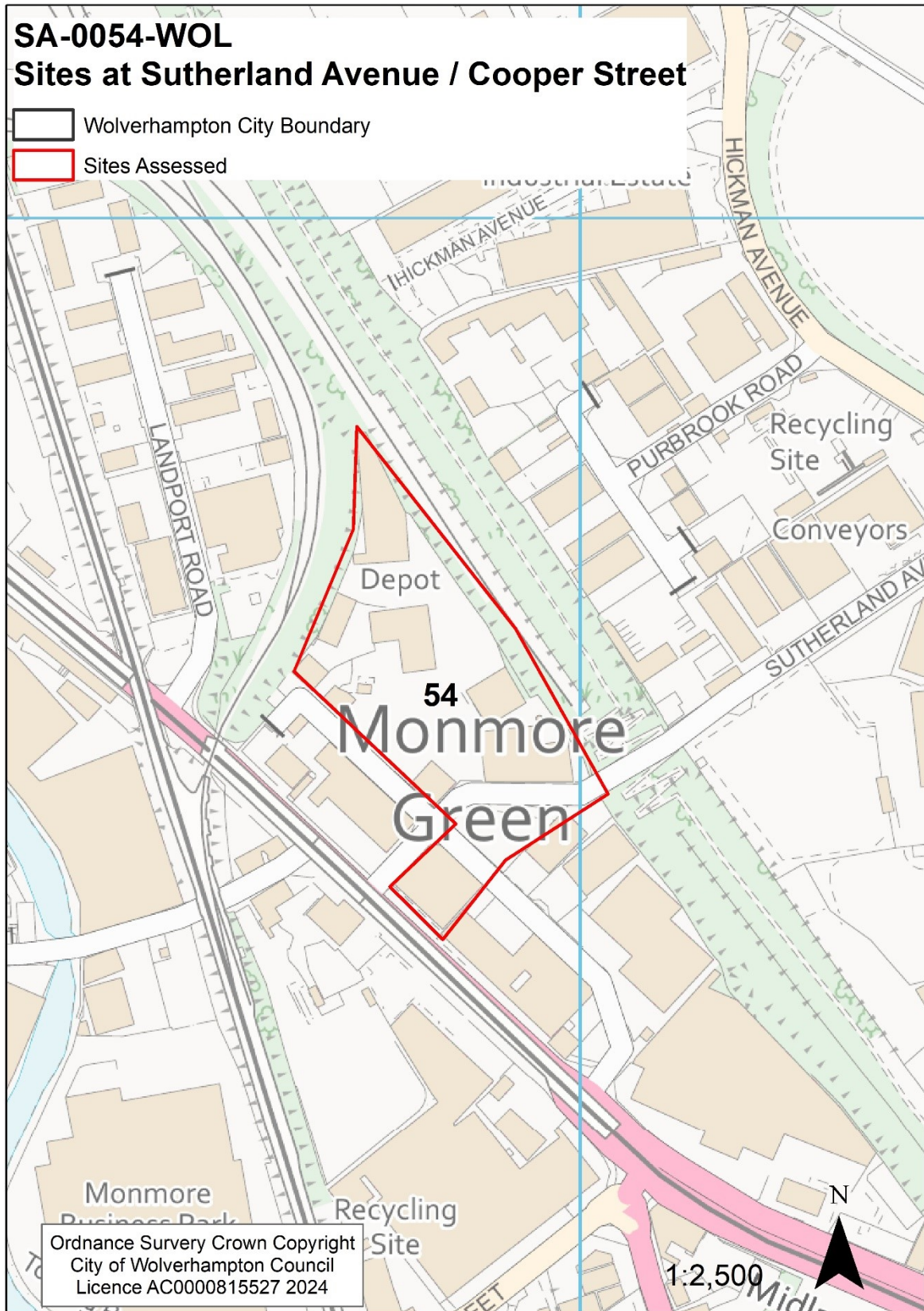
<b>water, sewage treatment</b>		
<b>Infrastructure constraints on / under site</b>	No known constraints	
<b>Highways access and transportation</b>	Access possible onto Highfields Road.	
<b>Impact on the wider road network</b>	None known.	
<b>Social</b>		
<b>Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with Draft BCP Policy HOU2</b>		GP/Health Centre/Walk in Centre
<i>Primary School</i>		Strategic Centre/Employment Area
<i>Secondary School</i>		Centre/Foodstore
<b>Housing Density Location – BCP Policy HOU2</b>	Very High Density (min 100 dph)	High Density (45-100 dph)
		Moderate Density (40-45 dph)
		X
<b>Any character constraints on density</b>	Site suitable for 40 dph, subject to appropriate conversion of the locally listed Highfield Works building and a design respecting the setting of the Bilston Canal Corridor Conservation Area and the Area of High Historic Townscape Value designation covering the whole site.	
<b>Connections to local cycle route networks</b>	No issues	
<b>Public Open Space</b>	There is a sufficient quantity of open space in the local area to meet the needs of new residents and sizeable areas of open space adjoin the site. An off-site contribution will be required to address local quality deficiencies.	
<b>Loss of Playing Field / Sports Pitches</b>	No issues	
<b>Other Social</b>		
<b>Opportunities</b>		
If the site became vacant and the condition of the buildings was put at risk, housing development could facilitate retention and conversion of the locally listed Highfields Works.		
<b>Sustainability Appraisal</b>		
The site has negative impacts for SA Objectives 1, 3, 5, 7, 9, 11, 12, 13 (major) and positive impacts for SA Objectives 10 – Housing (major) and 14 - Education		
<b>Conclusion</b>		
Operational industrial site adjoining residential and employment, promoted for housing through the call for sites. The employment land evidence indicates that this site is surplus to employment needs and could be released for housing, subject to re-location of the current land owners who occupy the site and operate a steel stockholding company. The sites falls within an Area of High Historic Townscape Value (AHHTV) in the HLC Study due to the cluster of late 19th and early 20th century industrial buildings surrounding the locally listed Highfield Works building, which also falls within the Bilston Canal Corridor Conservation Area. This building could be suitable for conversion, subject to viability. Carefully designed housing development on adjoining land would not necessarily harm the setting of the Conservation Area.		

The site is suitable for development for 72 homes, subject to subject to a design which: protects the operation of employment land to the east; retains the locally listed Highfield Works building; respects the setting of this building and the Bilston Canal Corridor Conservation Area within which it falls; and respects the Area of High Historic Townscape Value designation covering the whole site; provision of off-site improvements to local open space to meet recreational open space needs of new residents.

<b>Appropriate uses given constraints and infrastructure requirements</b>	<i>Housing</i>	1.79 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i>	
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## Housing Sites Not Selected



<b>Site Known as</b>	<b>Sites at Sutherland Avenue / Cooper Street</b>		
<b>Site Address</b>	Sites at Sutherland Avenue / Cooper Street		
<b>Ward</b>	East Park	<b>BCP Call for Site Ref</b>	10532
<b>Site Area (ha)</b>	1.50	<b>Capacity proposed in Call for Sites submission</b>	100-150 homes
<b>Land Type</b>	Previously Developed	<b>Site Assessment Reference</b>	SA-0054-WOL
<b>Background/Context</b>			
<b>Current uses</b>	Industrial uses		
<b>Surrounding land uses</b>	Employment land		
<b>Constraints</b>			
<b>Gateway Constraints</b>	<b>Name / Details</b>	<b>Amount of site covered (ha's)</b>	
<b>SSSI / SAC</b>	None		
<b>Ancient Woodland / Veteran Trees</b>	None		
<b>Local Nature Reserve</b>	None		
<b>Site of Importance for Nature Conservation</b>	None		
<b>Flood Risk Zone 3</b>	None		
<b>Registered Park &amp; Garden</b>	None		
<b>Scheduled Ancient Monument</b>	None		
<b>HSE Consultation Zone 1 (for residential)</b>	None		
<b>Operational Burial Ground</b>	None		
<b>Common Land</b>	None		
<b>Existing Policy Designations</b>	Bilston Corridor AAP - Local Employment Land (LQ3)		
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>	
<b>Environmental</b>			
<b>Greenfield / Previously Developed Land</b>	All previously developed land		
<b>Topography</b>	Generally flat sites		
<b>Agricultural Land Quality</b>	Not agricultural land		
<b>Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries</b>	No trees on site		
<b>Biodiversity or Geodiversity on site or significantly affecting boundaries</b>	No known habitat		
<b>Heritage Assets on site or significantly affecting boundaries</b>	No assets		

<b>Visual Amenity and Character of the Area</b>	No issues	
<b>Flood risk, drainage and ground water</b>	No current flood risk or drainage issues on site.	
<b>Ground Contamination</b>	No issues	
<b>Ground stability</b>	No issues	
<b>Air Quality impact of adjoining uses</b>	The sites are unsuitable for residential development as they are surrounded by unregulated employment uses which are important to protect for employment in line with emerging WLP evidence and policies. Development of the sites would cause significant harm to the residential amenity of new residents and prejudice the operational capacity of adjoining employment uses to operate.	
<b>Noise impact of adjoining uses</b>	The sites are surrounded by unregulated employment uses which are important to protect for employment in line with emerging WLP evidence and policies. Development of the sites would cause significant harm to the residential amenity of new residents and prejudice the operational capacity of adjoining employment uses to operate.	
<b>Mineral Extraction and Mineral Resource Areas</b>	No issues	
<b>Mineral Infrastructure and Brickworks</b>	No issues	
<b>Waste Infrastructure</b>	No issues	
<b>Economic</b>		
<b>Employment Development Opportunities</b>	NA	Not suitable for employment use
<b>Employment Land</b>	The sites are unsuitable for residential development as they are surrounded by unregulated employment uses which are important to protect for employment in line with emerging WLP evidence and policies. Development of the sites would cause significant harm to the residential amenity of new residents and prejudice the operational capacity of adjoining employment uses to operate.	
<b>Delivery / Phasing</b>	No obvious constraints which could affect delivery.	
<b>Viability</b>	No obvious constraints / obligations which could affect viability.	
<b>Availability of utilities – electricity, gas, water, sewage treatment</b>	No known constraints	
<b>Infrastructure constraints on / under site</b>	No known constraints	
<b>Highways access and transportation</b>	No known constraints	



<b>Impact on the wider road network</b>	No known issues					
<b>Social</b>						
<b>Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with Draft BCP Policy HOU2</b>	GP/Health Centre/Walk in Centre					
<i>Primary School</i>	Strategic Centre/Employment Area					
<i>Secondary School</i>	Centre/Foodstore					
<b>Housing Density Location – Draft BCP Policy HOU2</b>	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
<b>Any character constraints on density</b>	Sites located within industrial estate, with no local housing character.					
<b>Connections to local cycle route networks</b>	No issues					
<b>Public Open Space</b>	No issues					
<b>Loss of Playing Field / Sports Pitches</b>	No issues					
<b>Other Social</b>						
<b>Opportunities</b>						
<b>Sustainability Appraisal</b>						
The site has some negative impacts for SA Objectives 3 (major), 5, 7 (major), 9, 12, 13 (major) and 14; and positive impacts for SA Objectives 6 – Natural Resources, 10 – Housing (major) and 12 - Health						
<b>Conclusion</b>						
Sites in employment use within an established industrial area, promoted for housing through the call for sites. The sites are unsuitable for residential development as they are surrounded by unregulated employment uses which are important to protect for employment in line with emerging WLP evidence and policies. Development of the sites would cause significant harm to the residential amenity of new residents and prejudice the operational capacity of adjoining employment uses to operate.						
<b>The site is not suitable for housing development.</b>						
<b>Appropriate uses given constraints and infrastructure requirements</b>	<i>Housing</i>	NA	<i>Employment</i>	NA	<i>Other (specify):</i>	

## 2. Sites Assessed for Employment

### *Sites Selected for Employment*





<b>Site Known as</b>	<b>Former MEB site, Major Street / Dixon Street</b>		
<b>Site Address</b>	Major Street / Dixon Street		
<b>Ward</b>	Ettingshall	<b>BCP Call for Site Ref</b>	NA
<b>Site Area (ha)</b>	2.50	<b>Capacity proposed in Call for Sites submission</b>	NA
<b>Land Type</b>	Previously Developed	<b>Site Assessment Reference</b>	SA-0034-WOL / E17
<b>Background/Context</b>			
<b>Current uses</b>	Vacant land		
<b>Surrounding land uses</b>	Road and residential / housing allocation to south, canal to east, industry to north, public open space to west		
<b>Constraints</b>			
<b>Gateway Constraints</b>	<b>Name / Details</b>	<b>Amount of site covered (ha's)</b>	
<b>SSSI / SAC</b>	None		
<b>Ancient Woodland / Veteran Trees</b>	None		
<b>Local Nature Reserve</b>	None		
<b>Site of Importance for Nature Conservation</b>	None		
<b>Flood Risk Zone 3</b>	None		
<b>Registered Park &amp; Garden</b>	None		
<b>Scheduled Ancient Monument</b>	None		
<b>Operational Burial Ground</b>	None		
<b>Common Land</b>	None		
<b>Existing Policy Designations</b>	Bilston Corridor AAP East Park Character Area		
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>	
<b>Environmental</b>			
<b>Greenfield / Previously Developed Land</b>	Whole site is previously developed land		
<b>Topography</b>	Flat and open site		
<b>Agricultural Land Quality</b>	Not agricultural land		
<b>Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries</b>	No known issues		
<b>Biodiversity or Geodiversity on site or significantly affecting boundaries</b>	The site adjoins the Birmingham Canal SINC, including a filled Canal arm which projects into the site. There is regenerated habitat on site which would require survey at planning application stage. It is likely that the biodiversity net gain requirement could be provided on site, and should incorporate a natural buffer along the Canal corridor.		
<b>Heritage Assets on site or significantly affecting boundaries</b>	No heritage assets on site. Canal and industrial estate to the northern/eastern boundaries form part of the Birmingham Canal Conservation Area.		

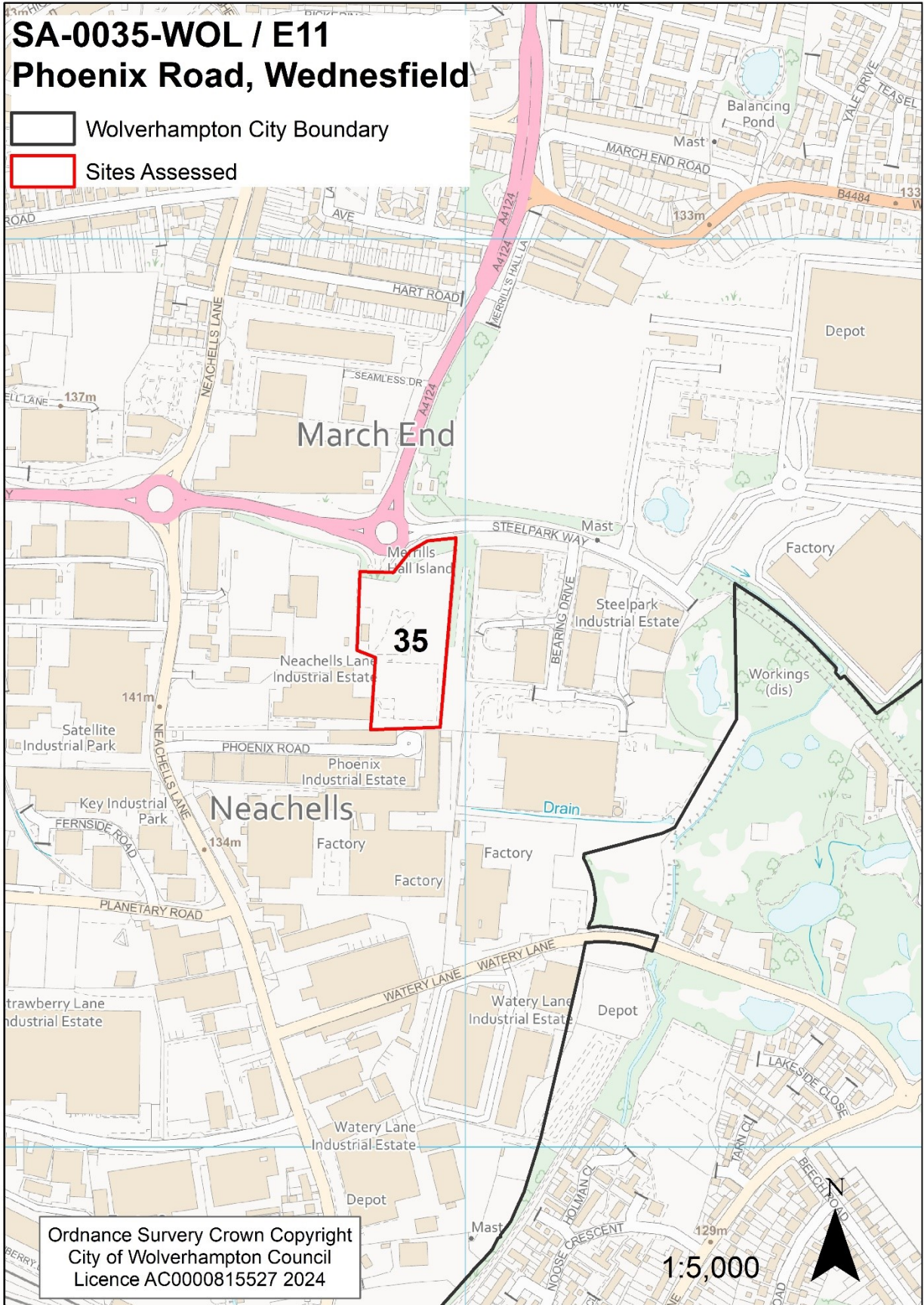
<b>Visual Amenity and Character of the Area</b>	Derelict site which would benefit from bringing back into use. Design would need to respect outlook from existing and potential residential development to the south.	
<b>Flood risk, drainage and ground water</b>	South east and south west boundaries affected by areas with 0.1% chance of surface water flooding, covering approx. 25% of the site. The design of an employment use is likely to be able to accommodate these areas.	
<b>Ground Contamination</b>	Known significant creosote contamination which could impact on adjoining canal. However, remediation for employment use is considered viable, subject to potential requirement for external funding.	
<b>Ground stability</b>	No known issues	
<b>Air Quality impact of adjoining uses</b>	No constraints from adjoining uses in terms of employment use.	
<b>Noise impact of adjoining uses</b>	Noise pollution from steel stockholders and other unconstrained industrial uses affects the northern part of the site. This does not constrain use of the site for employment.	
<b>Mineral Extraction and Mineral Resource Areas</b>	No known issues	
<b>Mineral Infrastructure and Brickworks</b>	No known issues	
<b>Waste Infrastructure</b>	No known issues	
<b>Economic</b>		
<b>Employment Development Opportunities</b>	Identified in the employment evidence as suitable for employment use	
<b>Employment Land</b>	NA	Not existing employment land
<b>Delivery / Phasing</b>	Deliverable within Plan period subject to securing sufficient external funding.	
<b>Viability</b>	Remediation of ground contamination at site for employment use may require external funding.	
<b>Availability of utilities – electricity, gas, water, sewage treatment</b>	Site within urban area with normal availability of utilities	
<b>Infrastructure constraints on / under site</b>	No known constraints	
<b>Highways access and transportation</b>	Access can be gained off Dixon Street or Major Street. Narrow access through adjacent railway bridge. May have impact on Dixon Street \ Ettingshall Road \ Bilston Road junction & Dixon Street \ Thompson Avenue junction.	
<b>Impact on the wider road network</b>	No known constraints	
<b>Social</b>		
<b>Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2</b>	GP/Health Centre/Walk in Centre	NA

<i>Primary School</i>	NA		<i>Strategic Centre/Employment Area</i>		NA	
<i>Secondary School</i>	NA		<i>Centre/Foodstore</i>		NA	
<b>Housing Density Location – BCP Policy HOU2</b>	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
<b>Any character constraints on density</b>	NA					
<b>Connections to local cycle route networks</b>	No issues					
<b>Public Open Space</b>	Site not public open space.					
<b>Loss of Playing Field / Sports Pitches</b>	No Playing Field/ Sports Pitches.					
<b>Other Social</b>						
<b>Opportunities</b>						
A long term vacant previously developed site located in a mixed use area adjoining the canal. The site has significant ground contamination and the northern part is subject to noise pollution, therefore it is not suitable for residential use. The site could be viable for employment use subject to potential external funding.						
<b>Sustainability Appraisal</b>						
The site has negative impacts for SA Objectives 1, 2, 3 (major), 5, 6, 7, 9, 12 and positive impacts for SA Objectives 12 – Health (major) and 13 – Economy (major)						
<b>Conclusion</b>						
Vacant land within industrial area, suitable for employment use, subject to remediation as appropriate to address known ground condition issues.						
<b>Appropriate uses given constraints and infrastructure requirements</b>	<i>Housing</i>	NA	<i>Employment</i>	2.5ha	<i>Other (specify):</i>	



# SA-0035-WOL / E11 Phoenix Road, Wednesfield

-  Wolverhampton City Boundary
-  Sites Assessed



<b>Site Known as</b>	<b>Phoenix Road, Wednesfield</b>		
<b>Site Address</b>	Phoenix Road, Wednesfield		
<b>Ward</b>	Wednesfield South	<b>BCP Call for Site Ref</b>	NA
<b>Site Area (ha)</b>	1.80	<b>Capacity proposed in Call for Sites submission</b>	NA
<b>Land Type</b>	Previously Developed	<b>Site Assessment Reference</b>	SA-0035-WOL / E11
<b>Background/Context</b>			
<b>Current uses</b>	Vacant land		
<b>Surrounding land uses</b>	Employment		
<b>Constraints</b>			
<b>Gateway Constraints</b>	<b>Name / Details</b>	<b>Amount of site covered (ha's)</b>	
<b>SSSI / SAC</b>	None		
<b>Ancient Woodland / Veteran Trees</b>	None		
<b>Local Nature Reserve</b>	None		
<b>Site of Importance for Nature Conservation</b>	None		
<b>Flood Risk Zone 3</b>	None		
<b>Registered Park &amp; Garden</b>	None		
<b>Scheduled Ancient Monument</b>	None		
<b>Operational Burial Ground</b>	None		
<b>Common Land</b>	None		
<b>Existing Policy Designations</b>	BCCS Retained Employment Area		
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>	
<b>Environmental</b>			
<b>Greenfield / Previously Developed Land</b>	Whole site is previously developed land		
<b>Topography</b>	Flat site		
<b>Agricultural Land Quality</b>	Not agricultural land		
<b>Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries</b>	Tree belts along northern and eastern boundaries, majority outside site boundary		
<b>Biodiversity or Geodiversity on site or significantly affecting boundaries</b>	No habitat on site		
<b>Heritage Assets on site or significantly affecting boundaries</b>	No known issues		



<b>Visual Amenity and Character of the Area</b>	Site located in industrial area.	
<b>Flood risk, drainage and ground water</b>	No current flood risk or drainage issues on site.	
<b>Ground Contamination</b>	Site remediated as part of Wednesfield Way creation scheme	
<b>Ground stability</b>	Site remediated as part of Wednesfield Way creation scheme	
<b>Air Quality impact of adjoining uses</b>	No constraints from adjoining uses in terms of employment use.	
<b>Noise impact of adjoining uses</b>	No constraints from adjoining uses in terms of employment use.	
<b>Mineral Extraction and Mineral Resource Areas</b>	No known issues	
<b>Mineral Infrastructure and Brickworks</b>	No known issues	
<b>Waste Infrastructure</b>	No known issues	
<b>Economic</b>		
<b>Employment Development Opportunities</b>	Identified in the employment evidence as suitable for employment use	
<b>Employment Land</b>	NA	Not existing employment land
<b>Delivery / Phasing</b>	No obvious constraints which could affect delivery.	
<b>Viability</b>	No obvious constraints / obligations which could affect viability.	
<b>Availability of utilities – electricity, gas, water, sewage treatment</b>	Site within urban area with normal availability of utilities.	
<b>Infrastructure constraints on / under site</b>	No known constraints	
<b>Highways access and transportation</b>	Site can be accessed off Wednesfield Way or Steelpark Way. Impacted upon by proposed route of Midland Metro Line 2. Individual and cumulative impact (with site SA-0039-WOL) on Wednesfield Way \ March End Road \ Lakefield Road \ Waddens Brook Lane junction.	
<b>Impact on the wider road network</b>	No known impact	
<b>Social</b>		
<b>Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2</b>	<i>GP/Health Centre/Walk in Centre</i>	NA
<i>Primary School</i>	NA	<i>Strategic Centre/Employment Area</i> NA
<i>Secondary School</i>	NA	<i>Centre/Foodstore</i> NA

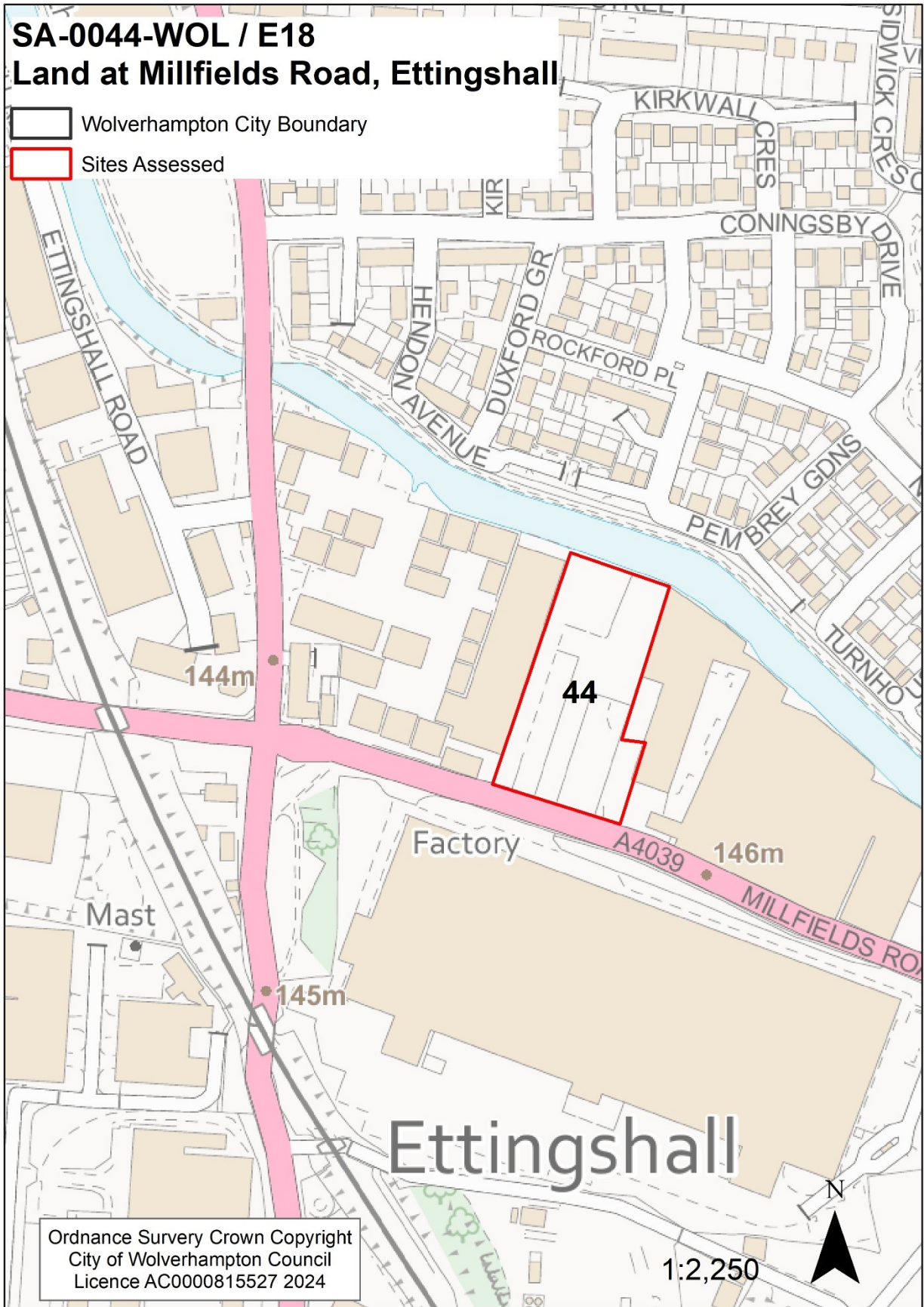
<b>Housing Density Location – BCP Policy HOU2</b>	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
<b>Any character constraints on density</b>	NA					
<b>Connections to local cycle route networks</b>	No known issues					
<b>Public Open Space</b>	Site not public open space					
<b>Loss of Playing Field / Sports Pitches</b>	No Playing Field/ Sports Pitches					
<b>Other Social</b>						
<b>Opportunities</b>						
A long term vacant previously developed site located on a recently created industrial estate served by Wednesfield Way with no known constraints.						
<b>Sustainability Appraisal</b>						
The site has negative impacts for SA Objectives 6, 7 and 9 and positive impacts for SA Objectives 5 – Climate Change Adaptation, 12 – Health (major) and 13 – Economy (major)						
<b>Conclusion</b>						
Vacant land within industrial area, suitable for employment use, with no known constraints.						
<b>Appropriate uses given constraints and infrastructure requirements</b>	<i>Housing</i>	NA	<i>Employment</i>	1.8ha	<i>Other (specify):</i>	



# SA-0044-WOL / E18

## Land at Millfields Road, Ettingshall

-  Wolverhampton City Boundary
-  Sites Assessed



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<b>Site Known as</b>	<b>Land at Millfields Road, Ettingshall</b>		
<b>Site Address</b>	Millfields Road, Ettingshall		
<b>Ward</b>	Ettingshall	<b>BCP Call for Site Ref</b>	NA
<b>Site Area (ha)</b>	0.70	<b>Capacity proposed in Call for Sites submission</b>	NA
<b>Land Type</b>	Previously Developed	<b>Site Assessment Reference</b>	SA-0044-WOL / E18
<b>Background/Context</b>			
<b>Current uses</b>	Vacant (fire-damaged industrial premises)		
<b>Surrounding land uses</b>	Employment Uses; Canal to north		
<b>Constraints</b>			
<b>Gateway Constraints</b>	<b>Name / Details</b>	<b>Amount of site covered (ha's)</b>	
<b>SSSI / SAC</b>	None		
<b>Ancient Woodland / Veteran Trees</b>	None		
<b>Local Nature Reserve</b>	None		
<b>Site of Importance for Nature Conservation</b>	None		
<b>Flood Risk Zone 3</b>	None		
<b>Registered Park &amp; Garden</b>	None		
<b>Scheduled Ancient Monument</b>	None		
<b>Operational Burial Ground</b>	None		
<b>Common Land</b>	None		
<b>Existing Policy Designations</b>	Local Quality Employment Land (Bilston Corridor AAP)		
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>	
<b>Environmental</b>			
<b>Greenfield / Previously Developed Land</b>	Whole site is previously developed land		
<b>Topography</b>	Flat site		
<b>Agricultural Land Quality</b>	Not agricultural land		
<b>Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries</b>	No trees on site		
<b>Biodiversity or Geodiversity on site or significantly affecting boundaries</b>	No habitat on site		
<b>Heritage Assets on site or significantly affecting boundaries</b>	No heritage assets		

<b>Visual Amenity and Character of the Area</b>	Site located in industrial estate	
<b>Flood risk, drainage and ground water</b>	Very small part on eastern boundary with 0.1% chance of surface water flooding.	
<b>Ground Contamination</b>	No known issues	
<b>Ground stability</b>	No known issues	
<b>Air Quality impact of adjoining uses</b>	No constraints from adjoining uses in terms of employment use.	
<b>Noise impact of adjoining uses</b>	No constraints from adjoining uses in terms of employment use.	
<b>Mineral Extraction and Mineral Resource Areas</b>	No issues	
<b>Mineral Infrastructure and Brickworks</b>	No issues	
<b>Waste Infrastructure</b>	No issues	
<b>Employment Development Opportunities</b>		
<b>Employment Land</b>	Identified in the EDNA as suitable for employment use	
<b>Delivery / Phasing</b>	NA	Not existing employment land
<b>Viability</b>	No obvious constraints which could affect delivery. Site has lapsed planning permission.	
<b>Availability of utilities – electricity, gas, water, sewage treatment</b>	No obvious constraints / obligations which could affect viability.	
<b>Infrastructure constraints on / under site</b>	Site within urban area with normal availability of utilities.	
<b>Highways access and transportation</b>	No known constraints	
<b>Impact on the wider road network</b>	Access off Millfields Road, as established in lapsed planning permission.	
<b>Impact on the wider road network</b>	No known impact	
<b>Social</b>		
<b>Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2</b>	<i>GP/Health Centre/Walk in Centre</i>	NA
<i>Primary School</i>	NA	<i>Strategic Centre/Employment Area</i> NA
<i>Secondary School</i>	NA	<i>Centre/Foodstore</i> NA

<b>Housing Density Location – BCP Policy HOU2</b>	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
<b>Any character constraints on density</b>	NA					
<b>Connections to local cycle route networks</b>	No issues					
<b>Public Open Space</b>	Site not public open space					
<b>Loss of Playing Field / Sports Pitches</b>	No issues					
<b>Other Social</b>						
<b>Opportunities</b>						
Short term vacant fire damaged site in established local quality employment area with opportunity to be brought back into active employment use						
<b>Sustainability Appraisal</b>						
The site has negative impacts for SA Objectives 1, 3, 5, 7, 9 and 11 and positive impacts for SA Objectives 6 – Natural Resources, 12 – Health (major) and 13 – Economy (major)						
<b>Conclusion</b>						
Vacant land within industrial area, suitable for employment use, with no known constraints.						
<b>Appropriate uses given constraints and infrastructure requirements</b>	<i>Housing</i>	NA	<i>Employment</i>	0.7 ha	<i>Other (specify):</i>	





<b>Site Known as</b>	<b>Land at Neachells Lane</b>		
<b>Site Address</b>	Dean's Road / Neachells Lane		
<b>Ward</b>	East Park	<b>BCP Call for Site Ref</b>	NA
<b>Site Area (ha)</b>	6.70	<b>Capacity proposed in Call for Sites submission</b>	NA
<b>Land Type</b>	Greenfield	<b>Site Assessment Reference</b>	SA-0047-WOL / E12
<b>Background/Context</b>			
<b>Current uses</b>	Public Open Space		
<b>Surrounding land uses</b>	Residential, Railway lines, Employment Uses		
<b>Constraints</b>			
<b>Gateway Constraints</b>	<b>Name / Details</b>	<b>Amount of site covered (ha's)</b>	
<b>SSSI / SAC</b>	None		
<b>Ancient Woodland / Veteran Trees</b>	None		
<b>Local Nature Reserve</b>	None		
<b>Site of Importance for Nature Conservation</b>	None		
<b>Flood Risk Zone 3</b>	None		
<b>Registered Park &amp; Garden</b>	None		
<b>Scheduled Ancient Monument</b>	None		
<b>Operational Burial Ground</b>	None		
<b>Common Land</b>	None		
<b>Existing Policy Designations</b>	Site of Local Importance for Nature Conservation (BCCS Policy ENV1) Recreational Open Space (UDP Policies ENV6, R3) Existing Greenway (UDP Policy R6)		
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>	
<b>Environmental</b>			
<b>Greenfield / Previously Developed Land</b>	Whole site is greenfield		
<b>Topography</b>	Generally flat site		
<b>Agricultural Land Quality</b>	Not agricultural land		
<b>Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries</b>	No TPOs on site. Site includes areas of woodland and Millennium Forest designations.  Some woodland and trees will be affected and mitigation for loss would need to be provided on remaining open space or other appropriate sites.		
<b>Biodiversity or Geodiversity on site or significantly affecting boundaries</b>	A SLINC covers the whole site. This designation was supported by an ecological survey in 2020. The site is located within a Priority Network Restoration Zone (PNRZ) of the Black Country Local Nature Recovery Map and Strategy. Mitigation for the loss of 6.7 ha of SLINC and biodiversity net gain can be delivered on the remaining 6.3 ha of SLINC and other sites in the local area which are also located within the PNRZ.		
<b>Heritage Assets on site or significantly</b>	No heritage assets		





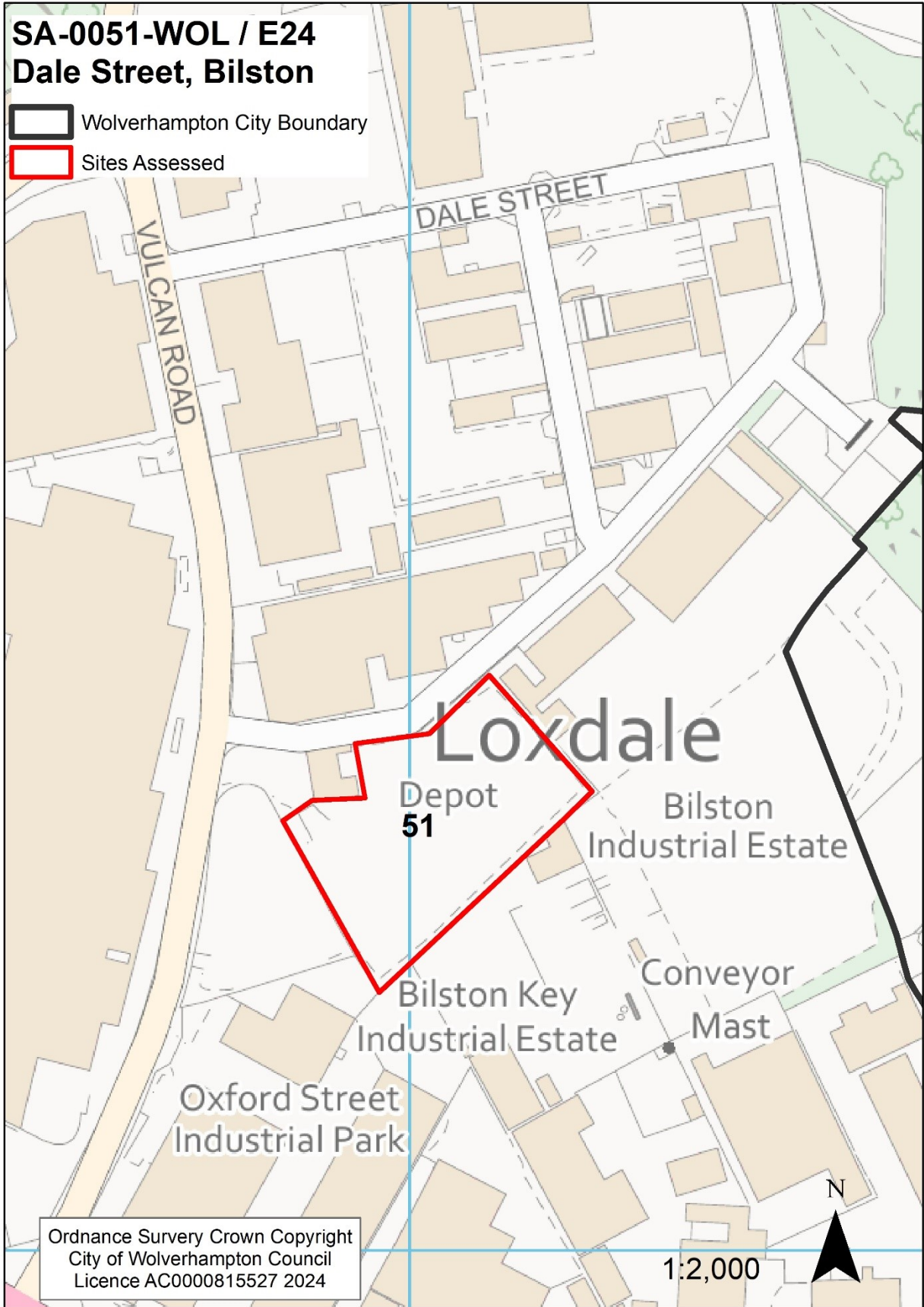
<b>affecting boundaries</b>		
<b>Visual Amenity and Character of the Area</b>	Development of this open space could negatively impact on the view of adjoining residential properties. Site design should reduce this negative impact as far as possible e.g. through incorporation of landscaped buffers.	
<b>Flood risk, drainage and ground water</b>	Small part of site has 0.1-3% chance of surface water flooding. This could be accommodated in the sustainable drainage solution for the site.	
<b>Ground Contamination</b>	Former landfill tip. Further assessment work is underway which will be reflected in the Publication Plan	
<b>Ground stability</b>	Former landfill tip. Further assessment work is underway which will be reflected in the Publication Plan	
<b>Air Quality impact of adjoining uses</b>	Part of the site adjoins residential therefore uses/ design will need to protect air quality.	
<b>Noise impact of adjoining uses</b>	Part of the site adjoins residential therefore uses/ design will need to protect from noise impact.	
<b>Mineral Extraction and Mineral Resource Areas</b>	No issues	
<b>Mineral Infrastructure and Brickworks</b>	No issues	
<b>Waste Infrastructure</b>	No issues	
<b>Economic</b>		
<b>Employment Development Opportunities</b>	Identified in the EDNA as suitable, with a high scoring, for employment use	
<b>Employment Land</b>	NA	Not existing employment land
<b>Delivery / Phasing</b>	Further evidence required on ground conditions and highways access.	
<b>Viability</b>	Further evidence required on ground conditions and highways access.	
<b>Availability of utilities – electricity, gas, water, sewage treatment</b>	Site within urban area with normal availability of utilities.	
<b>Infrastructure constraints on / under site</b>	Public rights of way cross site	
<b>Highways access and transportation</b>	Potential access to site off Neachells Lane to be investigated as part of wider highways improvements project affecting Willenhall Road / Neachells Lane junction. Further assessment work is underway which will be reflected in the Publication Plan	
<b>Impact on the wider road network</b>	No known impact. Further assessment work is underway which will be reflected in the Publication Plan	
<b>Social</b>		

<b>Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2</b>			<i>GP/Health Centre/Walk in Centre</i>		NA	
<i>Primary School</i>	NA		<i>Strategic Centre/Employment Area</i>		NA	
<i>Secondary School</i>	NA		<i>Centre/Foodstore</i>		NA	
<b>Housing Density Location – BCP Policy HOU2</b>	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
<b>Any character constraints on density</b>	NA					
<b>Connections to local cycle route networks</b>	No issues					
<b>Public Open Space</b>	Whole site forms part of a larger 13ha recreational open space (Neachells Lane Open Space) and existing greenway route. The Wolverhampton Open Space Strategy and Action Plan (2018) concludes that there is a surplus of recreational open space in the Bilston Analysis Area, supporting the loss of up to 6.7 ha of this site subject to sufficient mitigation through quality improvements to local open space. It is likely that mitigation for loss of 6.7 ha can be provided through quality improvements to the remaining Neachells Lane Open Space, diversion of greenway routes and quality improvements to public open spaces nearby. Assessment to be reviewed following completion of update to Wolverhampton Open Space Strategy and Action Plan during 2023/24.					
<b>Loss of Playing Field / Sports Pitches</b>	No Playing Field / Sports Pitches					
<b>Other Social</b>						
<b>Opportunities</b>						
Site has potential for allocation for Employment Uses, scoring highly in the EDNA2 study.						
<b>Sustainability Appraisal</b>						
The site has negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12 and a positive impact for SA Objective 13 – Economy (major)						
<b>Conclusion</b>						
Part of public open space with a SLINC designation. Site located adjoining high quality employment area with good access to the highways network, subject to junction improvements. There is a surplus in quantity of open space in this part of Wolverhampton, as set out in the 2018 Wolverhampton Open Space Strategy and Action Plan, which can support the loss of 6.7 ha of public open space at this site, subject to investment in local open space to improve quality.						
<b>Site suitable for employment development subject to mitigation and enhancement for loss of recreational open space and SLINC / nature conservation value. Capacity may be constrained by highways access onto Neachells Lane. Further assessment work is underway which will be reflected in the Publication WLP.</b>						

<b>Appropriate uses given constraints and infrastructure requirements</b>	<i>Housing</i>	NA	<i>Employment</i>	6.7 ha	<i>Other (specify):</i>	6.3 ha improved public open space
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**SA-0051-WOL / E24**  
**Dale Street, Bilston**

-  Wolverhampton City Boundary
-  Sites Assessed



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<b>Site Known as</b>	<b>Dale Street, Bilston</b>		
<b>Site Address</b>	Dale Street, Bilston		
<b>Ward</b>	Bilston East	<b>BCP Call for Site Ref</b>	NA
<b>Site Area (ha)</b>	0.90	<b>Capacity proposed in Call for Sites submission</b>	NA
<b>Land Type</b>	Previously Developed	<b>Site Assessment Reference</b>	SA-0051-WOL / E24
<b>Background/Context</b>			
<b>Current uses</b>	Vacant land		
<b>Surrounding land uses</b>	Employment Uses		
<b>Constraints</b>			
<b>Gateway Constraints</b>	<b>Name / Details</b>	<b>Amount of site covered (ha's)</b>	
<b>SSSI / SAC</b>	None		
<b>Ancient Woodland / Veteran Trees</b>	None		
<b>Local Nature Reserve</b>	None		
<b>Site of Importance for Nature Conservation</b>	None		
<b>Flood Risk Zone 3</b>	None		
<b>Registered Park &amp; Garden</b>	None		
<b>Scheduled Ancient Monument</b>	None		
<b>Operational Burial Ground</b>	None		
<b>Common Land</b>	None		
<b>Existing Policy Designations</b>	High Quality Employment Area and Employment Improvement Area (Bilston Corridor Area Action Plan Policy BC2)		
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>	
<b>Environmental</b>			
<b>Greenfield / Previously Developed Land</b>	Whole site is previously developed land		
<b>Topography</b>	Flat site		
<b>Agricultural Land Quality</b>	Not agricultural land		
<b>Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries</b>	Some trees along site boundary		
<b>Biodiversity or Geodiversity on site or significantly affecting boundaries</b>	Some trees and vegetation along site boundary		
<b>Heritage Assets on site or significantly affecting boundaries</b>	No heritage assets		





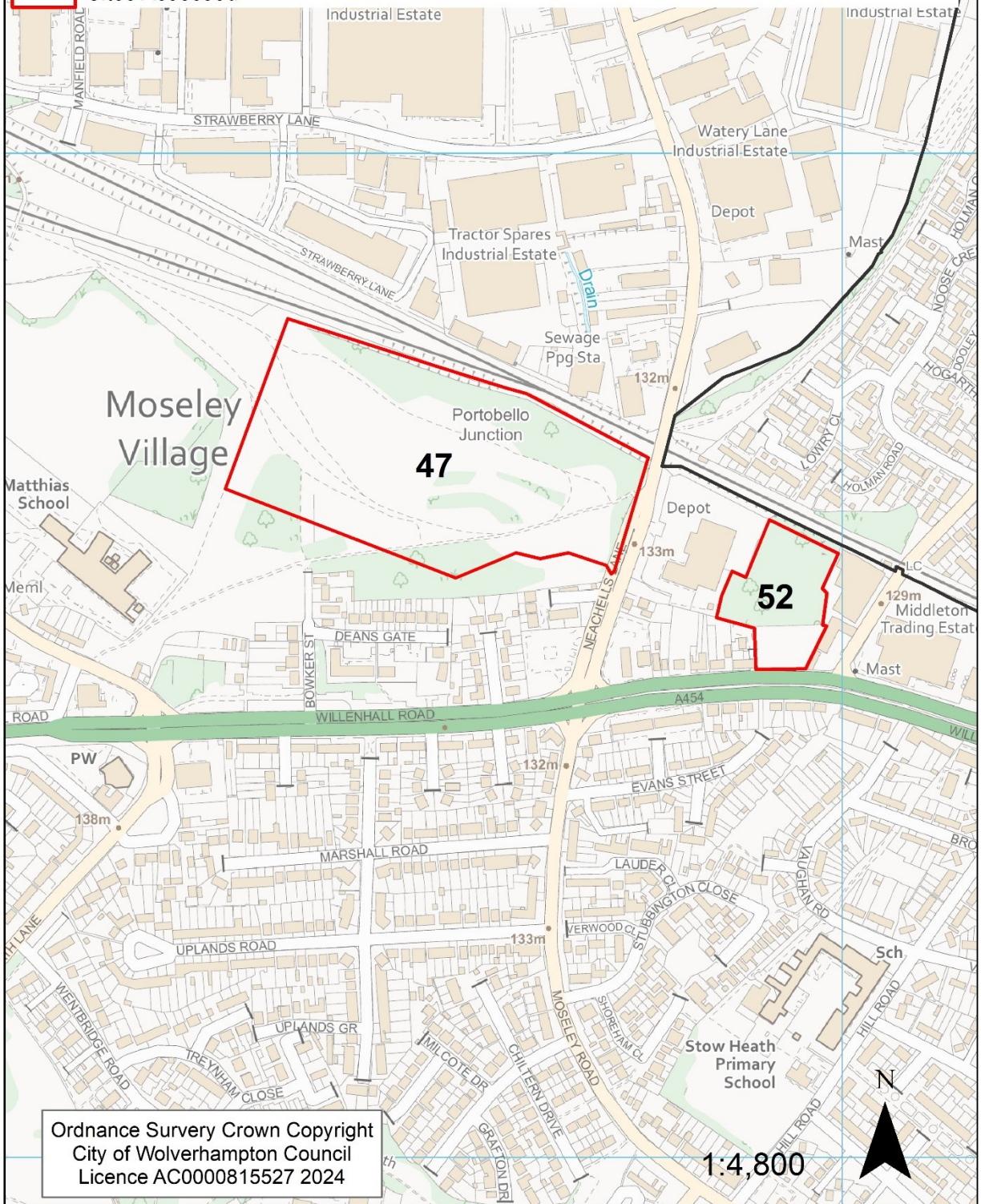
<b>Visual Amenity and Character of the Area</b>	Site located in industrial estate	
<b>Flood risk, drainage and ground water</b>	No current flood risk or drainage issues on site.	
<b>Ground Contamination</b>	No issues	
<b>Ground stability</b>	No issues	
<b>Air Quality impact of adjoining uses</b>	No constraints from adjoining uses in terms of employment use.	
<b>Noise impact of adjoining uses</b>	No constraints from adjoining uses in terms of employment use.	
<b>Mineral Extraction and Mineral Resource Areas</b>	No issues	
<b>Mineral Infrastructure and Brickworks</b>	No issues	
<b>Waste Infrastructure</b>	No issues	
<b>Economic</b>		
<b>Employment Development Opportunities</b>	Identified in employment evidence as suitable for employment use	
<b>Employment Land</b>	NA	Not existing employment land
<b>Delivery / Phasing</b>	No obvious constraints which could affect delivery. Planning permission 13/01194/FUL granted 2014 for change of use to scrapyard.	
<b>Viability</b>	No obvious constraints / obligations which could affect viability.	
<b>Availability of utilities – electricity, gas, water, sewage treatment</b>	Site within urban area with normal availability of utilities.	
<b>Infrastructure constraints on / under site</b>	No known constraints	
<b>Highways access and transportation</b>	Access off Dale Street and access to Black Country Route via Dale St, Vulcan Rd & Hare St. accepted as part of planning permission.	
<b>Impact on the wider road network</b>	No known impact	
<b>Social</b>		
<b>Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2</b>	<i>GP/Health Centre/Walk in Centre</i>	NA
<i>Primary School</i>	NA	<i>Strategic Centre/Employment Area</i> NA
<i>Secondary School</i>	NA	<i>Centre/Foodstore</i> NA

<b>Housing Density Location – BCP Policy HOU2</b>	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
<b>Any character constraints on density</b>	NA					
<b>Connections to local cycle route networks</b>	No issues					
<b>Public Open Space</b>	Site not public open space					
<b>Loss of Playing Field / Sports Pitches</b>	No issues					
<b>Other Social</b>						
<b>Opportunities</b>						
Vacant site falling within High Quality Employment Area, which has had planning permission for employment use.						
<b>Sustainability Appraisal</b>						
The site has negative impacts for SA Objectives 7, 11 and 12 and a positive impact for SA Objectives 5 – Climate Change Adaptation, 6 – Natural Resources, 9 – Transport (major) and 13 – Economy (major)						
<b>Conclusion</b>						
Vacant land within industrial area, suitable for employment use, with no known constraints.						
<b>Appropriate uses given constraints and infrastructure requirements</b>	<i>Housing</i>	NA	<i>Employment</i>	0.9 ha	<i>Other (specify):</i>	

# SA-0052-WOL / E13

## Land rear Keyline Builders, Neachells Lane / Noose Lane

-  Wolverhampton City Boundary
-  Sites Assessed



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<b>Site Known as</b>	<b>Land rear Keyline Builders, Neachells Lane / Moose Lane</b>		
<b>Site Address</b>	Neachells Lane / Moose Lane		
<b>Ward</b>	East Park	<b>BCP Call for Site Ref</b>	NA
<b>Site Area (ha)</b>	1.20	<b>Capacity proposed in Call for Sites submission</b>	NA
<b>Land Type</b>	Previously Developed	<b>Site Assessment Reference</b>	SA-0052-WOL / E13
<b>Background/Context</b>			
<b>Current uses</b>	Vacant land		
<b>Surrounding land uses</b>	Employment Uses, Willenhall Road, Railway Line and Residential		
<b>Constraints</b>			
<b>Gateway Constraints</b>	<b>Name / Details</b>	<b>Amount of site covered (ha's)</b>	
<b>SSSI / SAC</b>	None		
<b>Ancient Woodland / Veteran Trees</b>	None		
<b>Local Nature Reserve</b>	None		
<b>Site of Importance for Nature Conservation</b>	None		
<b>Flood Risk Zone 3</b>	None		
<b>Registered Park &amp; Garden</b>	None		
<b>Scheduled Ancient Monument</b>	None		
<b>Operational Burial Ground</b>	None		
<b>Common Land</b>	None		
<b>Existing Policy Designations</b>	None		
<b>Criteria</b>	<b>Assessment</b>	<b>Rating</b>	
<b>Environmental</b>			
<b>Greenfield / Previously Developed Land</b>	Whole site is previously developed land		
<b>Topography</b>	Flat site		
<b>Agricultural Land Quality</b>	Not agricultural land		
<b>Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries</b>	Site includes naturally regenerated vegetation, including some trees.		
<b>Biodiversity or Geodiversity on site or significantly affecting boundaries</b>	Site includes naturally regenerated vegetation. Local sites survey in 2022 concluded site is not of sufficient value to be designated as a SLINC. Biodiversity net gain could be delivered on site.		
<b>Heritage Assets on site or significantly affecting boundaries</b>	No heritage assets		



<b>Visual Amenity and Character of the Area</b>	Site visible from houses fronting Willenhall Road. Design should mitigate impacts e.g. through landscaped buffers.	
<b>Flood risk, drainage and ground water</b>	No current flood risk or drainage issues on site.	
<b>Ground Contamination</b>	No issues	
<b>Ground stability</b>	No issues	
<b>Air Quality impact of adjoining uses</b>	No constraints from adjoining uses in terms of employment use. Uses / design should avoid air quality impacts on adjoining residential.	
<b>Noise impact of adjoining uses</b>	No constraints from adjoining uses in terms of employment use. Uses / design should avoid air quality impacts on adjoining residential.	
<b>Mineral Extraction and Mineral Resource Areas</b>	No issues	
<b>Mineral Infrastructure and Brickworks</b>	No issues	
<b>Waste Infrastructure</b>	No issues	
<b>Economic</b>		
<b>Employment Development Opportunities</b>	Employment Development Opportunity, site assessed as part of EDNA as suitable for employment use	
<b>Employment Land</b>	NA	Not existing employment land
<b>Delivery / Phasing</b>	No obvious constraints which could affect delivery. Planning permission 13/00285/FUL granted in 2016 for class B8 storage building.	
<b>Viability</b>	No obvious constraints / obligations which could affect viability.	
<b>Availability of utilities – electricity, gas, water, sewage treatment</b>	Site within urban area with normal availability of utilities.	
<b>Infrastructure constraints on / under site</b>	No known constraints	
<b>Highways access and transportation</b>	Access onto Willenhall Road judged acceptable as part of planning permission.	
<b>Impact on the wider road network</b>	No known impact	
<b>Social</b>		
<b>Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2</b>	<i>GP/Health Centre/Walk in Centre</i>	NA
<i>Primary School</i>	NA	<i>Strategic Centre/ Employment Area</i> NA
<i>Secondary School</i>	NA	<i>Centre/Foodstore</i> NA



<b>Housing Density Location – BCP Policy HOU2</b>	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
<b>Any character constraints on density</b>	NA					
<b>Connections to local cycle route networks</b>	No issues					
<b>Public Open Space</b>	Site not public open space					
<b>Loss of Playing Field / Sports Pitches</b>	No issues					
<b>Other Social</b>						
<b>Opportunities</b>						
Overgrown vacant site within employment area which has recent planning permission for employment use.						
<b>Sustainability Appraisal</b>						
The site has negative impacts for SA Objectives 2, 6, 7, 12 and positive impacts for SA Objectives 5 – Climate Change Adaptation, 9 - Transport (major) and 13 – Economy (major)						
<b>Conclusion</b>						
Vacant land within industrial area, suitable for employment use, subject to any necessary mitigation for loss of trees / habitat.						
<b>Appropriate uses given constraints and infrastructure requirements</b>	<i>Housing</i>	NA	<i>Employment</i>	1.2 ha	<i>Other (specify):</i>	