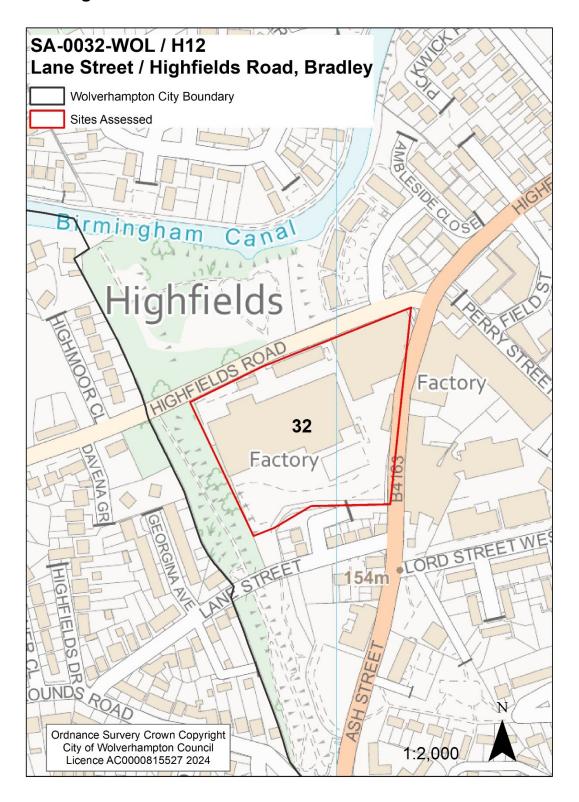
Appendix 2 Site Assessment Forms

1. Sites Assessed for Housing

Housing Sites Selected



Site Known as	Lane Stree	et / Higl	nfields Road,	Bradley			
Site Address		Lane Street / Highfields Road, Bradley					
Ward	Bilston East		II for Site Ref		513		
vvaru	Diiston Last	DCF Ca	iii ioi Site Kei		313		
Site Area (ha)	1.79	Capacit submis	y proposed in Ca sion	all for Sites	65 houses		
Land Type	Previously Developed	Site Ass	sessment Refere	nce	SA-0032-WOL / H12		
		Backg	ground/Context				
Current uses	Industrial land						
Surrounding	<u> </u>	st beyond	Ash Street, open sp	ace to north and we	est, residential to		
land uses	south.				·		
		C	onstraints				
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)		
SSSI / SAC			None				
Ancient Woodland		S	None				
Local Nature Rese	erve		None				
Site of Importance	e for Nature		None				
Conservation							
Flood Risk Zone 3			None				
Registered Park &			None				
Scheduled Ancien			None				
HSE Consultation		dential)	None				
Operational Buria	i Grouna		None				
Common Land	Dilatan Camida	- A A-+:	None				
Existing Policy Designations	Bilston Corridor			Tradina Catata			
Designations			and – part of Perry T haracterisation Site				
		•		vers Highfields Worl	ks nart of site		
Criteria	Assessment	John Go	mocryation / trea co	vera riigriiieida vveri	Rating		
Landscape	Accessment				rating		
Sensitivity							
•		En	vironmental				
Greenfield /	All previously d	eveloped I	and				
Previously							
Developed Land							
Topography	Flat site						
Agricultural	Not agricultural	land					
Land Quality	No trees on site						
Tree Preservation	No trees on site	2 .					
Orders / Mature							
Trees of Value							
on site or							
significantly							
affecting							
boundaries							
Biodiversity or	No natural habi	itat current	ly on site.				
Geodiversity on							
site or							
significantly affecting							
boundaries							
3 411441100	I.						

Heritage Assets	The whole site falls within an Area of High Historic Townscape	
on site or	Value (AHHTV) in the HLC Study due to the cluster of late 19th	
	and early 20 th century industrial buildings surrounding the	
significantly		
affecting	locally listed Highfield Works building, which also falls within	
boundaries	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.	
\(\frac{1}{2}\)		
Visual Amenity	Appropriately designed development would improve visual	
and Character of	amenity of residential properties to the south, which currently	
the Area	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.	
Flood risk,	Small area of the site around the Highfields Works has a 0.1%	
drainage and	/ 1% / 3% chance of surface water flooding. Other small areas	
ground water	of 0.1% chance. There is potential for SUDs to be	
ground water	incorporated into the adjoining open space.	
Ground	Given the location of this site there may be ground condition	
Contamination		
Contamination	issues arising from contamination which may affect	
	development viability.	
Ground stability	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	
Air Quality	No known issues	
impact of		
adjoining uses		
	There may be noise issues arising from industrial promises on	
Noise impact of	There may be noise issues arising from industrial premises on	
adjoining uses	the eastern boundary of the site, however it is likely that these	
	could be mitigated through buffers and / or other measures.	
Mineral	No issues	
Extraction and		
Mineral		
Resource Areas		
Mineral	No issues	
Infrastructure	110 100000	
and Brickworks		
	No issues	
Waste	No issues	
Infrastructure		
	Economic	
Employment	NA	Not suitable for
Development		employment use
Opportunities		
Employment	The employment land evidence indicates that this site is	
Land	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.	
Dolivory /		
Delivery /	No obvious constraints which could affect delivery.	
Phasing		
Viability	Cost of conversion of locally listed Highfields Works and	
	potential ground remediation due to former mineworkings and	
	contamination could limit viability.	
Availability of	Site within urban area with normal availability of utilities.	
utilities -	,	
electricity, gas,		
J.JJ. Joley, guo,	I	

water, sewage						
treatment	N. I.					
Infrastructure	No known constraints					
constraints on /						
under site						
Highways	Access possible onto Highfiel	lds Ro	ad.			
access and						
transportation						
Impact on the	None known.					
wider road						
network						
	S	ocial				
Access time by wa	lking or public transport (ex					
	valking only) to key resident		GP/Health Centre/V	Valk in		
	ance with Draft BCP Policy		Centre			
HOU2						
			Strategic			
Primary School			Centre/Employment	t Area		
			Centre/Foodstore	. 7 II OU		
Secondary School			Ochirch oodstore			
)/ III I D					
Halleina Daneity					Moderate	X
Housing Density			High Density (45-		Moderate	Х
Location - BCP	Very High Density (min 100 dph)		High Density (45- 100 dph)	D	ensity	X
				D		X
Location – BCP Policy HOU2	100 dph)	viact to	100 dph)	D (4	ensity 40-45 dph)	
Location – BCP Policy HOU2 Any character	100 dph) Site suitable for 40 dph, sub		appropriate convers	(4 ion of th	Density 40-45 dph) ne locally liste	ed
Location – BCP Policy HOU2 Any character constraints on	100 dph) Site suitable for 40 dph, sub Highfield Works building and	d a de	appropriate convers	ion of the	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal
Location – BCP Policy HOU2 Any character	Site suitable for 40 dph, sub Highfield Works building and Corridor Conservation Area	d a dea	appropriate convers sign respecting the so ne Area of High Histo	ion of the	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal
Any character constraints on density	Site suitable for 40 dph, sub Highfield Works building and Corridor Conservation Area designation covering the wh	d a dea	appropriate convers sign respecting the so ne Area of High Histo	ion of the	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal
Location – BCP Policy HOU2 Any character constraints on density Connections to	Site suitable for 40 dph, sub Highfield Works building and Corridor Conservation Area	d a dea	appropriate convers sign respecting the so ne Area of High Histo	ion of the	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal
Any character constraints on density Connections to local cycle route	Site suitable for 40 dph, sub Highfield Works building and Corridor Conservation Area designation covering the wh	d a dea	appropriate convers sign respecting the so ne Area of High Histo	ion of the	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal
Location – BCP Policy HOU2 Any character constraints on density Connections to local cycle route networks	Site suitable for 40 dph, sub Highfield Works building and Corridor Conservation Area designation covering the wh No issues	d a de and th	appropriate convers sign respecting the se ne Area of High Histo e.	ion of the etting of the tric Town	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal
Location – BCP Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open	Site suitable for 40 dph, sub Highfield Works building and Corridor Conservation Area designation covering the wh No issues	d a des and the nole sit	appropriate convers sign respecting the sense Area of High Histone.	ion of thetting of	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal
Location – BCP Policy HOU2 Any character constraints on density Connections to local cycle route networks	Site suitable for 40 dph, sub Highfield Works building and Corridor Conservation Area designation covering the wh No issues There is a sufficient quantity to meet the needs of new re-	d a des and the nole sit of opesident	appropriate convers sign respecting the sense Area of High Histone. en space in the local s and sizeable areas	ion of thetting of ric Town	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal
Location – BCP Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open	Site suitable for 40 dph, sub Highfield Works building and Corridor Conservation Area designation covering the who issues There is a sufficient quantity to meet the needs of new reopen space adjoin the site.	d a des and the nole sit of opesident An off	appropriate convers sign respecting the some Area of High Histone. en space in the local s and sizeable areas in the contribution will	ion of thetting of ric Town	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal
Location – BCP Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space	Site suitable for 40 dph, sub Highfield Works building and Corridor Conservation Area designation covering the wh No issues There is a sufficient quantity to meet the needs of new re open space adjoin the site. required to address local quantity	d a des and the nole sit of opesident An off	appropriate convers sign respecting the some Area of High Histone. en space in the local s and sizeable areas in the contribution will	ion of thetting of ric Town	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal
Location – BCP Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing	Site suitable for 40 dph, sub Highfield Works building and Corridor Conservation Area designation covering the who issues There is a sufficient quantity to meet the needs of new reopen space adjoin the site.	d a des and the nole sit of opesident An off	appropriate convers sign respecting the some Area of High Histone. en space in the local s and sizeable areas in the contribution will	ion of thetting of ric Town	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal
Location – BCP Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports	Site suitable for 40 dph, sub Highfield Works building and Corridor Conservation Area designation covering the wh No issues There is a sufficient quantity to meet the needs of new re open space adjoin the site. required to address local quantity	d a des and the nole sit of opesident An off	appropriate convers sign respecting the some Area of High Histone. en space in the local s and sizeable areas in the contribution will	ion of thetting of ric Town	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal
Location – BCP Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches	Site suitable for 40 dph, sub Highfield Works building and Corridor Conservation Area designation covering the wh No issues There is a sufficient quantity to meet the needs of new re open space adjoin the site. required to address local quantity	d a des and the nole sit of opesident An off	appropriate convers sign respecting the some Area of High Histone. en space in the local s and sizeable areas in the contribution will	ion of thetting of ric Town	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal
Location – BCP Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports	Site suitable for 40 dph, sub Highfield Works building and Corridor Conservation Area designation covering the wh No issues There is a sufficient quantity to meet the needs of new re open space adjoin the site. required to address local quantity	d a des and the nole sit of opesident An off	appropriate convers sign respecting the some Area of High Histone. en space in the local s and sizeable areas in the contribution will	ion of thetting of ric Town	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal
Location – BCP Policy HOU2 Any character constraints on density Connections to local cycle route networks Public Open Space Loss of Playing Field / Sports Pitches	Site suitable for 40 dph, sub Highfield Works building and Corridor Conservation Area designation covering the wh No issues There is a sufficient quantity to meet the needs of new re open space adjoin the site. required to address local quantity	d a dee and the nole sit of opesident An offi ality de	appropriate convers sign respecting the sense Area of High Histone. en space in the local s and sizeable areas site contribution will eficiencies.	ion of thetting of ric Town	Pensity 40-45 dph) ne locally liste f the Bilston C	ed Canal

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.

Sustainability Appraisal

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

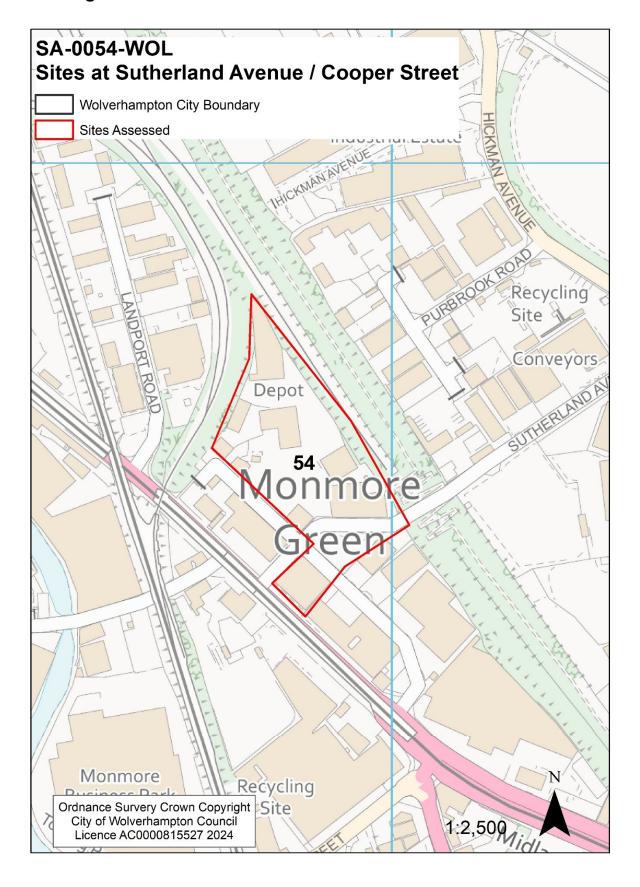
Conclusion

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.

Appropriate	Housing	1.79 ha	Employment	0 ha	Other (specify):	
uses given constraints						
and						
infrastructure						
requirements						

Housing Sites Not Selected



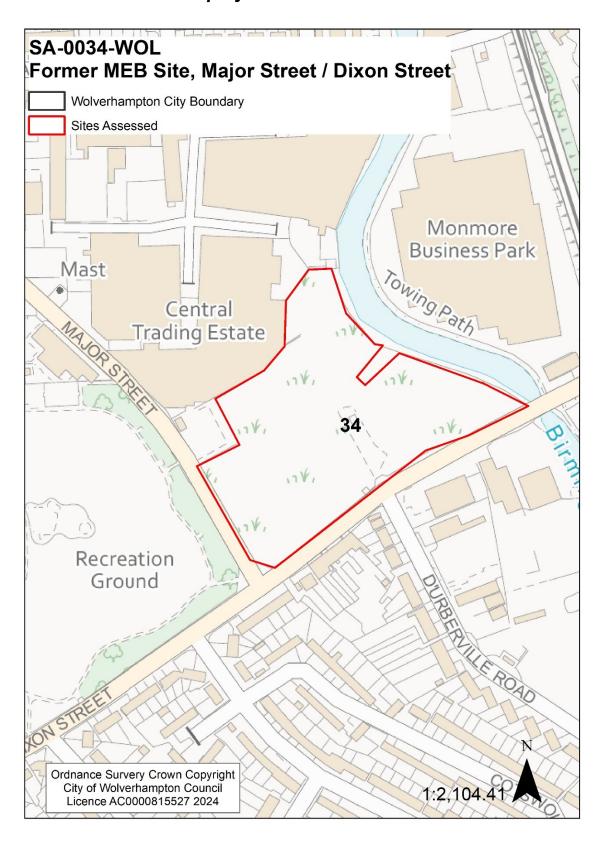
Site Known as	Sites at Su	Sites at Sutherland Avenue / Cooper Street						
Site Address	Sites at Suthe	Sites at Sutherland Avenue / Cooper Street						
Ward	East Park	BCP Call f	BCP Call for Site Ref					
Site Area (ha)	1.50	Capacity p		Call for Sites	100-150 homes			
Land Type	Previously Developed	Site Asses	sment Refe	rence	SA-0054-WOL			
		Backgro	und/Contex	t				
Current uses	Industrial uses							
Surrounding	Employment la	nd						
land uses								
		Con	straints					
Gateway Constrain	nts		Name / Details	Amount of site of	covered (ha's)			
SSSI / SAC			None					
Ancient Woodland	d / Veteran Trees	5	None					
Local Nature Rese	erve		None					
Site of Importance		servation	None					
Flood Risk Zone 3	}		None					
Registered Park &			None					
Scheduled Ancien			None					
HSE Consultation		dential)	None					
Operational Buria	l Ground		None					
Common Land	150 () (1		None	1 (1 0 0)				
Existing Policy Designations	Bilston Corrido	r AAP - Local	Employment I	_and (LQ3)				
Criteria	Assessment				Rating			
		Envir	onmental					
Greenfield / Previously	All previously d	eveloped land	d					
Developed Land	Generally flat s	itos						
Topography Agricultural	Not agricultural							
Land Quality	1 Tot agricultural	idild						
Tree	No trees on site	 e						
Preservation								
Orders / Mature								
Trees of Value								
on site or								
significantly								
affecting boundaries								
Biodiversity or	No known habi	No known habitat						
Geodiversity on	140 Kilowii ilabi							
site or								
significantly								
affecting								
boundaries								
Heritage Assets	No assets							
on site or								
significantly affecting								
boundaries								

Visual Amenity and Character of the Area	No issues	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality	The sites are unsuitable for residential development as they are	
impact of	surrounded by unregulated employment uses which are	
adjoining uses	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.	
Noise impact of	The sites are surrounded by unregulated employment uses	
adjoining 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.	
Mineral	No issues	
Extraction and		
Mineral Resource Areas		
Mineral	No issues	
Infrastructure	110 155065	
and Brickworks		
Waste	No issues	
Infrastructure		
	Economic	
Employment	NA	Not suitable for
Development		employment use
Opportunities		
Employment Land	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.	
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	No known constraints	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	No known constraints	

Impact on the wider road	No know	wn issues							
network									
Social									
Access time by we Primary schools: services in accord HOU2	walking o	only) to ke	y resident		Centre		Valk in		
Primary School					Strate@ Centre	gic :/Employmen	t Area		
Secondary School					Centre	/Foodstore			
Housing Density Location – Draft BCP Policy HOU2	Very H 100 dp	ligh Densit oh)	y (min		High D 100 dp	ensity (45- h)	[Moderate Density 40-45 dph)	X
Any character constraints on density			nin industri	al esta	ite, with	no local hous	ing cha	aracter.	·
Connections to local cycle route networks	No iss								
Public Open Space	No iss	ues							
Loss of Playing Field / Sports Pitches	No iss	ues							
Other Social			•						
			Орро	rtunii	lies				
		S	ustainabi	ility A	ppraisa	al			
The site has some and positive impact		impacts for	SA Object	ives 3	(major),	, 5, 7 (major),			
				clusio		<u>_</u>			
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. The site is not suitable for housing development.									
Appropriate H	ousing	NA	Employm	ent	NA	Other (spec	rify)·	T	
uses given constraints and infrastructure requirements	ousing	INC	Етрюут	GIIL	IVA	Outer (spec	ary).		

2. Sites Assessed for Employment

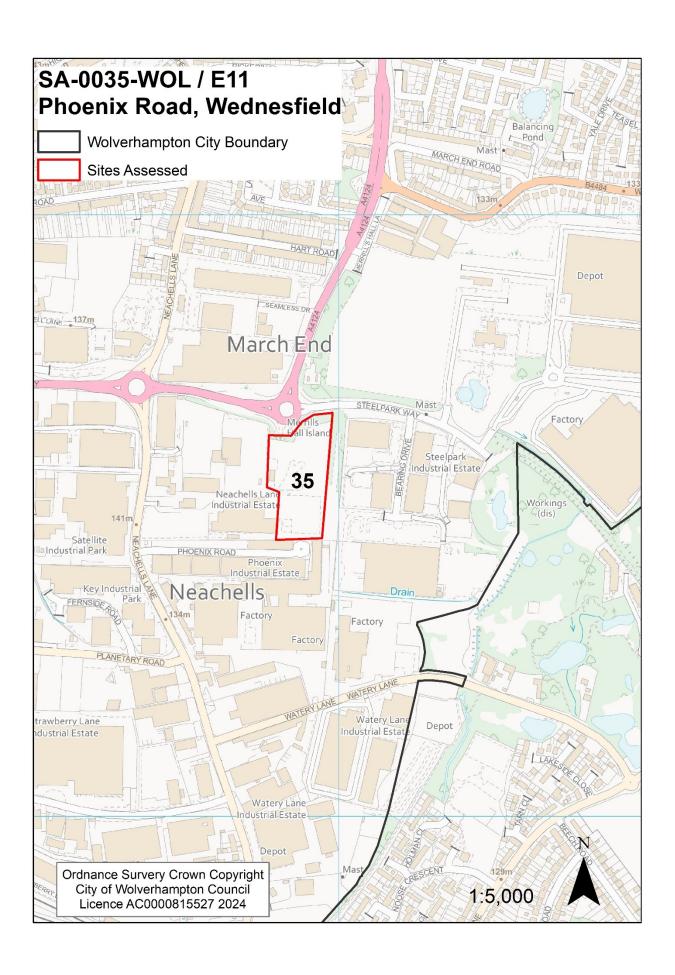
Sites Selected for Employment



Site Known as	Former ME	Former MEB site, Major Street / Dixon Street					
Site Address	Major Street /	Major Street / Dixon Street					
Ward	Ettingshall	BCP Ca	II for Site Ref		NA		
Site Area (ha)	2.50	Capacit submis	y proposed in Ca sion	all for Sites	NA		
Land Type	Previously Developed	Site Ass	sessment Refere	nce	SA-0034-WOL / E17		
		Backo	ground/Context				
Current uses	Vacant land						
Surrounding	<u> </u>	ential / hor	using allocation to s	outh, canal to east,	industry to north		
land uses	public open spa				Tradety to Hertit,		
		C	onstraints				
Gateway Constrai	nts		Name / Details	Amount of site of	overed (ha's)		
SSSI / SAC			None				
Ancient Woodland		<u> </u>	None				
Local Nature Rese			None				
Site of Importance	e tor Nature		None				
Conservation	<u> </u>		Nana				
Flood Risk Zone 3			None				
Registered Park & Scheduled Ancien			None				
			None				
Operational Buria	Ground		None None				
Common Land	Piloton Corrido	r AAD East	t Park Character Ar				
Existing Policy Designations	Bliston Comao	AAP Eas	i Park Character Ar	еа			
Criteria	Assessment				Rating		
Cilleria	ASSESSITIETIL	En	vironmental		Rating		
Greenfield /	Whole site is pr						
Previously	viriole site is pi	eviously u	eveloped land				
Developed Land							
Topography	Flat and open s	ite					
Agricultural	Not agricultural						
Land Quality	110t agricultural	iaria					
Tree	No known issue	es					
Preservation							
Orders / Mature							
Trees of Value							
on site or							
significantly							
affecting							
boundaries							
Biodiversity or			ngham Canal SINC				
Geodiversity on			into the site. There				
site or			ld require survey at				
significantly affecting			ely that the biodiver vided on site, and s				
boundaries			Canal corridor.	nould incorporate			
Heritage Assets			e. Canal and indust	trial estate to the			
on site or			ies form part of the				
significantly	Canal Conserv						
affecting boundaries			-				
poundaries							

Visual Amenity and Character of	Derelict site which would benefit from bring Design would need to respect outlook from		
the Area	potential residential development to the so	outh.	
Flood risk,	South east and south west boundaries affe		
drainage and	0.1% chance of surface water flooding, co		
ground water	of the site. The design of an employment	use is likely to be	
	able to accommodate these areas.		
Ground	Known significant creosote contamination		
Contamination	on adjoining canal. However, remediation		
	is considered viable, subject to potential re	equirement for	
	external funding.		
Ground stability	No known issues		
Air Quality	No constraints from adjoining uses in term	is of employment	
impact of	use.		
adjoining uses	Nichard Barbara Community of the children in the community of the children in	1 . 41	
Noise impact of	Noise pollution from steel stockholders and		
adjoining uses	unconstrained industrial uses affects the n site. This does not constrain use of the sit		
Mineral	No known issues	to for employment.	
Extraction and	THE INTOWN ISSUES		
Mineral			
Resource Areas			
Mineral	No known issues		
Infrastructure			
and Brickworks			
Waste	No known issues		
Infrastructure			
	Economic		
Employment	Identified in the employment evidence as s	suitable for	
		outuble to:	
Development	employment use		
Development Opportunities	employment use		
Development			Not existing employment land
Development Opportunities Employment	employment use		employment
Development Opportunities Employment Land	NA Deliverable within Plan period subject to se external funding.	ecuring sufficient	employment
Development Opportunities Employment Land Delivery /	employment use NA Deliverable within Plan period subject to se external funding. Remediation of ground contamination at se use may require external funding.	ecuring sufficient ite for employment	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of	NA Deliverable within Plan period subject to se external funding. Remediation of ground contamination at si	ecuring sufficient ite for employment	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities –	employment use NA Deliverable within Plan period subject to se external funding. Remediation of ground contamination at se use may require external funding.	ecuring sufficient ite for employment	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas,	employment use NA Deliverable within Plan period subject to se external funding. Remediation of ground contamination at se use may require external funding.	ecuring sufficient ite for employment	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage	employment use NA Deliverable within Plan period subject to se external funding. Remediation of ground contamination at se use may require external funding.	ecuring sufficient ite for employment	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment	Peliverable within Plan period subject to se external funding. Remediation of ground contamination at si use may require external funding. Site within urban area with normal available.	ecuring sufficient ite for employment	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure	employment use NA Deliverable within Plan period subject to se external funding. Remediation of ground contamination at se use may require external funding.	ecuring sufficient ite for employment	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on /	Peliverable within Plan period subject to se external funding. Remediation of ground contamination at si use may require external funding. Site within urban area with normal available.	ecuring sufficient ite for employment	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site	employment use NA Deliverable within Plan period subject to se external funding. Remediation of ground contamination at si use may require external funding. Site within urban area with normal available. No known constraints	ecuring sufficient ite for employment ility of utilities	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on /	Peliverable within Plan period subject to se external funding. Remediation of ground contamination at si use may require external funding. Site within urban area with normal available. No known constraints Access can be gained off Dixon Street or I	ecuring sufficient ite for employment ility of utilities Major Street. Narrow	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways	employment use NA Deliverable within Plan period subject to se external funding. Remediation of ground contamination at si use may require external funding. Site within urban area with normal available. No known constraints	ecuring sufficient ite for employment ility of utilities Major Street. Narrow lay have impact on	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation	Peliverable within Plan period subject to se external funding. Remediation of ground contamination at suse may require external funding. Site within urban area with normal available. No known constraints Access can be gained off Dixon Street or faccess through adjacent railway bridge. M	ecuring sufficient ite for employment ility of utilities Major Street. Narrow lay have impact on	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation	Poliverable within Plan period subject to se external funding. Remediation of ground contamination at si use may require external funding. Site within urban area with normal available. No known constraints Access can be gained off Dixon Street or Naccess through adjacent railway bridge. Maccess through adjacent railway bridge.	ecuring sufficient ite for employment ility of utilities Major Street. Narrow lay have impact on	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation	Deliverable within Plan period subject to se external funding. Remediation of ground contamination at si use may require external funding. Site within urban area with normal available. No known constraints Access can be gained off Dixon Street or Naccess through adjacent railway bridge. Maccess through adjacent railway bridge.	ecuring sufficient ite for employment ility of utilities Major Street. Narrow lay have impact on	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation	Peliverable within Plan period subject to se external funding. Remediation of ground contamination at si use may require external funding. Site within urban area with normal available. No known constraints Access can be gained off Dixon Street or Naccess through adjacent railway bridge. M Dixon Street \ Ettingshall Road \ Bilston Rostreet \ Thompson Avenue junction. No known constraints	ecuring sufficient ite for employment ility of utilities Major Street. Narrow lay have impact on	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network	Peliverable within Plan period subject to se external funding. Remediation of ground contamination at suse may require external funding. Site within urban area with normal available. No known constraints Access can be gained off Dixon Street or Naccess through adjacent railway bridge. M Dixon Street \ Ettingshall Road \ Bilston Rostreet \ Thompson Avenue junction. No known constraints	ecuring sufficient ite for employment ility of utilities Major Street. Narrow lay have impact on	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation Impact on the wider road network Access time by water Primary schools:	Poliverable within Plan period subject to se external funding. Remediation of ground contamination at si use may require external funding. Site within urban area with normal available within urban area with normal available access through adjacent railway bridge. Mo Dixon Street \ Ettingshall Road \ Bilston Rostreet \ Thompson Avenue junction. No known constraints Social	ecuring sufficient ite for employment ility of utilities Major Street. Narrow lay have impact on oad junction & Dixon	employment

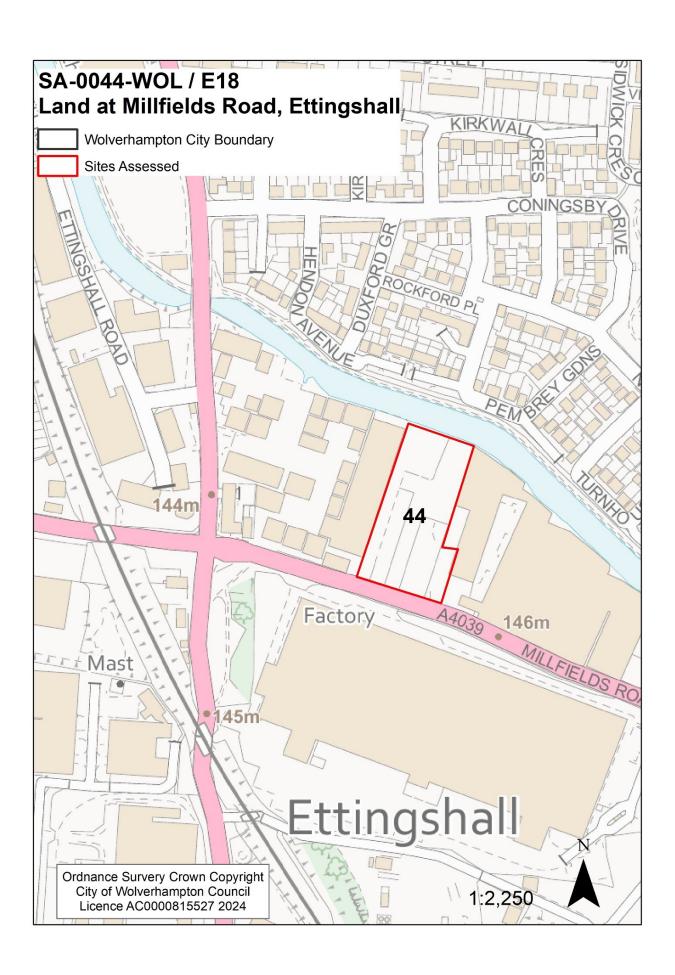
Primary School	NA	NA			Strategic Centre/Employment Area			э	NA	
Secondary School	NA	NA			Centre/Foodstore				NA	
Housing Density Location – BCP Policy HOU2		100 dph) 100 dph) A De					oderate ensity 0-45 dph)	NA		
Any character constraints on density	NA									1
Connections to local cycle route networks	No is									
Public Open Space	Site r	not public op	en space.							
Loss of Playing Field / Sports Pitches	No P	laying Field/	Sports Pit	ches.						
Other Social			0							
A long term vacant	provious	sly dovolono		rtunit		uso aroa adi	ioinina	ı th	o canal Th	ao cito
has significant grou										
not suitable for resi										
external funding.										
			ustainab							_
The site has negati SA Objectives 12 –						5, 6, 7, 9, 12	and p	oosi	itive impact	s for
SA Objectives 12 -	пеанн (major) and		clusio						
Vacant land within address known gro			ble for emp		_	subject to rer	media	tion	as approp	riate to
Appropriate uses given constraints and infrastructure requirements	lousing	NA	Employm	nent	2.5ha	Other (spec	cify):			



Site Known as	Phoenix R	Phoenix Road, Wednesfield					
Site Address	Phoenix Road	Phoenix Road, Wednesfield					
Ward	Wednesfield South	BCP Ca	II for Site Ref		NA		
Site Area (ha)	1.80	Capacit submiss	y proposed in Ca sion	all for Sites	NA		
Land Type	Previously Developed	Site Ass	sessment Refere	nce	SA-0035-WOL / E11		
		Backg	ground/Context				
Current uses	Vacant land						
Surrounding land uses	Employment						
		С	onstraints				
Gateway Constrai	nts		Name / Details	Amount of site of	overed (ha's)		
SSSI / SAC			None		()		
Ancient Woodland	d / Veteran Trees	3	None				
Local Nature Rese		-	None				
Site of Importance			None				
Conservation	7 TOT TRUCKETO		110110				
Flood Risk Zone 3	\		None				
Registered Park 8			None				
Scheduled Ancier			None				
Operational Buria			None				
Common Land	Giodila		None				
Existing Policy	PCCS Poteino	d Employe					
Designations	BCCS Retained	ı Employii	ieiii Aiea				
Criteria	Assessment				Rating		
Officeria	ASSESSITIETIL	En	vironmental		Rating		
One and ald /	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\						
Greenfield /	Whole site is pr	eviousiy a	eveloped land				
Previously							
Developed Land	Flat site						
Topography		land					
Agricultural	Not agricultural	ianu					
Land Quality Tree	Troo holto alco	a northern	and eastern bound	ariae majority			
Preservation	outside site bou		and eastern bound	aries, majority			
Orders / Mature	outside site bot	unuary					
Trees of Value							
on site or							
significantly							
affecting							
boundaries							
Biodiversity or	No habitat on s	ite					
Geodiversity on	140 Habitat on 3	No nabitat on site					
site or							
significantly							
affecting							
boundaries							
Heritage Assets	No known issue	es					
on site or							
significantly							
affecting							
	1						

Visual Amenity and Character of the Area	Site located in industrial area.		
Flood risk, drainage and ground water	No current flood risk or drainage iss		
Ground Contamination	Site remediated as part of Wednesf	ield Way creation scheme	
Ground stability	Site remediated as part of Wednesf	ield Way creation scheme	
Air Quality	No constraints from adjoining uses		
impact of	use.	in terms of employment	
adjoining uses	use.		
Noise impact of	No constraints from adjoining uses	in terms of employment	
adjoining uses	use.		
Mineral	No known issues		
Extraction and			
Mineral			
Resource Areas			
Mineral	No known issues		
Infrastructure and Brickworks			
Waste	No known issues		
Infrastructure	_		
	Economi		
Employment	Identified in the employment eviden	ce as suitable for	
Development	employment use		
Opportunities			
Employment Land	NA	Not existing employment land	
Delivery / Phasing	No obvious constraints which could	affect delivery.	
Viability	No obvious constraints / obligations	which could affect viability.	
Availability of	Site within urban area with normal a	vailability of utilities.	
utilities –			
electricity, gas,			
water, sewage			
treatment			
Infrastructure	No known constraints		
constraints on /			
under site	Otto and I was a second of the second	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Highways access and	Site can be accessed off Wednesfie Impacted upon by proposed route of		
transportation	Individual and cumulative impact (w		
transportation	Wednesfield Way \ March End Road		
	Waddens Brook Lane junction.	d (Lakelleid Road (
Impact on the	No known impact		
wider road			
network			
	Social		
Access time by wa	Iking or public transport (except	OD/II-allia Ozaria (M. III.)	
Primary schools: v	valking only) to key residential ance with BCP Policy HOU2	GP/Health Centre/Walk in Centre	NA
Primary School	NA	Strategic Centre/Employment Area	NA
Secondary School	NA	Centre/Foodstore	NA

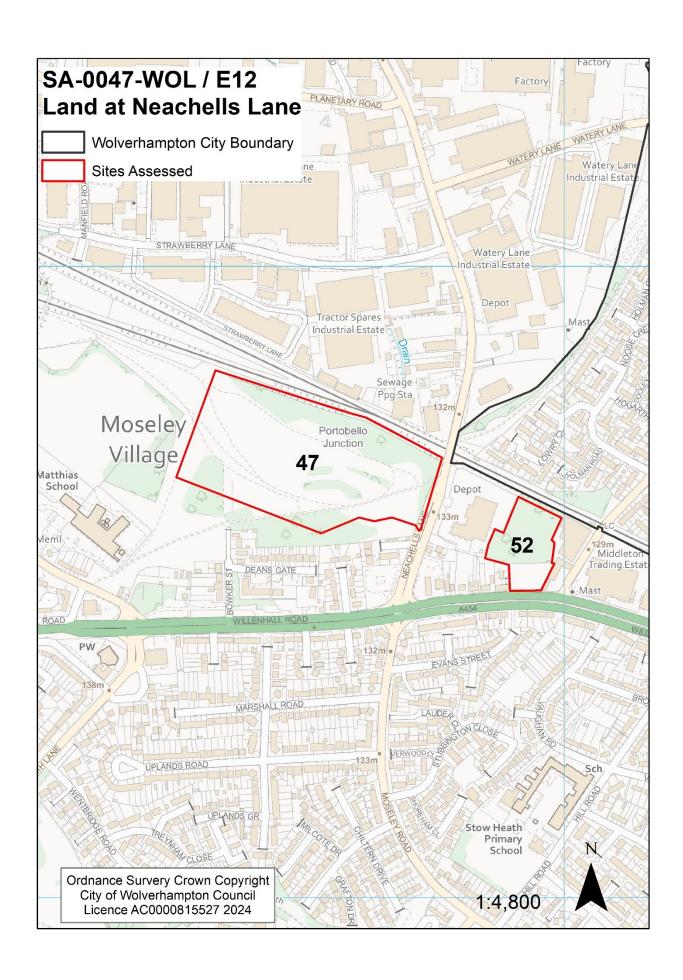
Housing Densit Location – BCP		High Densit	y (min	NA	High D 100 dp	ensity (45-	N A		derate nsity	NA
Policy HOU2	100 0	Pri)			100 up	''' <i>)</i>)-45 dph)	
Any character constraints on density	NA			·						
Connections to local cycle rout networks	е	No known issues								
Public Open Space	Site n	Site not public open space								
Loss of Playing Field / Sports Pitches	No PI	No Playing Field/ Sports Pitches								
Other Social										
A 1		h	Oppo			41 4	-14.		-4-4	-1 1
A long term vaca Wednesfield Way				tea on	a recent	tiy created ir	iaustr	iai e	state serve	a by
			ustainab							
The site has neg Climate Change							icts fo	or SA	A Objective:	s 5 –
			Con	clusi	on					
Vacant land with	in industria	l area, suita	ble for emp	oloyme	ent use, v	with no know	n cor	nstra	ints.	
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employm	ent	1.8ha	Other (spe	cify):			



Site Known as	Land at Mi	Land at Millfields Road, Ettingshall					
Site Address	Millfields Road	d, Ettingsl	nall				
Ward	Ettingshall	BCP Ca	II for Site Ref		NA		
Site Area (ha)	0.70	Capacit submiss	y proposed in Ca sion	all for Sites	NA		
Land Type	Previously Developed	Site Ass	sessment Refere	nce	SA-0044-WOL / E18		
		Backg	ground/Context				
Current uses	Vacant (fire-da	maged ind	ustrial premises)				
Surrounding	Employment U	ses: Canal	to north				
land uses							
		С	onstraints				
Gateway Constrai	nts		Name / Details	Amount of site of	overed (ha's)		
SSSI / SAC			None				
Ancient Woodland		S	None				
Local Nature Rese			None				
Site of Importance	e for Nature		None				
Conservation Flood Risk Zone 3	<u> </u>		Nama				
			None None				
Registered Park & Scheduled Ancier			None				
Operational Buria			None				
Common Land	Ground		None				
Existing Policy	Local Quality Employment Land (Bilston Corridor AAP)						
Designations	Local Quality L	проупсп	t Land (Dilaton Con	idoi AAi)			
Criteria	Assessment	Assessment Rating					
Oritoria	Accomment	rtating					
Greenfield /	Whole site is p						
Previously	Willow Site is pi	CVIOUSIY U	eveloped land				
Developed Land							
Topography	Flat site						
Agricultural	Not agricultural	land					
Land Quality							
Tree	No trees on site	No trees on site					
Preservation							
Orders / Mature							
Trees of Value							
on site or significantly							
affecting							
boundaries							
Biodiversity or	No habitat on s						
Geodiversity on							
site or							
significantly							
affecting							
boundaries							
Heritage Assets	No heritage as:	sets					
on site or							
significantly							
affecting boundaries							
Doutidaries	L						

Visual Amenity	Site located in industrial estate		
and Character of the Area			
Flood risk,	Very small part on eastern boundar	v with 0.1% chance of	
drainage and	surface water flooding.	,	
ground water			
Ground	No known issues		
Contamination			
Ground stability	No known issues		
Air Quality	No constraints from adjoining uses	in terms of employment	
impact of	use.		
adjoining uses	No constraints from adjoining upon	in terms of employment	
Noise impact of adjoining uses	No constraints from adjoining uses use.	in terms of employment	
Mineral	No issues		
Extraction and	110 133063		
Mineral			
Resource Areas			
Mineral	No issues		
Infrastructure			
and Brickworks			
Waste	No issues		
Infrastructure			
_			
Employment	Identified in the EDNA as suitable for	or employment use	
Development			
Opportunities	NIA		Not eviction
Employment Land	NA	Not existing employment land	
Delivery /	No obvious constraints which could	affect delivery. Site has	Idira
Phasing	lapsed planning permission.	,	
Viability	No obvious constraints / obligations		
Availability of	Site within urban area with normal a		
utilities –			
electricity, gas,			
water, sewage			
treatment Infrastructure	No known constraints		
constraints on /	NO KHOWH CONSTIAINTS		
under site			
Highways	Access off Millfields Road, as estab		
access and	permission.		
transportation	•		
Impact on the	No known impact		
wider road			
network			
Acces the state	Social Social		
Primary schools: v	alking or public transport (except walking only) to key residential ance with BCP Policy HOU2	GP/Health Centre/Walk in Centre	NA
Primary School	NA	Strategic Centre/Employment Area	NA
Secondary School	NA	Centre/Foodstore	NA
	—·	*	

Housing Density Location – BCP	Very High De	ensity (min	NA		ensity (45-	N	Moderate	NA
Policy HOU2	100 dph)			100 dp	n)	Α	Density (40-45 dph)	
							(10 10 11)	
Any character	NA							
constraints on density								
Connections to	No issues							
local cycle route	1.10.100.00							
networks								
Public Open	Site not publ	ic open space						
Space Loss of Playing	No issues							
Field / Sports	NO ISSUES	NO ISSUES						
Pitches								
Other Social								
			ortuni					
Short term vacant f			d local	quality e	mployment a	area v	with opportuni	ty to be
brought back into a	ctive employme		.:1:4., A	nnroios	.l			
The site has negati	e impacts for S	Sustainab				tivo i	mpacts for SA	
Objectives 6 – Natu							Tipacis for SA	
	,		nclusi					
Vacant land within	ndustrial area, s	suitable for em	ployme	ent use, v	with no know	n cor	nstraints.	
Appropriate uses given constraints and infrastructure requirements	ousing NA	Employn	ment	0.7 ha	Other (spec	cify):		



Site Known as	Land at Ne	Land at Neachells Lane					
Site Address	Dean's Road	Neachel	ls Lane				
Ward	East Park	BCP Ca	II for Site Ref		NA		
Site Area (ha)	6.70	Capacit submiss	y proposed in Ca sion	all for Sites	NA		
Land Type	Greenfield	Site Ass	sessment Refere	nce	SA-0047-WOL / E12		
		Background/Context					
Current uses	Public Open Sp	nace					
Surrounding land uses			, Employment Uses	3			
		С	onstraints				
Gateway Constrai	nts		Name / Details	Amount of site c	overed (ha's)		
SSSI / SAC			None	, anount of site o	otorou (riu o)		
Ancient Woodland	l / Voteran Trees						
Local Nature Rese		None					
Site of Importance			None				
Conservation	e ioi mature	None					
Flood Risk Zone 3	<u> </u>	None					
			None				
Registered Park &							
Scheduled Ancien			None				
Operational Buria	Ground		None None				
Common Land	0						
Existing Policy Designations		Site of Local Importance for Nature Conservation (BCCS Policy ENV1) Recreational Open Space (UDP Policies ENV6, R3)					
	Existing Greenway (UDP Policy R6)						
Criteria	Assessment	Assessment Rating					
		En	vironmental				
Greenfield / Previously Developed Land	Whole site is gr	reenfield					
Topography	Generally flat s	ito					
Agricultural	Not agricultural						
Land Quality	Two agricultural						
Tree Preservation Orders / Mature		No TPOs on site. Site includes areas of woodland and Millennium Forest designations.					
Trees of Value on site or	Some woodland loss would need						
significantly affecting boundaries	otner appropria	other appropriate sites.					
Biodiversity or	A SLINC covers	s the whole	e site. This designa	ntion was			
Geodiversity on			al survey in 2020. 1				
site or			Restoration Zone (P				
significantly	Country Local N	Nature Red	covery Map and Stra	ategy. Mitigation			
affecting			LINC and biodiversi				
boundaries			g 6.3 ha of SLINC a				
			lso located within th				
Heritage Assets on site or significantly	No heritage ass	sets	,	-			

affecting		
boundaries		
Visual Amenity	Development of this open space could negatively impact on	
and Character of	the view of adjoining residential properties. Site design should	
the Area	reduce this negative impact as far as possible e.g. through	
tile Alea		
Flood viols	incorporation of landscaped buffers.	
Flood risk,	Small part of site has 0.1-3% chance of surface water flooding.	
drainage and	This could be accommodated in the sustainable drainage	
ground water	solution for the site.	
Onermal		
Ground	Former landfill tip. Further assessment work is underway	
Contamination	which will be reflected in the Publication Plan	
Ground stability	Former landfill tip. Further assessment work is underway	
Ain Occalita	which will be reflected in the Publication Plan	
Air Quality	Part of the site adjoins residential therefore uses/ design will	
impact of	need to protect air quality.	
adjoining uses	Doublet the later addition and doubt 100 and account 100.	
Noise impact of	Part of the site adjoins residential therefore uses/ design will	
adjoining uses	need to protect from noise impact.	
Mineral	No issues	
Extraction and		
Mineral		
Resource Areas	NI- i	
Mineral	No issues	
Infrastructure		
and Brickworks	No include	
Waste	No issues	
Infrastructure	Fan!-	
	Economic	
· · · · · · · · · · · · · · · · · ·		
Employment	Identified in the EDNA as suitable, with a high scoring, for	
Development	Identified in the EDNA as suitable, with a high scoring, for employment use	
Development Opportunities	employment use	Not ovisting
Development Opportunities Employment		Not existing
Development Opportunities	employment use	employment
Development Opportunities Employment Land	NA	_
Development Opportunities Employment Land Delivery /	NA Further evidence required on ground conditions and highways	employment
Development Opportunities Employment Land	NA	employment
Development Opportunities Employment Land Delivery / Phasing	NA Further evidence required on ground conditions and highways access.	employment
Development Opportunities Employment Land Delivery /	employment use NA Further evidence required on ground conditions and highways access. Further evidence required on ground conditions and highways	employment
Development Opportunities Employment Land Delivery / Phasing Viability	Purther evidence required on ground conditions and highways access. Further evidence required on ground conditions and highways access.	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of	employment use NA Further evidence required on ground conditions and highways access. Further evidence required on ground conditions and highways	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities –	Purther evidence required on ground conditions and highways access. Further evidence required on ground conditions and highways access.	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas,	Purther evidence required on ground conditions and highways access. Further evidence required on ground conditions and highways access.	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage	Purther evidence required on ground conditions and highways access. Further evidence required on ground conditions and highways access.	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment	NA Further evidence required on ground conditions and highways access. Further evidence required on ground conditions and highways access. Site within urban area with normal availability of utilities.	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure	Purther evidence required on ground conditions and highways access. Further evidence required on ground conditions and highways access.	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on /	NA Further evidence required on ground conditions and highways access. Further evidence required on ground conditions and highways access. Site within urban area with normal availability of utilities.	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site	NA Further evidence required on ground conditions and highways access. Further evidence required on ground conditions and highways access. Site within urban area with normal availability of utilities. Public rights of way cross site	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on /	Potential access to site off Neachells Lane to be investigated	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and	Public rights of way cross site Potential access to site off Neachells Lane to be investigated as part of wider highways improvements project affecting	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways	Public rights of way cross site Potential access to site off Neachells Lane to be investigated as part of wider highways improvements project affecting Willenhall Road / Neachells Lane junction. Further	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and	Public rights of way cross site Potential access to site off Neachells Lane to be investigated as part of wider highways improvements project affecting	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and	Public rights of way cross site 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	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation	Public rights of way cross site 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	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation	Public rights of way cross site 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 No known impact. Further assessment work is underway which	employment
Development Opportunities Employment Land Delivery / Phasing Viability Availability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Highways access and transportation	Public rights of way cross site 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 No known impact. Further assessment work is underway which	employment

Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2			GP/Health Centre/Walk in Centre			NA	
Primary School	NA	Strategic Centre/Employment Area			NA		
Secondary School	NA		Centre/Foodstore			NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	High Density (45- 100 dph)	N A	De	oderate ensity 0-45 dph)	NA	
Any character constraints on density	NA						
Connections to local cycle route networks	No issues						
Public Open Space	space (Neachells Lane Operoute. The Wolverhampton Plan (2018) concludes that open space in the Bilston A of up to 6.7 ha of this site strough quality improvement that mitigation for loss of 6.7 quality improvements to the Space, diversion of greenwimprovements to public operous be reviewed following computations.	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 mprovements to public open spaces nearby. Assessment to be reviewed following completion of update to Wolverhampton Open Space Strategy and Action Plan during					
Loss of Playing Field / Sports Pitches	No Playing Field / Sports Pitches						
Other Social							
	Onno					_	

Opportunities

Site has potential for allocation for Employment Uses, scoring highly in the EDNA2 study.

Sustainability Appraisal

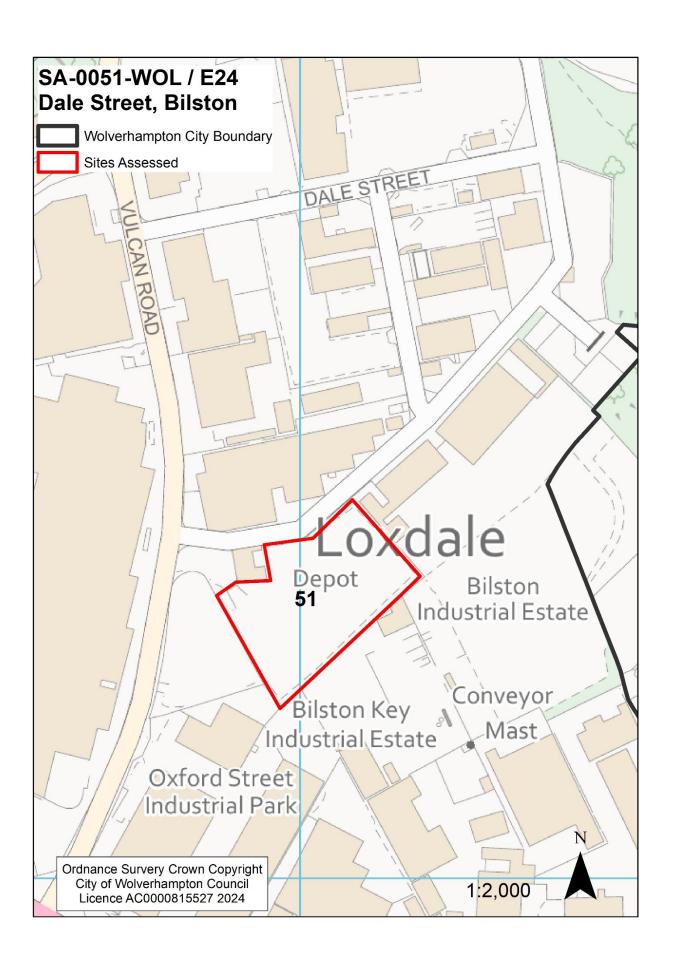
The site has negative impacts for SA Objectives 2, 3, 5, 6, 7, 9, 12 and a positive impact for SA Objective 13 – Economy (major)

Conclusion

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.

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.

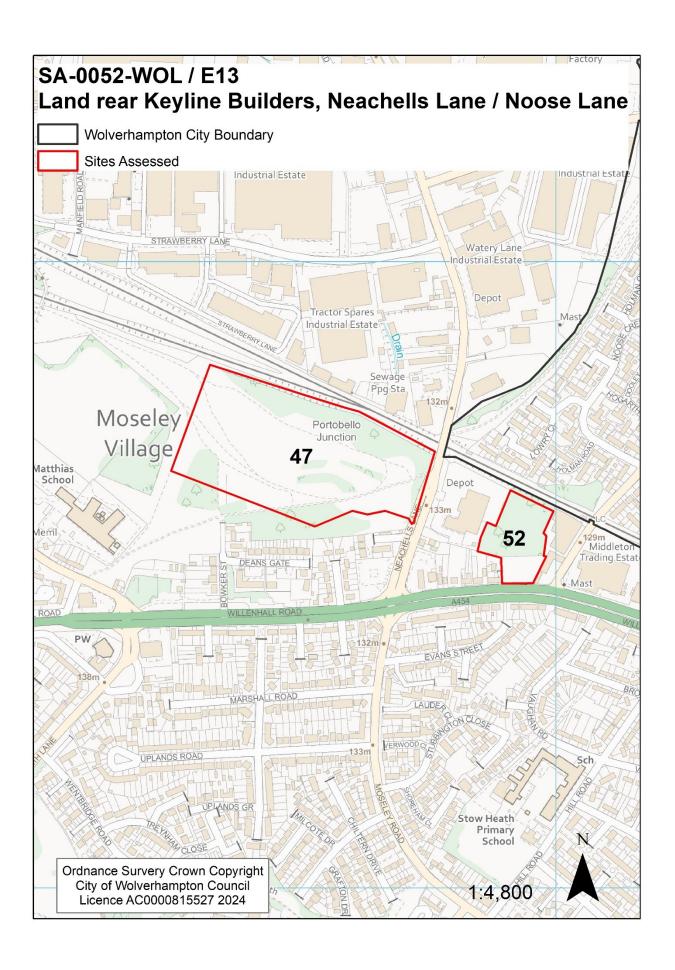
Appropriate	Housing	NA	Employment	6.7 ha	Other (specify):	6.3 ha
uses given						improved
constraints						public open
and						space
infrastructure						
requirements						



Site Known as	Dale Stree	t, Bilsto	on				
Site Address	Dale Street, B	Dale Street, Bilston					
Ward	Bilston East	BCP Ca	II for Site Ref		NA		
Site Area (ha)	0.90	Capacit	y proposed in Ca sion	NA			
Land Type	Previously Developed	Site Ass	sessment Refere	nce	SA-0051-WOL / E24		
		Backg	ground/Context				
Current uses	Vacant land						
Surrounding	Employment U	ses					
land uses							
		С	onstraints				
Gateway Constrai	ints		Name / Details	Amount of site of	overed (ha's)		
SSSI / SAC			None				
Ancient Woodland		S	None				
Local Nature Rese			None				
Site of Importance	e for Nature		None				
Conservation			NI				
Flood Risk Zone 3			None				
Registered Park 8			None				
Scheduled Ancier			None				
Operational Buria	i Grouna		None				
Common Land	None High Quality Employment Area and Employment Improvement Area (Bilaten						
Existing Policy		High Quality Employment Area and Employment Improvement Area (Bilston Corridor Area Action Plan Policy BC2)					
Designations Criteria	_	Action Plan	Policy BC2)		Rating		
Criteria	Assessifient						
Croonfield /	M/hala aita ia m		vironmental				
Greenfield /	Whole site is p	reviously a	eveloped land				
Previously Developed Land							
Topography	Flat site						
Agricultural	Not agricultural	lland					
Land Quality	140t agrioditara	iana					
Tree	Some trees alo	na site bou	undarv				
Preservation		3	,				
Orders / Mature							
Trees of Value							
on site or							
significantly							
affecting							
boundaries							
Biodiversity or	Some trees and						
Geodiversity on site or							
significantly							
affecting							
boundaries							
Heritage Assets	No heritage as:	sets					
on site or							
significantly							
affecting							
boundaries							

Visual Amenity and Character of the Area	Site located in industrial estate		
Flood risk, drainage and ground water	No current flood risk or drainage iss	sues on site.	
Ground Contamination	No issues		
Ground stability	No issues		
Air Quality	No constraints from adjoining uses	in terms of employment	
impact of	use.		
adjoining uses			
Noise impact of	No constraints from adjoining uses	in terms of employment	
adjoining uses	use.		
Mineral	No issues		
Extraction and			
Mineral			
Resource Areas			
Mineral	No issues		
Infrastructure			
and Brickworks	No. 2		
Waste	No issues		
Infrastructure			
	Economi		
Employment	Identified in employment evidence a	as suitable for employment	
Development	use		
Opportunities	NIA		Nist suisting
Employment Land	NA	Not existing employment land	
Delivery / Phasing	No obvious constraints which could permission 13/01194/FUL granted 2 scrapyard.		
Viability	No obvious constraints / obligations		
Availability of utilities – electricity, gas, water, sewage	Site within urban area with normal a		
treatment Infrastructure	No known constraints		
constraints on / under site	NO KIOWII CONSTAINTS		
Highways	Access off Dale Street and access t		
access and	Dale St, Vulcan Rd & Hare St. acce		
transportation	permission.		
Impact on the	No known impact		
wider road			
network			
A	Social		I
Primary schools: v	lking or public transport (except valking only) to key residential ance with BCP Policy HOU2	GP/Health Centre/Walk in Centre	NA
Primary School	NA	Strategic Centre/Employment Area	NA
Secondary School	NA	Centre/Foodstore	NA

Housing Densit	y Very	High Densit	y (min	NA	High D	ensity (45-	N	Mod	derate	NA
Location - BCP	100 d	ph)			100 dp	oh)	Α	Der	nsity	
Policy HOU2								(40-	-45 dph)	
Any character	NA									
constraints on										
density										
Connections to	No iss	sues								
local cycle rout	е									
networks										
Public Open	Site n	ot public op	en space							
Space										
Loss of Playing	No iss	No issues								
Field / Sports										
Pitches										
Other Social										
Opportunities										
Vacant site falling	•	jh Quality E	mploymen	t Area	, which h	nas had plani	ning p	ermi	ission for	
employment use										
			ustainab							
The site has neg										
 Climate Chang 	e Adaptatio	on, 6 – Natu	ıral Resour	ces, 9	Trans	port (major) :	and 1	3 – E	Economy (major)
			Con	clusi	on					
Vacant land with	in industrial	l area, suita	ble for em	ployme	ent use, v	with no know	n cor	nstrai	nts.	
Appropriate	Housing	NA	Employm	nent	0.9 ha	Other (spec	cify):			
uses given										
constraints										
and										
infrastructure										
requirements										
		l	1			<u>i </u>				



Site Known as	Land rear Lane	Land rear Keyline Builders, Neachells Lane / Noose Lane							
Site Address	Neachells Lar	Neachells Lane / Noose Lane							
Ward	East Park	BCP Ca	II for Site Ref		NA				
Site Area (ha)	1.20	Capacit submiss	y proposed in Ca sion	all for Sites	NA				
Land Type	Previously Developed	Site Assessment Reference			SA-0052-WOL / E13				
Current uses	Vacant land								
Surrounding land uses	Employment U	ses, Willen	hall Road, Railway	Line and Residentia	al				
		С	onstraints						
Gateway Constrai	nts		Name / Details	Amount of site of	overed (ha's)				
SSSI / SAC			None						
Ancient Woodland	d / Veteran Trees	S	None						
Local Nature Rese			None						
Site of Importance	for Nature		None						
Conservation									
Flood Risk Zone 3			None						
Registered Park &			None						
Scheduled Ancier			None						
Operational Buria	Ground		None None						
Common Land	T N I								
Existing Policy	None								
Designations Criteria	Accessment				Dating				
Criteria	Assessment	En	vironmontal		Rating				
Greenfield /	Whole site is p		vironmental						
Previously	viriole site is pi	eviously a	eveloped land						
Developed Land									
Topography	Flat site								
Agricultural	Not agricultural	land							
Land Quality									
Tree	Site includes na	aturally reg	enerated vegetatio	n, including some					
Preservation	trees.								
Orders / Mature									
Trees of Value									
on site or									
significantly affecting									
boundaries									
Biodiversity or	Site includes n	aturally red	enerated vegetation	n Local sites					
Geodiversity on		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								
site or	designated as a SLINC. Biodiversity net gain could be delivered on site.								
_	•	e.		uenvereu un site.					
site or significantly affecting	•	e.							
site or significantly affecting boundaries	delivered on sit								
site or significantly affecting boundaries Heritage Assets	•								
site or significantly affecting boundaries Heritage Assets on site or	delivered on sit								
site or significantly affecting boundaries Heritage Assets on site or significantly	delivered on sit								
site or significantly affecting boundaries Heritage Assets on site or	delivered on sit								

Flood risk, drainage and ground water Ground Ground stability Air Quality No issues Noise impact of adjoining uses in terms of employment use. Uses / design should avoid air quality impacts on adjoining residential. No constraints from adjoining uses in terms of employment use. Uses / design should avoid air quality impacts on adjoining residential. No constraints from adjoining uses in terms of employment use. Uses / design should avoid air quality impacts on adjoining residential. No issues No constraints from adjoining uses in terms of employment use. Uses / design should avoid air quality impacts on adjoining residential. No issues Infrastructure Infrastructure Employment Development Development Development Development Development Delivery / Phasing Phasing Phasing Phasing Phasing Phasing Phasing Phasing Development Development Dovious constraints which could affect delivery. Planning permission 13/00285/FUL granted in 2016 for class B8 storage building. Viability No obvious constraints / obligations which could affect viability. Site within urban area with normal availability of utilities. Site within urban area with normal availability of utilities. Infrastructure Constraints on / under site Highways access and transportation Impact on the wider road network No known constraints No known impact No known impact No known impact OP/Health Centre/Walk in Centre Primary School NA Centre/Foodstore NA Centre/Foodstore NA Centre/Foodstore NA	Visual Amenity and Character of the Area	Site visible from houses fronting Wil should mitigate impacts e.g. through						
Ground stability Air Quality impact of adjoining uses No constraints from adjoining uses in terms of employment use. Uses / design should avoid air quality impacts on adjoining uses Noise impact of adjoining uses Infost use. Uses / design should avoid air quality impacts on adjoining residential. No issues Extraction and Mineral Infrastructure and Brickworks Waste Infrastructure Employment Development Opportunities Employment Land Delivery / Phasing permission 13/00285/FUL granted in 2016 for class 88 storage building. Viability No obvious constraints which could affect delivery. Planning permission 13/00285/FUL granted in 2016 for class 88 storage building. Viability of utilities – electricity, gas, water, sewage treatment Infrastructure constraints on / under site Access and transportation Impact on the will waste in access and ransportation Impact on the will waste in access and network Social Access time by walking or public transport (except Primary School) No August Policy Individual Centre / Walking Centre / Employment Area Centre/Exporistore Centre/Exporistore No issues Employment adjoining uses in terms of employment use of employment quality impacts on adjoining uses in terms of employment quality impacts on adjoining uses in terms of employment quality impacts on adjoining uses in terms of employment quality impacts on adjoining uses in terms of employment quality impacts on adjoining uses in terms of employment quality impacts on adjoining residential. No issues Employment use. Uses / design should avoid air quality impacts on adjoining uses in terms of employment quality impacts on adjoining residential. No issues Employment use. Uses / design should avoid air quality impacts on adjoining residential. No issues Employment use. Uses / design should avoid air quality impacts on adjoining residential. No issues Employment use. Uses / design should avoid air quality impacts on adjoining residentia	drainage and	No current flood risk or drainage iss						
Air Quality impact of adjoining uses in terms of employment use. Uses / design should avoid air quality impacts on adjoining uses in terms of employment use. Uses / design should avoid air quality impacts on adjoining residential. Mineral Catraction and Mineral Extraction and Mineral Resource Areas Mineral Infrastructure and Brickworks Waste Infrastructure Be ployment Development Development Opportunity, site assessed as part of EDNA as suitable for employment use Delivery / Phasing permission 13/00285/FUL granted in 2016 for class 88 storage building. Viability No obvious constraints / obligations which could affect viability. Availability of utilities – electricity, gas, water, sewage treatment Infrastructure Constraints on / under site Highways access and transportation Impact on the wider road network Access time by walking or public transport (except Primary School) NA Extraction And Information Informat	Ground	No issues						
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No issues Section	Infrastructure	No issues						
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Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2 Primary School NA Strategic Centre/ Employment Area NA Centre/Foodstore								
Primary School NA Strategic Centre/ Employment Area NA Centre/Foodstore	Primary schools: v	NA						
Secondary School NA Centre/Foodstore NA				NA				
	Secondary School	NA	Centre/Foodstore	NA				

Housing Density Location – BCP Policy HOU2		High Densit ph)	y (min	NA	High D 100 dp	ensity (45- oh)	N A	De	oderate ensity 0-45 dph)	NA		
Any character constraints on density	NA	NA										
Connections to local cycle route networks	е	No issues										
Public Open Space	Site n	Site not public open space										
Loss of Playing Field / Sports Pitches	No is:	sues										
Other Social												
Opportunities												
Overgrown vacant site within employment area which has recent planning permission for employment use.												
Sustainability Appraisal												
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)												
Conclusion												
Vacant land within industrial area, suitable for employment use, subject to any necessary mitigation for loss of trees / habitat.												
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employm	nent	1.2 ha	Other (spe	cify):					