

Walsall Site Allocation Document

Gypsy, Traveller and Travelling Showpeople Background Document

This document was produced to support in August 2015 to support the Preferred Options consultation but has been updated since then to include larger scale plans of the sites that were proposed at that time. These plans were published in a separate document as part of the consultation exercise but have now been combined with this document for ease of reference. The remainder of the text below is unchanged. References to the Draft Plan are to the Preferred Options Document.

The Draft Plan describes the search for potential sites that has taken place since the Gypsy and Traveller Accommodation Assessment in 2008. This search included:

- Gypsy, Traveller and Travelling Showpeople Site Survey (GTTSS) carried out by Roger Tym and Partners in 2010. The majority of potential sites identified were rejected as being unsuitable for various reasons. Many sites are valuable open space or in a few cases have since been redeveloped for other uses.
- Call for Sites (CFS) submissions which were received in response to the general call for sites at the SAD Issues and Options stage in 2013. Nearly all the submissions related to land in the Green Belt and most only proposed development for general housing. However, in a few cases the submitters listed a traveller site as one of the potential uses.
- Examination of general housing sites proposed for allocation in the Preferred Options Document (PO sites). Most of the sites are privately owned and many already have planning permission for general housing. They would only be suitable for consideration as a traveller site if the landowner was willing to consider this use.
- Consider for Release (CFR) employment sites. These are sites currently in use for industry but which no longer meet modern needs and are expected to become available for redevelopment, in most cases for housing, during the period of the Plan. Many of these sites might be suitable for traveller or showpeople use, however as they are mainly privately owned and still in use for industry, there is uncertainty over their availability.
- Small housing sites. The complex nature of the Black Country means that there are many brownfield sites in the urban area that would be capable of accommodating a small number of dwellings (defined as fewer than 10 or smaller than 0.25ha). These include former factory sites and wasteland. Some of these sites could accommodate a single traveller pitch or a small group of pitches or plots, as well as making a significant contribution to the supply of general housing land. However, the uncertainty over ownership and deliverability of such sites means that it would not be practical to specifically allocate them in the SAD either for general housing or traveller sites. Nevertheless, if any small housing sites or consider for release employment sites come forward for GTTS use during the period of the Plan that meet the proposed site criteria, and are successfully developed for this use, they will reduce the supply of sites that will need to be provided from other sources.

The 2010 GTTSS survey and 2013 CFS submissions are published on our web site. The SAD PO Document lists, in table HC1 under policy HC1, the sites that are proposed to be allocated for housing, whilst policy IND4 lists the “Consider for Release” employment sites.

The table and map below provide a summary of the Council's proposed response to the various sites. It lists all the sites in the 2010 Roger Tym study, together with sites submitted through the 2013 CFS where use as a traveller site was proposed. It also includes other potential sites: most of these are potential general housing sites that are owned by the Council or where it is believed that the site may be available for use by travellers or travelling showpeople. The table also lists two existing sites that were omitted from the 2010 study.

The column "SAD Order" refers to the order that sites are listed in Table HC4a. Sites numbered from 31 onwards (starting from The Haywood) have been rejected as potential GTTS sites and are not referred to in Table HC4a.

Although an examination of all general housing sites to assess their potential suitability for GTTS use has been undertaken, the majority of them have been rejected. The reasons for this include:

- Site is privately owned and owner is not known to be willing to consider use for GTTS.
- Proposals for general housing development are already well advanced. This includes sites with planning permission and/or where a start on site is expected imminently.
- Site would be unsuitable on design or access grounds. This includes where the access is through a residential cul de sac or the site is surrounded on all sides by existing housing.

However, for ease of reference, a further table has been added to the end of this document that lists all the general housing sites referred to in table HC1 of the SAD.

All the potential sites have been assessed against the criteria set out in table HC4c of the draft SAD. These criteria, in particular those relating to suitability for general housing, suitability as a place to live, accessibility (distance to services) and integration with the existing community, are summarised in the table. In addition, for the general housing sites listed, ownership details are shown, given the importance of ownership for the deliverability of sites.

Key to Codes Used in Table

The following codes are used in the table to save space. They correspond with the categories shown on the map.

GTE: Existing Gypsy and Traveller Site to be Safeguarded

GTEGTM: Existing Traveller Site to be Safeguarded and New Pitches Added

GTP: Existing Traveller Site with Temporary or Personal Permission to be Made Permanent

TSE: Existing Showpeople Site to be Safeguarded

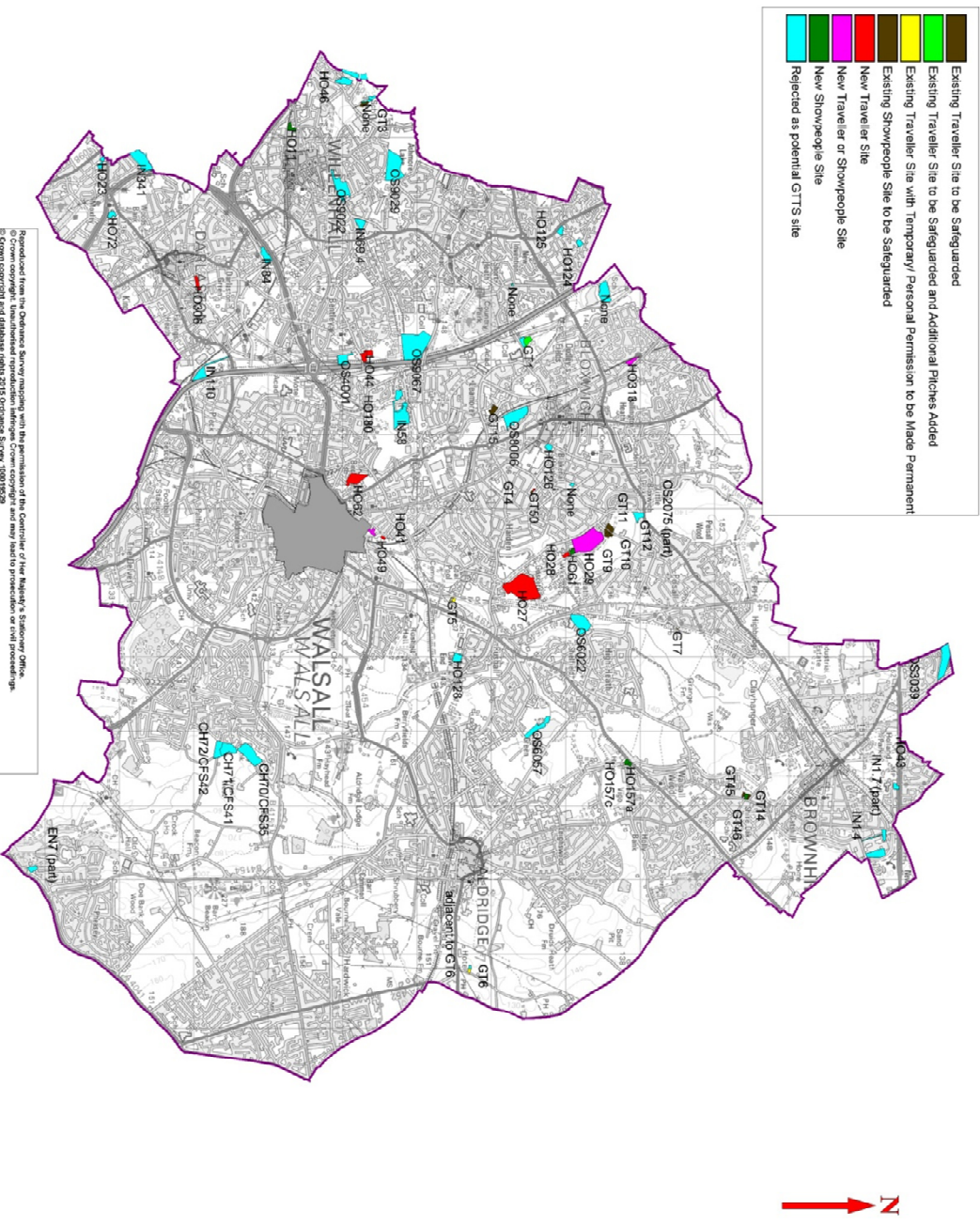
GTN: New Traveller Site

GTNTSN: New Traveller or Showpeople Site

TSN: New Showpeople Site

REJ: Rejected as Potential Traveller or Showpeople Site

Accommodation for Gypsies, Travellers and Travelling Showpeople



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All Sites Considered for Allocation as Existing or Potential Gypsy, Traveller or Travelling Showpeople Sites, including Rejected Sites

SAD ORDER	Preferred Options Reference	Site Name	Source	Reference in 2010 RTP Survey	Existing Use	Suitable for General Housing Yes/No?	Suitable as a Place to Live Yes/No?	Accessible Yes/No?	Integration with Existing Community Yes/No?	GT Existing Capacity	GT Potential Capacity	TS Existing Capacity	TS Potential Capacity	Owner	Proposed Allocation/ Designation in PO Document	Reasons for Allocation or Rejection	Code
1	GT1	Willenhall Lane	Existing GT site	Site 1	GT	No	Yes	Yes	No	19	2	0	0	Walsall Council	Existing traveller site to be safeguarded and additional pitches added	Existing site but lies in Green Belt and part is in flood zone. Refurbished a few years ago. No potential for expansion within current site except by conversion of community room. See also adjoining land (site 41)	GTEGTN
2	GT3	Trentham Cottage	Existing GT site	Site 3	GT	No	Yes	Yes	No	12	0	0	0	Private	Existing traveller site to be safeguarded	Existing site. No room for expansion on land within owner's control	GTE
3	GT4	47A Guild Avenue	Existing GT Site	Site 4	GT	Yes	Yes	Yes	Yes	1	0	0	0	Private	Existing traveller site to be safeguarded	Small private site with no room for expansion. Backland to west (in separate ownership) has history of refusals of pp for conventional housing, but may be suitable for GT site if landowner and neighbours support: see GT50	GTE
4	GT7	Railswood Nursery	Existing GT Site	Site 7	GT	No	Yes	Yes	Yes	1	0	0	0	Private	Existing traveller site to be safeguarded	Existing site (granted permanent planning permission on appeal) but in	GTE

																	Green Belt so no potential for expansion	
5	GT15	Toberland	Existing TS Site	Site 15	TS	No	No	Yes	No	0	0	14	0	Private	Existing showpeople site to be safeguarded	Existing site surrounded by local quality employment land so little potential to expand	TSE	
6	GT12	Showmen's Guild Site, 107-149 Goscote Lane, Bloxwich	Existing TS Site	Site 12	TS	No	Yes	Yes	No	0	0	20	0	Private	Existing showpeople site to be safeguarded	Site is in Green Belt so no potential for expansion	TSE	
7	GT11	Storage Area to Oak Tree Farm and Bridge Farm, Goscote Lane, Bloxwich	Existing TS Site	Site 11	TS	No	Yes	Yes	No	0	0	0	0	Private	Existing showpeople site to be safeguarded	Site is storage area for adjoining residential sites. In Green Belt so no potential for expansion to accommodate more residents	TSE	
8	GT10	Oak Tree Farm, 8 Goscote Lane, Bloxwich	Existing TS Site	Site 10	TS	No	Yes	Yes	No	0	0	9	0	Private	Existing showpeople site to be safeguarded	Site is in Green Belt so no potential for expansion	TSE	
9	GT9	Bridge Farm, 10-14 Goscote Lane, Bloxwich	Existing TS Site	Site 9	TS	No	Yes	Yes	No	0	0	12	0	Private	Existing showpeople site to be safeguarded	Site is in Green Belt so no potential for expansion	TSE	
10	GT13	Strawberry Fields, 450/452 Goscote Lane, Bloxwich	Existing TS Site	Site 13	TS	No	Yes	Yes	No	0	0	0	1	Private	Existing showpeople site to be safeguarded	Site has been completed since 2009 so counts as delivery against BCCS target, but is in Green Belt so no potential for further expansion	TSE	
11	GT14	Lindon Road	Existing TS Site	Site 14	TS	Yes	Yes	Yes	Yes	0	0	1	0	Private	Existing showpeople site to be safeguarded	Existing TS site in cramped location seeking to expand. See adjoining sites (GT45 and GT46)	TSE	
12	GT46	Charlie Swann	Existing TS Site	not in survey	TS	Yes	Yes	Yes	Yes	0	0	9	0	Private	Existing showpeople site to be	Existing site but not identified in 2010 study. See adjoining site (GT	TSE	

															safeguarded	45) for potential expansion area	
13	GT5	Cartbridge Lane	Existing GT Site	Site 5	GT	No	Yes	Yes	Yes	0	4	0	0	Private	Existing traveller site with temporary/personal permission to be made permanent	Currently has temporary personal pp (expires 2/9/16). Site is in Green Belt but family circumstances, lack of alternative sites and fact that site is now established may justify very special circumstances to support permanent retention for GT use	GTP
14	GT6	34-38 Gould Firm Lane (named as The Paddock in Draft Plan)	Existing GT Site	Site 6	GT	No	Yes	No	No	4	0	0	0	Private	Existing traveller site with temporary/personal permission to be made permanent	In Green Belt so expansion would represent inappropriate development. Current permission is personal to current occupier but is not time limited. Proposed to allocate as permanent GT site in line with other existing sites in Green Belt	GTP
15	GT50	Rear of 48-72 Foster Street, Blakenall	Adjacent to existing GT site	not in survey	Vacant	No	Yes	Yes	Yes	0	3	0	0	Private	New traveller site	Site owned by member of GT community. Previous refusals of pp for conventional housing and chalets on grounds of backland development and impact on amenity, but may be suitable for mobile homes like	GTN

																adjoining site at 47a Guild Avenue	
16	HO27	Land at Goscote Lodge Crescent	RTP Study	Site 28	Vacant	Yes	Yes	Yes	Yes	0	15	0	0	Walsall Housing Group (Walsall Council own part)	New traveller site	Site would be suitable on planning policy grounds but would need to consider in relation to overall proposed layout of Goscote regeneration scheme. Only part of site would be used for G & T	GTN
17	HO28	Dolphin Close (Goscote Site C)	RTP Study	Site 29	Vacant	Yes	Yes	Yes	Yes	0	10	0	0	Walsall Council	New traveller site	Site is owned by Walsall Council. Site would be suitable GT location on size and planning policy grounds.	GTN
18	HO29	Goscote Lane Copper Works	SAD Housing Site Allocations	not in survey	Vacant	Yes	Yes	Yes	Yes	0	15	0	5	Private	New traveller or showpeople site	Privately owned but unlikely to be viable for general housing without public funding. Only a small part of the much larger general housing site would be used for GTTS. Former industrial use and proximity to existing TS sites mean that site may be suitable for industrial/storage use associated with TS as well as just residential.	GTNTSN

19	HO180	LAND AT CHURCHILL ROAD AND KENT ROAD TO THE REAR OF 2-14 KENT ROAD AND 201-205 CHURCHILL ROAD, BENTLEY, WALSALL	RTP Study	Site 41 (part)	Open Space	Yes	Yes	Yes	Yes	0	2	0	0	Private	New traveller site	Boundary from RTP study amended to match potential general housing site. Site is within SLINC but ecological value of this part needs to be checked. Sewer beneath part of site. Motorway noise and ground gas may effect suitability. This part of site is privately owned but development proposals should be considered in conjunction with adjacent site HO44	GTN
20	HO44	Poplar Avenue (east)	RTP Study	Site 41 (part)	Open Space	Yes	Yes	Yes	Yes	0	13	0	0	Walsall Council	New traveller site	Boundary from RTP study amended to match potential general housing site. Site is within SLINC but ecological value of this part needs to be checked. Sewer beneath part of site. Motorway noise and ground gas may effect suitability. Development proposals should be considered in conjunction with adjacent site HO180	GTN
21	HO49	Land East of Mill Street	RTP Study	Site 36	Vacant	Yes	Yes	Yes	Yes	0	5	0	0	Walsall Council	New traveller site	Site is open space and a SLINC, but potential to develop road frontage (formerly	GTN

																occupied by housing) which may have less ecological interest	
22	HO62	Former Metal Casements	Surplus former employment land	not in survey	Vacant	Yes	Yes	Yes	Yes	0	15	0	0	Private	New traveller site	Landowner believed to be supportive but developability depends on treatment of limestone workings	GTN
23	HO306	Darlaston Multi-Purpose Centre Site	Surplus Walsall Council land	not in survey	Vacant	Yes	Yes	Yes	Yes	0	15	0	0	Walsall Council	New traveller site	Site is in process of being disposed of	GTN
24	HO313	Royal British Legion Club, Broad Lane Gardens, Bloxwich	Surplus Walsall Council land	not in survey	Vacant	Yes	Yes	Yes	Yes	0	15	0	4	Walsall Council but leased to RBL	New traveller or showpeople site	Site has become available since closure of RBL. Access to strategic highway network via Broad Lane could make site suitable as TS site. Site of Farmdale Grove nearby formerly used to store caravans and steam traction engine, so history of large vehicle storage in area	GTNTSN
25	HO41	Mill Street	RTP Study	Site 23	Vacant	Yes	Yes	Yes	Yes	0	10	0	3	Private	New traveller or showpeople site	Former Hatherton Liberal Club (owned by Council prior to sale) and Scrapyard. Area is in mixed use so may be suitable for combined residential/business use.	GTNTSN
26	GT45	96 and 100 Lindon Road, Brownhills	Adjacent to existing TS Site	not in survey	Vacant	Yes	Yes	Yes	Yes	0	0	0	2	Private	New showpeople site	Current builder's yard and vacant public house. Potential expansion area for existing TS sites to either side	TSN

27	HO61	Canalside Close	Surplus former employment land	not in survey	Vacant	Yes	Yes	Yes	Yes	0	0	0	2	Private	New showpeople site	Close to existing TS sites. Potential to also use part of adjoining former copper works site, or industrial estate if this ceased operating. Proximity to existing industry means TS use likely to be more suitable than GT	TSN
28	HO11	Somerford Place (former Dorsetts Scrapyard)	Surplus former employment land	not in survey	Vacant	Yes	Yes	Yes	Yes	0	0	0	5	Private	New showpeople site	Flood Zone 2. Possible contamination from previous scrapyard use. Lapsed residential planning permission granted in 2005 (04/2098/OL/W5). Good access to Black Country Route means that site would be suitable for TS, but proximity to industry and railway may make site less suitable for GT. Current ownership needs to be clarified	TSN
29	HO157c	Jubilee House, Walsall Road, Walsall Wood	Potential housing sites adjacent to employment land	not in survey	Showroom	Yes	Yes	Yes	Yes	0	0	0	3	Private	New showpeople site	Former employment area already in non-employment uses. Limited viability as general housing site unless developed in conjunction with adjoining sites, but could be freestanding TS site if current use ceased. Good road access and existing TS site	TSN

																		nearby. Not currently available, but included as potential TS site as example of sites that might become available in future	
30	HO157a	FORMER AUTOCRAFT, WALSALL ROAD, WALSALL WOOD	Potential housing sites adjacent to employment land	not in survey	Vacant	Yes	Yes	Yes	Yes	0	0	0	1	Private	New showpeople site	Lapsed planning permission for residential. Only developable for general residential in conjunction with adjoining sites, but could be developed as freestanding TS site. Site believed to have been sold but new owner unknown	TSN		
31	None	The Haywood, Noose Lane	Former GT Site	Site 2	Institutional	n/a	n/a	n/a	n/a	0	0	0	0	Private	None	Site identified in RTP survey but has since been redeveloped for another use	Rejected		
32	None	Valley Road (former Cromwell House, adjacent 96)	Former GT use	Site 8	Vacant	Yes	Yes	Yes	Yes	0	4	0	0	Private	None	Cleared site privately owned. History of unauthorised temporary occupation by GT community. Recent proposal for conventional housing means that site is unlikely to be deliverable for GT use	Rejected		
33	OS9022	Villiers Street	RTP Study	Site 16	Open Space	No	No	Yes	Yes	0	15	0	10	Walsall Council	Open Space	Open space on gassing former landfill site. Not suitable for development	Rejected		
34	OS9029	Waddens Brook	RTP Study	Site 17	Open Space	No	Yes	Yes	Yes	0	15	0	18	Walsall Council	Open Space	Site is part of SINC so ruled out as potential general	Rejected		

		(Monmer Lane)														housing site. Unsuitable as GTTS site for the same reason	
35	IN69.4	Land south of Charles Street Mill (Rainbow Business Park)	RTP Study	Site 18	Industry	No	Yes	Yes	Yes	0	15	0	3	Private	Industry	Site is occupied by employment use which ELR shows to be retained local quality employment land so release to other uses would not be supported	Rejected
36	None	Ivydene	Former GT Site	Site 19	Institutional	n/a	n/a	n/a	n/a	0	0	0	0	Private	None	Site identified in RTP survey but has been redeveloped for another use	Rejected
37	OS3039	Albutts Road	RTP Study	Site 20	Open Space	No	No	Yes	Yes	0	15	0	13	Walsall Council	Open Space	Existing open space site in Green Belt so unsuitable for development. Also next to motorway so noise would be an issue	Rejected
38	OS8006	Odell Road	RTP Study	Site 21	Open Space	No	Yes	Yes	Yes	0	15	0	13	Walsall Council	Open Space	There is a shortfall of open space in the area and this site is also subject to restrictive covenants that would prevent building	Rejected
39	OS6057	Barns Lane	RTP Study	Site 24	Open Space	No	Yes	No	No	0	15	0	6	Walsall Council	Open Space	Isolated location in Green Belt so not suitable for development	Rejected
40	IN110	Land at Darlaston Road (Rear of Gasholders)	RTP Study	Site 25	Vacant	No	No	Yes	No	0	15	0	6	Private	Industry	In Darlaston EZ and LDO area. Next to motorway and partly in flood zone so unsuitable as a GTTS site	Rejected
41	adjacent to GT6	The Paddock, Gould Firm Lane	Adjacent to existing GT site	Site 26	Field	No	Yes	No	No	0	8	0	0	Private	Green Belt	Adjacent to existing site but in Green Belt so expansion would represent	Rejected

																	inappropriate development. Current permission for existing site is personal to current occupier	
42	IN341	North of Hughes Road	RTP Study	Site 27	Open Space	No	Yes	Yes	Yes	0	15	0	11	Walsall Council (part)	Industry		Currently open space but preferred use is for expansion of existing employment land to north to take advantage of good access to road network	Rejected
43	IN1.4	Anglesey Bridge	RTP Study	Site 30	Industry	n/a	n/a	n/a	n/a	0	0	0	0	Private	Industry		Site has recently been redeveloped as a new warehouse for Castings plc	Rejected
44	IN84	Willenhall Road	RTP Study	Site 31	Industry	No	No	Yes	No	0	15	0	4	Private	Industry		Potential high quality employment site Enterprise Zone. Also next to Black Country Route so would be affected by noise	Rejected
45	IN1.7 (part)	Chase Road	RTP Study	Site 32	Industry	No	No	Yes	No	0	15	0	5	Private	Industry		Part of potential high quality employment site	Rejected
46	IN58	Reedwood Way	RTP Study	Site 33	Vacant Industrial Site	No	Yes	Yes	No	0	15	0	10	Private	Industry		Potential high quality employment site	Rejected
47	HO43	Deakin Avenue	RTP Study	Site 34	Vacant	n/a	n/a	n/a	n/a	0	0	0	0	Private	None		Most of site has been developed for housing so is no longer available	Rejected
48	None	Pooles Lane	RTP Study	Site 35	Housing	n/a	n/a	n/a	n/a	0	0	0	0	Private	None		Site has been redeveloped for housing	Rejected
49	OS9067	Bentley Lane	RTP Study	Site 37	Vacant	No	No	Yes	No	0	15	0	25	Private	Open Space		Call for sites proposes GTTS as a possible use, but site is in Green Belt and has poor ground conditions.	Rejected

																Proximity to motorway also means noise would be an issue	
50	IN71.1 and IN71.2	Watery Lane	RTP Study	Site 38	Vacant Industrial Site	No	No	Yes	No	0	0	0	0	Private	Industry	Local quality employment land. Also in flood zone	Rejected
51	OS2075 (part)	Lichfield Road/ Livingstone Road	RTP Study	Site 39	Field	No	Yes	Yes	Yes	0	15	0	4	Walsall Council	Open Space	Site is in Green Belt	Rejected
52	OS2064 (part)	Willenhall Lane (adj existing site)	Adjacent to existing site	Site 40	Open Space	No	Yes	Yes	No	0	12	0	0	Walsall Council	Open Space	Landscaped area that screens existing site from road. In Green Belt and part of site is in flood zone. Therefore unsuitable on physical and policy grounds. Expansion of existing site would also raise community cohesion issues	Rejected
53	OS4001	Wilkes Avenue	RTP Study	Site 42	Open Space	Yes	No	Yes	Yes	0	15	0	4	Walsall Council	Open Space	Site rejected as general housing site because of sewer. Close proximity to existing housing and motorway noise would also make site unsuitable as GTTS site	Rejected
54	OS6022	Land North-East of Pelsall Lane	RTP Study	Site 43	Field	No	Yes	Yes	Yes	0	15	0	11	Private	Open Space	Interest from community in acquiring site but it lies in Green Belt so GTTS would represent inappropriate development	Rejected
55	OS8012	Reedwood	RTP Study	Site 22	Fishing Pool	No	No	Yes	No	0	0	0	0	Walsall Council	Open Space	Fishing pool with nature conservation interest.	Rejected

																Unsuitable for development	
56	CH70/CFS35	Plot 1, Skip Lane (between Skip Lane, Fallowfield Road, Hay Hill and Corn Hill)	Call for Sites	not in survey	Field	No	Yes	No	No	0	15	0	20	Private	Green Belt	GT use proposed in call for sites, but site lies in Green Belt so would be contrary to policy	Rejected
57	CH71/CFS41	Plot 2 Skip Lane (between Skip Lane, Newquay Road and Newquay Close)	Call for Sites	not in survey	Field	No	Yes	Yes	No	0	15	0	12	Private	Green Belt	GT use proposed in call for sites, but site lies in Green Belt so would be contrary to policy	Rejected
58	CH72/CFS42	Plot 3, Skip Lane (between Skip Lane, Newquay Close and St Austell Road)	Call for Sites	not in survey	Field	No	Yes	Yes	No	0	15	0	8	Private	Green Belt	GT use proposed in call for sites, but site lies in Green Belt so would be contrary to policy	Rejected
59	HO23	Kendrick Place, Moxley	Council Owned Potential Housing Sites	not in survey	Open Space	Yes	Yes	Yes	Yes	0	15	0	0	Walsall Council	Housing	Access is through existing residential cul de sac	Rejected
60	HO46	Noose Crescent (former Lakeside School)	Surplus Walsall Council Land	not in survey	Vacant	Yes	Yes	Yes	Yes	0	15	0	0	Walsall Council	Housing	Site lies between existing housing area and new homes that are under construction. Access is off residential street.	Rejected
61	HO124	Allen's Centre	Surplus Walsall Council land	not in survey	Vacant	Yes	Yes	Yes	Yes	0	14	0	0	Walsall Council	Housing	Site meets GT criteria but is surrounded by bricks and mortar housing with access through residential street so GT site would be out of keeping on design grounds	Rejected

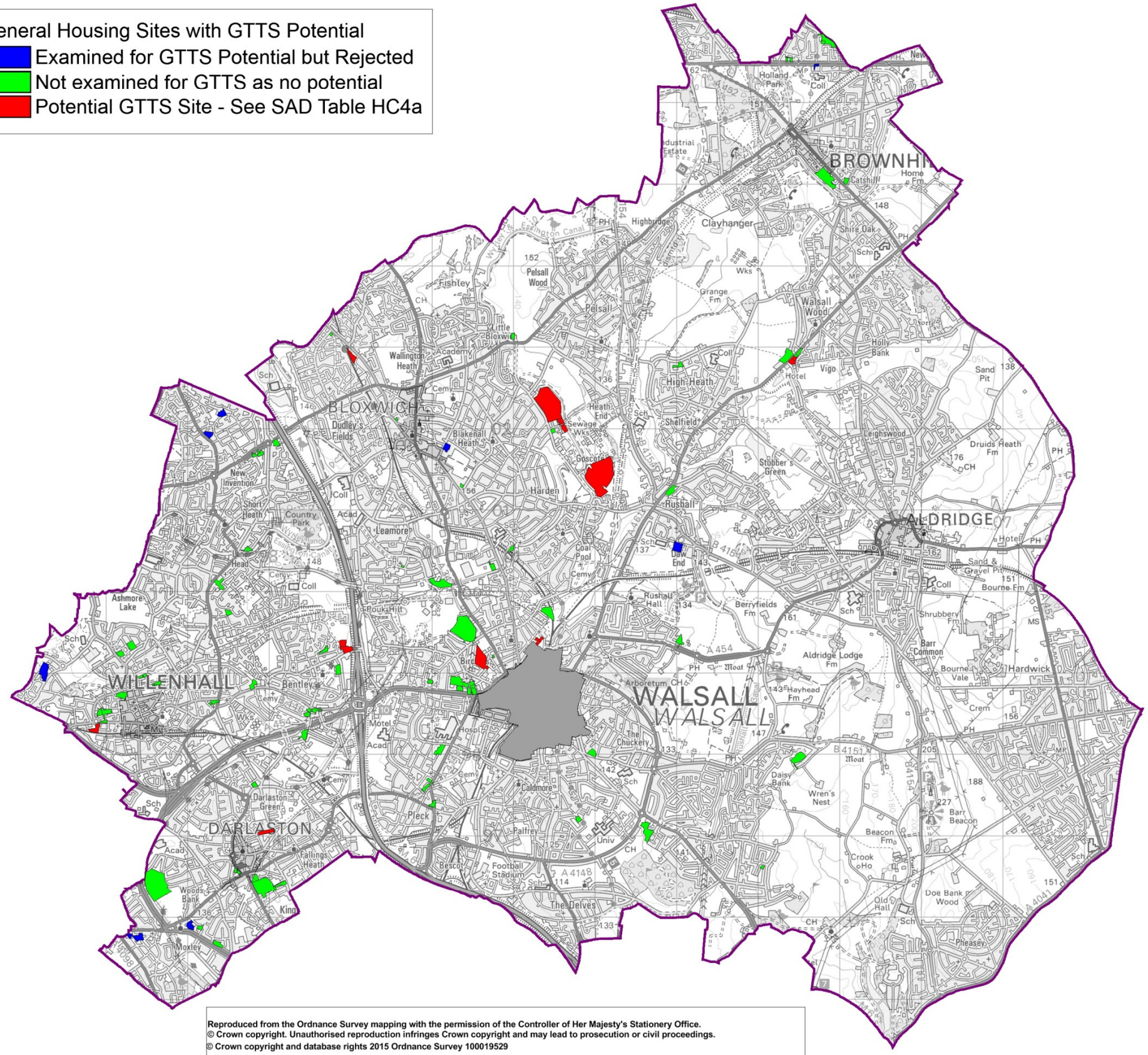
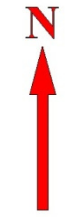
62	HO125	Essington Lodge	Surplus Walsall Council land	not in survey	Institutional	Yes	Yes	Yes	Yes	0	14	0	0	Walsall Council	Housing	Surplus Walsall Council property: disposal 2015-16. Site meets GT criteria but is surrounded by bricks and mortar housing so GT site would be out of keeping on design grounds	Rejected
63	HO126	Field Road Education Development Centre	Potential Surplus Walsall Council land	not in survey	Education	Yes	Yes	Yes	Yes	0	0	0	0	Walsall Council	Housing	Site is too close to school, pub and existing dwellings	Rejected
64	HO128	Daw End School	Surplus Walsall Council land	not in survey	Vacant	Yes	Yes	Yes	Yes	0	15	0	0	Walsall Council	Housing	Surplus Walsall Council asset. Disposal 2015-16. Site surrounded by existing housing. However, DTZ identify site as potentially highly viable general housing site so this would be preferred use.	Rejected
65	None	Sneyd School/ Black Country UTC	Surplus Walsall Council property	not in survey	Vacant Building	Yes	Yes	Yes	No	0	15	0	18	Walsall Council	Green Belt	UTC closing August 2015. Site is in Green Belt but re-use/ redevelopment of existing buildings if site is not re-used for education would be permissible under NPPF. However, site is remote from existing housing so might fail BCCS GTTS site criteria. Also affected by noise and poor air quality because of motorway	Rejected

66	EN7 (part)	Queslett Centre, Lakeview Close	Surplus Walsall Council property	not in survey	Vacant	Yes	Yes	Yes	No	0	15	0	0	Walsall Council	Housing	Site to be covered in SAD by revised policy for Great Barr Hall and Estate. Remote from existing housing and limited number of general housing sites in this part of borough means that general housing is preferred use	Rejected
67	HO72	Festival Avenue	Surplus Walsall Council land	not in survey	Open Space	Yes	Yes	Yes	Yes	0	15	0	0	Walsall Council	Housing	Surplus Open Space. Formerly playing field for now demolished school. Site is surrounded by existing housing and with access off residential cul de sac	Rejected

Accommodation for Gypsies, Travellers and Travelling Showpeople

General Housing Sites with GTTS Potential

- Examined for GTTS Potential but Rejected
- Not examined for GTTS as no potential
- Potential GTTS Site - See SAD Table HC4a



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All Sites Proposed for Allocation for General Housing in Site Allocation Document

Codes have been used in this table to save space:

“Examined but Rejected”: Site meets most of the criteria, including being owned by the Council or similar body, but is not suitable for the reason(s) stated

“No”: Not examined in detail as the site is privately owned, development proposals are too far advanced or for other reasons

“Yes”: Site has potential for GTTS use. See the table above for more details

SAD_Order	SITE_NAME_or_ADDRESS	PREFERRED OPTION REF	GT_Potential	Owner_or_Applicant	Council_Assessment	GT_Code
1	Clothier Street	HO1	No: current planning application for residential development. Site is surrounded by existing housing	Walsall Housing Group	Former school site. Surrounded by residential development. School playing fields were in Greenspace Strategy (9071). Capacity increased from 28 to 48 based on latest planning application 15/0238/FL	No
2	Somerford Place (former Dorsetts Scrapyard)	HO11	See GTTS list	Private	Flood Zone 2. Possible contamination from previous use. Vacant former scrapyard. Lapsed residential planning permission granted in 2005 (04/2098/OL/W5)	Yes
3	Pinson Road (Little London School)	HO14a	No: current planning application for residential and office development. School building to be retained for conservation reasons	Walsall Council	Walsall Council surplus education premises. Dispose 2014-15. Estimated dwellings and site area details include garages in CFS7	No
4	Garages on North side of Croft Street, Willenhall	HO14b	No: site is too small and inaccessible	Private	Site too small to allocate by itself but could be added to adjoining Little London School site. See adjoining school site for site area and capacity details	No
5	New Road, Willenhall (former car showroom)	HO16	No: site is too narrow and surrounded by housing	Private	Residential development to north and south. Site may be affected by underground power cable: see National Grid/ Western Power comments	No
6	Field Street (Gilberts' Club)	HO20	No: privately owned	Private	Potential to enlarge UDP allocated site to include all or part of this area	No
7	Kendrick Place and Castle View Road, Moxley	HO23	No: see GTTS list	Walsall Council	Surplus Walsall Council land. Disposal 2016-19	Examined but Rejected
8	Goscote Lodge Crescent (Site B)	HO27	See GTTS list	Walsall Council	Walsall Council land disposal 2016-19. Part of site was shown as open space in Greenspace Strategy (hence choice site in SAD I&O), but this related to the cleared former housing area.	Yes

9	Dolphin Close (Goscote Site C)	HO28	See GTTS list	Walsall Council	Surplus Walsall Council land. Disposal 2016-19	Yes
10	Goscote Lane Copper Works	HO29	See GTTS list	St Francis Group	Large site in housing renewal area	Yes
11	Silver Street, Brownhills	HO30	No: planning permission for residential development	Walsall Housing Group	Walsall Housing Group Site	No
12	Wilkes Avenue (Bentley Home)	HO36	No: access through existing residential area	Private		No
13	Bentley Road North (corner of King Charles Avenue)	HO37	No: surrounded entirely by existing residential development	Private	Cleared former social housing site. Potential to develop with similar site immediately to north.	No
14	Wolverhampton Road West (rear of 179)	HO38	No: surrounded entirely by existing residential development	Private	Potential for development in conjunction with site to south	No
15	Joynson Street (site of former Kings Hill JMI School)	HO39a	No: planning permission for residential development	Private	Surplus Walsall Council property. Planning permission for nursing home but suitable for conventional dwellings if this is not implemented. Add lapsed pp area to west	No
16	JOYNSON STREET	HO39b	No: site is too small	Private	Lapsed planning permission. Site too small to allocate by itself but lies adjacent to much larger housing sites	No
17	Riding Way	HO40	No: access is off existing residential cul de sac	Walsall Council (part)	Part is surplus Council property. Disposal 2016-19. Inaccessible and little used open space	No
18	Hatherton Liberal Club	HO41a	See GTTS list	Private	Need to consider potential for housing in conjunction with adjoining sites	Yes
19	Mill Street, Walsall (former scrap yard)	HO41b	See GTTS list	Private	Need to consider potential for housing in conjunction with adjoining sites	Yes
20	Watling Street (land north of Kings Deer Road)	HO43	No: site lies adjacent to RTP site 34 but this has now been developed for housing	Private	Vacant site adjacent to recently completed housing development.	Examined but Rejected
21	Poplar Avenue (east)	HO44	See GTTS list	Walsall Council	1995 planning permission not implemented so deliverability of site needs to be tested. Site is within SLINC but ecological value of this part needs to be checked. Sewer beneath part of site	Yes
22	Former Beechdale School (Open Space)	HO45	No: site is now part of residential development	Walsall Council	Walsall Council owned. Requires DfE approval to dispose of former school playing fields, but residential development already approved and UC on adjoining school site itself	No
23	Noose Crescent (former Lakeside School)	HO46	No: see GTTS list	Walsall Council	Surplus school site owned by Walsall Council. In residential area and adjacent to scrapyard site that already has pp for housing	Examined but Rejected

24	Former Three Crowns School	HO47	No: site lies in Green Belt	Private	Site lies in Green Belt so housing capacity limited to existing permission and footprint of buildings. Planning permission site also includes "The Spinney" open space to north	No
25	Rear of 16 High Road, Lane Head	HO53	No: housing is now under construction	Private	Garage and open storage area. Site lies in residential area. Housing currently under construction on former church site to north-east. Site enlarged to include former site 348	No
26	Walsall Road, Walsall Wood	HO58	No: site is currently in use and privately owned so no prospect of early delivery	Private	Former employment area already in non-employment uses. Adjoins consider for release employment site. Boundary excludes parts of site that are in SLINC or Green Belt	No
27	Hollyhedge Lane (east side) (30 to 32)	HO60a	No: privately owned and difficult access	Private	Estimated dwelling capacity based on numbers proposed in planning application 07/0196/FL/W7 divided pro-rata across application site	No
28	Hollyhedge Lane (east side) (28)	HO60b	No: privately owned and difficult access	Private	Estimated dwelling capacity based on numbers proposed in planning application 07/0196/FL/W7 divided pro-rata across application site	No
29	Hollyhedge Lane (east side) (former Bradford Coal Wharf)	HO60c	No: noise and poor air quality because of adjacent road	Walsall Council	Estimated dwelling capacity based on numbers proposed in planning application 07/0196/FL/W7 divided pro-rata across application site. Suitability for residential subject to air quality being acceptable	No
30	Orange Tree, 20 Wolverhampton Road	HO60d	No: noise and poor air quality because of adjacent road	Private	Estimated dwelling capacity based on numbers proposed in planning application 07/0196/FL/W7 divided pro-rata across application site. Suitability for residential subject to air quality being acceptable	No
31	Canalside Close	HO61	See GTTS list	Private		Yes
32	Former Metal Casements	HO62	See GTTS list	Private	ELR confirms that site can be released from employment use now. Developability depends on treatment of limestone workings	Yes
33	Hollyhedge Lane (west side)	HO65	No: noise and poor air quality because of adjacent road	Walsall Council	Air Quality Issues may affect suitability for residential	No
34	Former Harvestime Bakery, Raleigh Street	HO66a	No: current planning application for residential development	Private	ELR confirms site can be released from employment use now. Active developer interest. Most of surrounding area is residential	No
35	Walsall Iron and Steel	HO66b	No: privately owned	Private	Site affected by possible contamination from previous use, also poor air quality, but potential to	No

					develop in conjunction with adjoining former Harvestime	
36	Festival Avenue (end of street)	HO71	No: access is through existing residential cul de sac	Walsall Council	Surplus open space. Greenspaces support transfer to non open space use	No
37	Festival Avenue	HO72	No: See GTTS list	Walsall Council	Surplus Open Space. Formerly playing field for now demolished school. Greenspaces support transfer to non open space use	Examined but Rejected
38	Former Mary Elliott School, Brewer Street	HO87	No: site now privately owned with planning permission for residential development	Private	Surplus Walsall Council land. Development expected to commence imminently: remove from allocation if this occurs.	No
39	Woodwards Road (former garage and vehicle storage yard)	HO93	No: privately owned and difficult access	Private		No
40	New Invention Methodist Church, Lichfield Road, New Invention	HO117	No: privately owned and surrounded by existing housing	Private	Former church in residential area.	No
41	Walsall College Shelley Campus, Scarborough Road	HO120	No: privately owned and surrounded by existing housing	Private	Surplus education premises	No
42	Allen's Centre	HO124	No: See GTTS list	Walsall Council	Walsall Council owned. Disposal 2015-16. Site would be developable if vacated. Allocation relates to building footprint only, not adjacent open space	Examined but Rejected
43	Essington Lodge	HO125	No: See GTTS list	Walsall Council	Surplus Walsall Council property: disposal 2015-16. Site surrounded by housing so would be preferred use if current use vacated	Examined but Rejected
44	Field Road Education Development Centre	HO126	No: See GTTS list	Walsall Council	disposal 2015-16	Examined but Rejected
45	Daw End School	HO128	No: See GTTS list	Walsall Council	Surplus Walsall Council asset. Disposal 2015-16. Site surrounded by existing housing.	Examined but Rejected
46	60,WALSALL ROAD,WILLENHALL,WALSALL,WEST MIDLANDS	HO137a	No: privately owned and currently in use	Private	lapsed planning permission for residential development	No
47	Fletchers Lane (1 and 2)	HO137b	No: privately owned and difficult access	Private	allocate for housing in conjunction with adjoining sites	No
48	3 FLETCHERS LANE	HO137c	No: privately owned and difficult access	Private	Lapsed planning permission. Allocate for housing with adjoining sites	No
49	BLOXWICH RD BLAKENALL LANE	HO147	No: privately owned and currently in use	Private	Lapsed planning permission. Site currently in use for car sales but lies in predominantly residential area	No

50	BRITISH LION WORKS,FOREST LANE,WALSALL,WEST MIDLANDS,WS2 7AX	HO150	No: privately owned with access off residential cul de sac	Private	Current planning permission	No
51	EAGLE PUBLIC HOUSE, CRESSWELL CRESCENT	HO154	No: privately owned and surrounded by existing housing	Private	Lapsed planning permission for apartments. Site surrounded by houses so houses may be more suitable use, but would fall below size threshold to allocate in SAD	No
52	FORMER AUTOCRAFT, WALSALL ROAD, WALSALL WOOD	HO157a	See GTTS list	Private	Lapsed planning permission. Developable in conjunction with adjoining sites which are also potential residential. Site believed to have been sold but new owner unknown	Yes
53	Motor City, 117b Walsall Road, Walsall Wood	HO157b	No: privately owned and currently in use	Private	Former employment area already in non-employment uses. Only developable in conjunction with adjoining sites	No
54	Jubilee House, Walsall Road, Walsall Wood	HO157c	See GTTS list	Private	Former employment area already in non-employment uses. Only developable in conjunction with adjoining sites	Yes
55	FORMER TANNERY P.H.,BURROWES STREET,WALSALL,WS2 8NX	HO160	No: privately owned and surrounded by existing housing. Also too small	Private	Site is close to Walsall Town Centre in area of high density housing	No
56	FORMER WORKS SITE C/O CEMETERY ROAD,VILLIERS STREET,WALSALL,WILLENHALL,WEST MIDLANDS	HO162a	No: privately owned with planning permission for residential development	Private		No
57	VILLIERS STREET (AJM Buildings)	HO162b	No: privately owned with planning permission for residential development	Private	Lapsed planning permission. Existing housing adjacent and similar potential housing site to west. Combined size with adjacent site exceeds 10 dwellings	No
58	FORMERLY SELECT WINDOWS,WALSALL ROAD,WALSALL,WALSALL WOOD,WEST MIDLANDS,WS9	HO163	No: privately owned and noise/ air quality concerns because of close proximity to main road	Private	Planning application for residential development was withdrawn but site remains suitable for this use, in conjunction with adjoining sites	No
59	HOWDLES LANE/CASTLE STREET, BROWNHILLS	HO168a	No: privately owned with access through existing residential streets	Private	Site boundary amended from UDP allocation to match boundary with Gladstone House and exclude access to Howdles Lane garages	No
60	GLADSTONE HOUSE, 45 CASTLE STREET, BROWNHILLS, WS8 7PX	HO168b	No: privately owned with access through existing residential streets	Private	Too small to allocate in SAD by itself, but add to adjoining UDP allocation site (HO168)	No
61	LAND AT 232 LICHFIELD ROAD, WILLENHALL	HO173	No: privately owned. Long history of concerns about activities on site means that anything other than redevelopment for conventional housing is unlikely to be supported.	Private	Valid planning permission	No

62	LAND AT BENTLEY ROAD NORTH,WALSALL,	HO176	No: privately owned	Private	valid planning permission	No
63	LAND AT BERKLEY CLOSE AND COTTLE CLOSE, REAR OF 31-59 EDINBURGH AVENUE,BENTLEY,WALSALL	HO177	No: site is now privately owned and surrounded by existing residential development	Private		No
64	CARL STREET	HO179	No: current planing permission for residential development	Private		No
65	LAND AT CHURCHILL ROAD AND KENT ROAD TO THE REAR OF 2-14 KENT ROAD AND 201-205 CHURCHILL ROAD, BENTLEY, WALSALL	HO180	See GTTS list	Walsall Council	Site boundary and housing capacity based on outline planning permission. Part of site is within SLINC. Sewer beneath part of site	Yes
66	LAND AT FORMER CAPARO WORKS, BETWEEN THE WYRLEY AND ESSINGTON CANAL,MINER STREET, GREEN STREET AND OLD BIRCHILLS, WALSALL	HO181	No: potential for GTTS use of small part of site, but development viability is already highly marginal so could prejudice entire site	Private		No
67	LAND AT SERVIS UK LTD,DARLASTON ROAD,WEDNESBURY,WALSALL,WEST MIDLANDS,WS10 7SR	HO182	No: privately owned and existing planning permission for residential development	Private	Active interest from owner	No
68	BENTLEY MOOR CLUB,BENTLEY DRIVE,WALSALL,WEST MIDLANDS	HO185	No: site is privately owned and surrounded by existing residential development	Private	Current planning permission. Site is in residential area	No
69	LICHFIELD ROAD, LITTLE BLOXWICH	HO194	No: site is privately owned, currently in use and surrounded by existing residential development including special needs housing immediately adjacent	Private	Part of UDP allocation has been developed. Remainder of site is currently in use so need to check deliverability with owners	No
70	LICHFIELD ROAD WILLENHALL (Petrol Station: 272-274)	HO195	No: site is currently in use and surrounded by existing residential development	Private	Lapsed planning permission. Site remains in use as petrol station but surrounding area is residential so this would be preferred alternative use	No
71	R/O PINSON ROAD	HO201	No: site is privately owned and surrounded by existing residential development with access off a cul de sac	Private	Potential to enlarge site to include land to east and north	No
72	SITE AT CORNER OF,EDISON ROAD,AND ARKWRIGHT ROAD,WALSALL,BEECHDALE	HO205	No: small site surrounded by existing residential development	Private	Lapsed planning permission. Cleared site in residential area	No
73	SITE OF THE CAVALCADE P.H.,STROUD AVENUE,WILLENHALL,WV12 4DH	HO207	No: privately owned and surrounded by existing residential development. Currently planning application	Private	Lapsed planning permission. Cleared site surrounded by modern housing so appears to be developable	No
74	Land at Stencil's Farm, North of Mellish Road (area outside Green Belt)	HO208	No: privately owned	Private	This is the section of CFS46 that is not in the Green Belt	No

75	THE DOLPHIN P.H.,GOSCOTE LANE,WALSALL,WS3 1PD	HO210	No: privately owned	Private		No
76	THE HAWTHORNS,HIGHGATE DRIVE,WALSALL,WS1 3JW	HO211	No: privately owned and surrounded by existing residential development. Existing residential permission is for change of use of existing building	Private	Valid planning permission for change of use to 9 flats plus 4 new build, so net gain of 12 dwellings. Attractive site in high quality residential area	No
77	WOLVERHAMPTON ROAD WEST (former Petrol Station and former Lane Arms Pub)	HO217	No: privately owned (may be divided between two owners). Proximity to main road may raise noise concerns	Private	Lapsed planning permission on PFS site. Potential to be added to adjoining former Pickfords Site IN91.4 but housing in conjunction with Lane Arms PH site more feasible	No
78	GEORGE CARTER PRESSINGS LTD,CLOTHIER STREET, WILLENHALL, WV13 1BG	HO221	No: current planning permission for residential development	Private	Valid planning permission. Site enlarged to include latest planning application boundary. Site was classed as UC but site has only been cleared and no new build has yet taken place	No
79	194 Darlaston Road, Wednesbury WS10 7TG (former Alucast)	HO302	No: now part of Servis site which has planning permission for residential development	Private	Currently used for caravan storage. Directly adjoins Servis site which has planning permission for residential. Current developer interest	No
80	LAND (INCLUDING FACTORY COMPLEX AP (UK)) AT HEATHFIELD LANE WEST, DARLASTON	HO303	No: existing planning permission for residential development. Access is through existing residential area	Private	Some ground works carried out but site otherwise not commenced. Site includes open space area to south	No
81	BETWEEN 114 AND 120 AND 122A AND 127 WATLING STREET/ ROMAN CLOSE BROWNHILLS	HO304	No: site is too small and has difficult access either off A5 or through residential cul de sac	Walsall Council	Surplus Walsall Council land. Disposal 2016-19	No
82	Cricket Close Allotments and Tennis Courts	HO305	No: site is privately owned and access is through existing residential cul de sac	Private	Potential surplus open space (7004 and 7006). Estimated housing capacity takes account of relocation of existing tennis courts and exclusion of area of site within Green Belt	No
83	Darlaston Multi-Purpose Centre Site	HO306	See GTTS list	Walsall Council		Yes
84	FORMER ROYAL NAVY CLUB, 120 ELMORE GREEN ROAD	HO307	No: site is privately owned	Private	Lapsed planning permission but site is surrounded by housing.	No
85	Gordon House (TA Centre), Sutton Road	HO308	No: site currently remains in use	Public	Potential surplus Government property	No
86	Narrow Lane House and Neighbourhood Office Site	HO310	No: unsuitable access and noise/ pollution from road junction	Walsall Council	Surplus Walsall Council property. Dispose 2015-16. Boundary excludes land required for DSDA	No
87	PLECK WORKING MEN'S CLUB	HO312	No: privately owned	Private		No
88	Royal British Legion Club, Broad Lane Gardens, Bloxwich	HO313	See GTTS list	Walsall Council	Surplus Walsall Council property. Disposal 2015-16	Yes

89	Rushall Mews, New Street, Walsall WS4 1JQ	HO314	No: surrounded by existing residential development. Vehicle access would be through existing residential street. Noise from main road also an issue	Walsall Council	Surplus Walsall Council property currently being disposed of	No
90	SITE OF JOHN WOOTTON HOUSE & GREAT CROFT HOUSE WESLEY ROAD DARLASTON	HO315	No: noise from traffic, including ASDA car park and bus station, would make site unsuitable	Walsall Housing Group	Walsall Housing Group cleared site following demolition of tower blocks c 2005. Past interest in developing as PFS for ASDA. Housing preferred use if this proposal does not come forward. Housing capacity is estimate based on 35dph	No
91	The Green, Darlaston (Premier Aftercare)	HO316	No: privately owned	Private	Released employment site. Formerly in LDO area	No
92	FORMER WARRENERS ARMS, HIGH STREET, BROWNHILLS	HO317	No: privately owned	Private	Current planning application	No
93	SPRINGSIDE, 2 SPRING LANE, PELSALL WS4 1AZ	HO318	No: site is surrounded by existing residential development with access through residential area. Current planning application for change of use of existing building	Public	Potential surplus care home	No
94	Birway Garage	HO320	No: privately owned	Private	allowed on appeal 6/1/15	No
95	WILLENHALL COACHCRAFT, 348 WOLVERHAMPTON ROAD WEST WV13 2RN	HO321	No: privately owned	Private		No
96	ROWLEY VIEW, MOXLEY	HO322	No: privately owned. Surrounded by existing residential development. Traffic noise on main road likely to make site unsuitable for residential caravans	Private	Former Rowley View Nursery and Highgate Arms Pub. Planning application for residential withdrawn in 2008, although recommended for approval	No
97	1 WOODSIDE CLOSE, WALSALL, WS5 3LU	HO323	No: site is surrounded by existing residential development with access through residential area.	Private	redevelopment of 6 x 1 bed flats and 1 house	No

Location Plans of Potential Gypsy, Traveller and Travelling Showpeople Sites

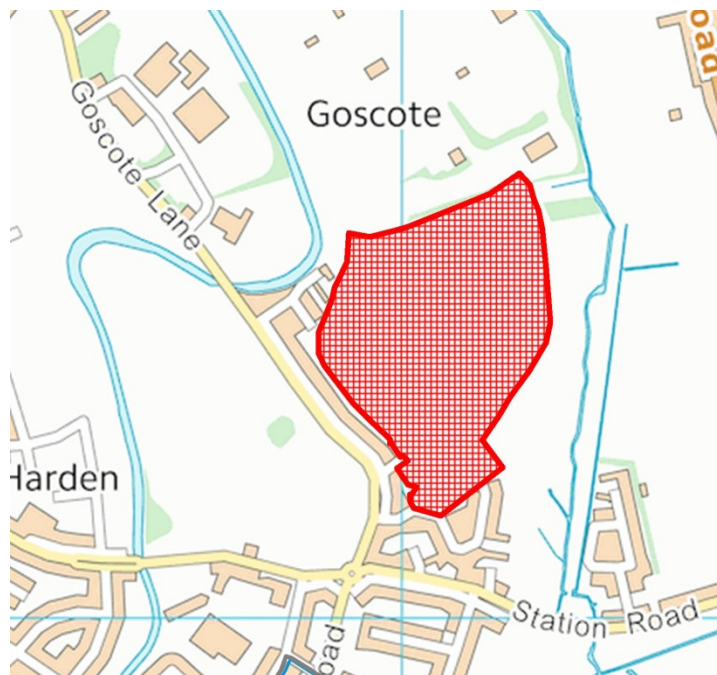
All Plans

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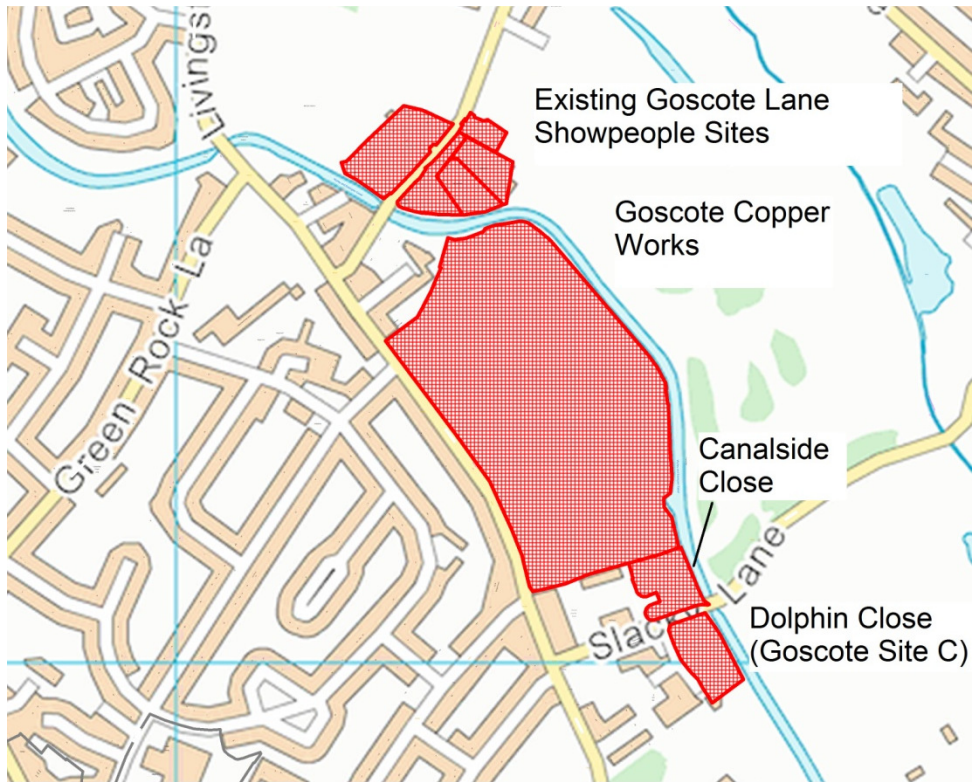
GT50 – Rear of 48-72 Foster Street, Blakenall (also shows existing site at 47A Guild Avenue)



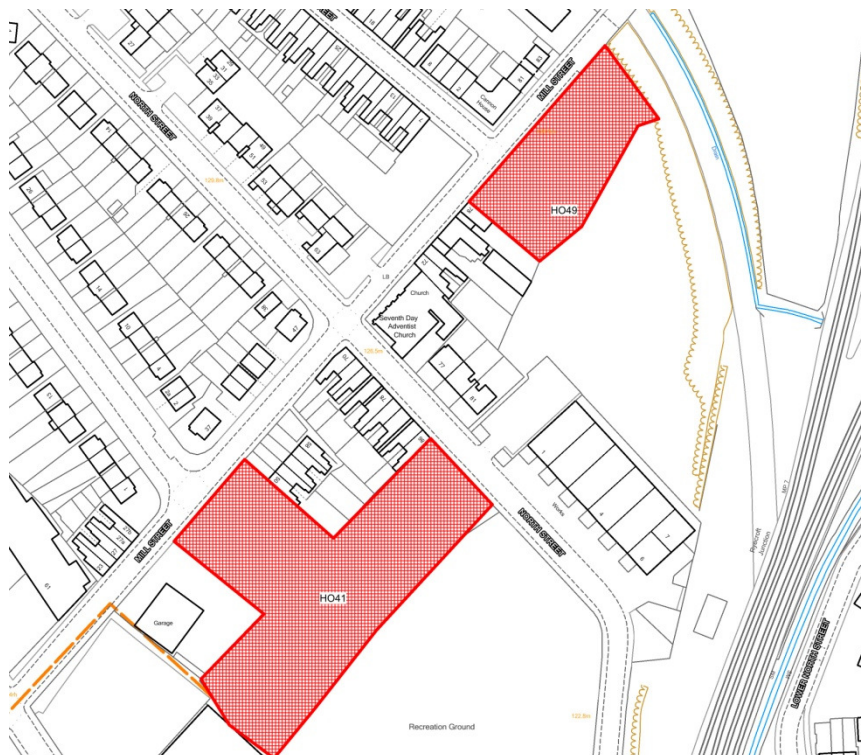
HO27 – Goscote Lodge Crescent, Goscote (only part of site would be used for travellers)



HO28, HO29, HO61 – Dolphin Close (Goscote Site C), Goscote Copper Works, Canalside Close and Goscote Lane Sites, Bloxwich (existing and proposed sites)



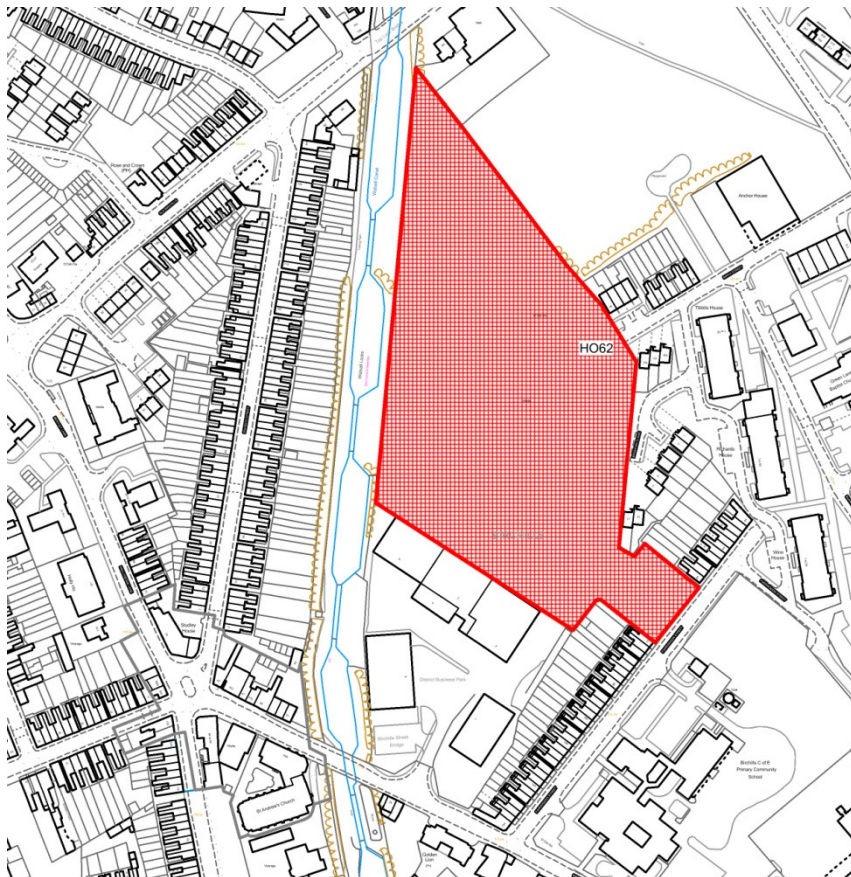
HO41 and HO49 – Mill Street, Walsall (Hatherton Liberal Club and Mill Street Scrap Yard) and Land East of Mill Street, Walsall



HO44 and HO180 – Poplar Avenue, Bentley (East of Churchill Road and Kent Road)



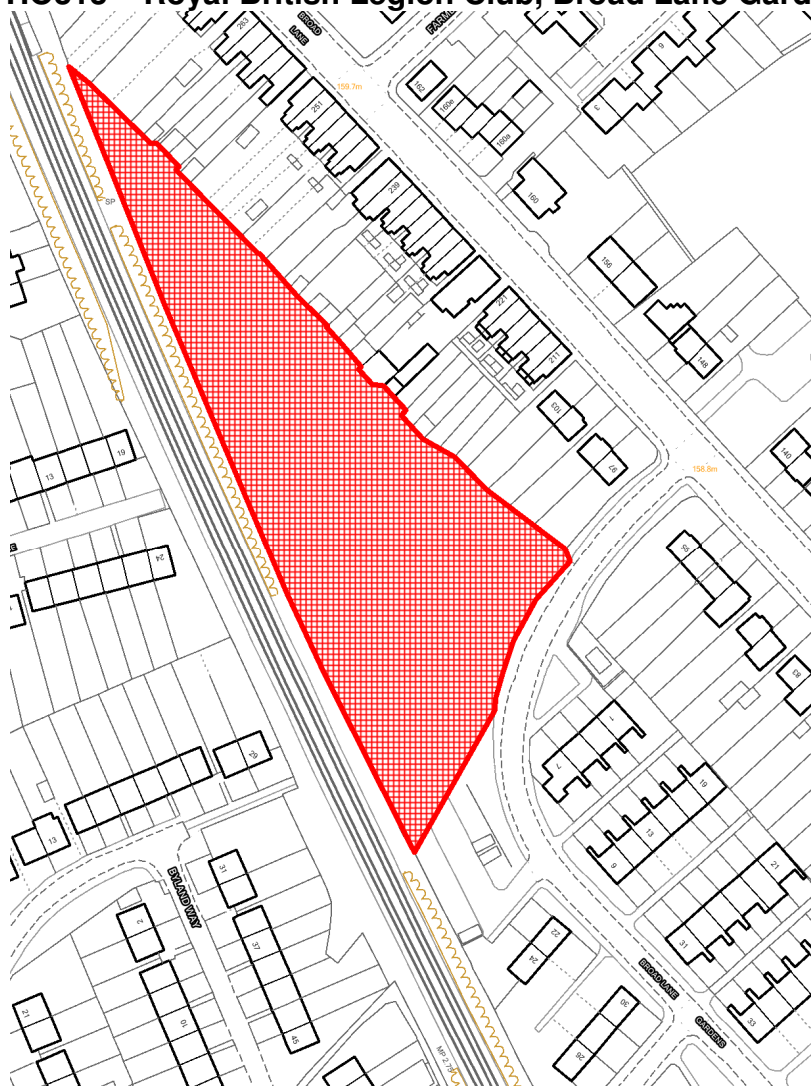
HO62 – Former Metal Casements, Birchills, Walsall



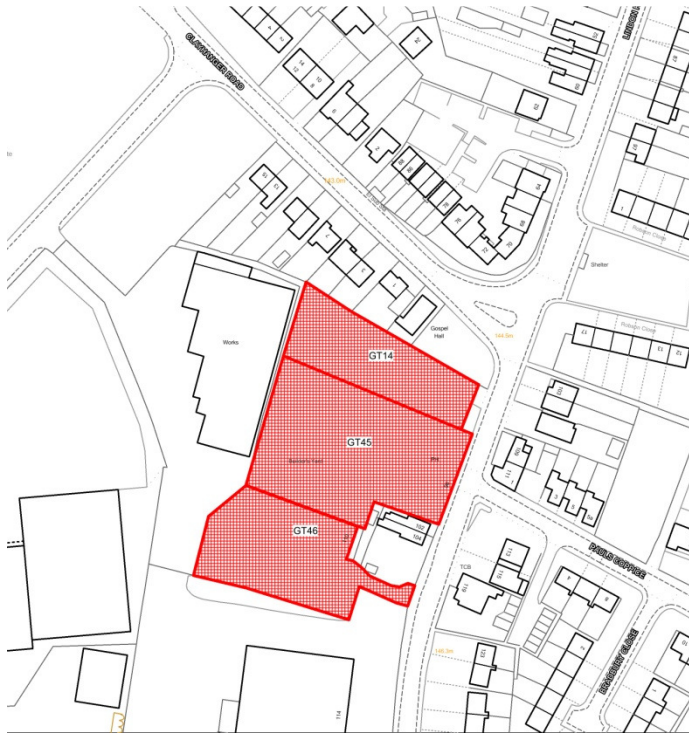
HO306 – Darlaston Multi-Purpose Centre Site, Land between Victoria Road and Slater Street, Darlaston



HO313 – Royal British Legion Club, Broad Lane Gardens, Bloxwich



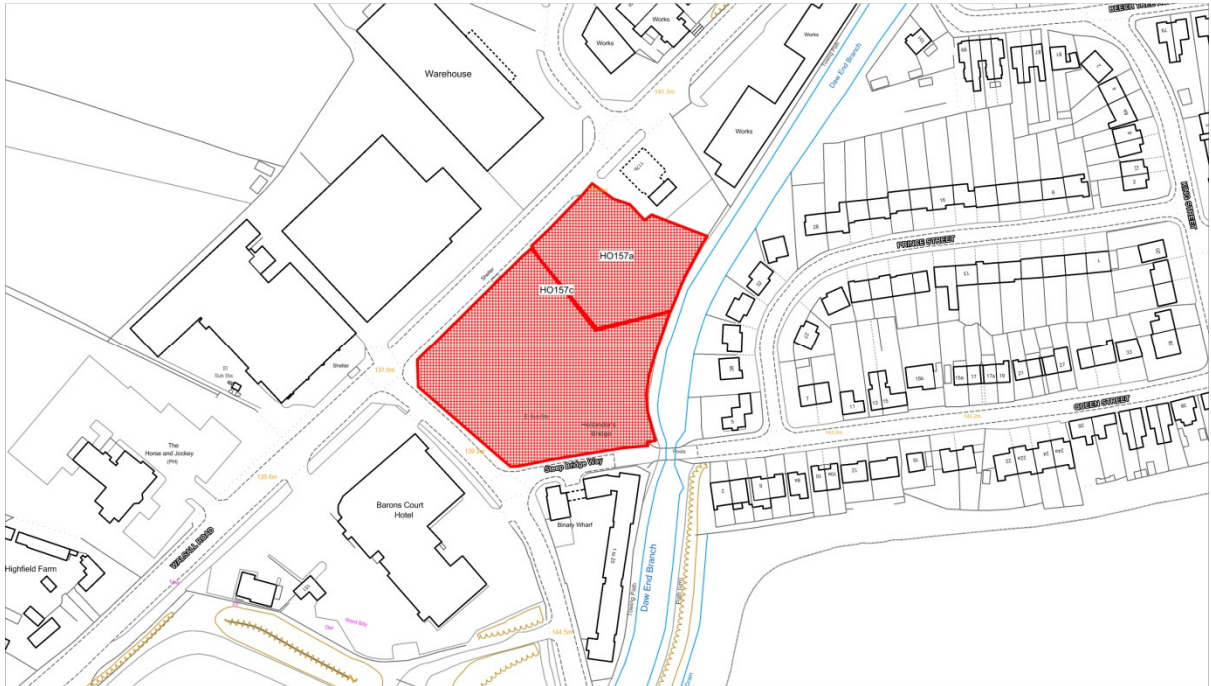
GT45 – 96 and 100 Lindon Road, Brownhills (also shows existing sites at Lindon Road and Charlie Swann)



HO11 – Somerford Place, Willenhall (former Dorsetts Scrapyard, (Land adj to Snooker Club))



HO157a and 157c – Former Autocraft and Jubilee House, Walsall Road, Walsall Wood









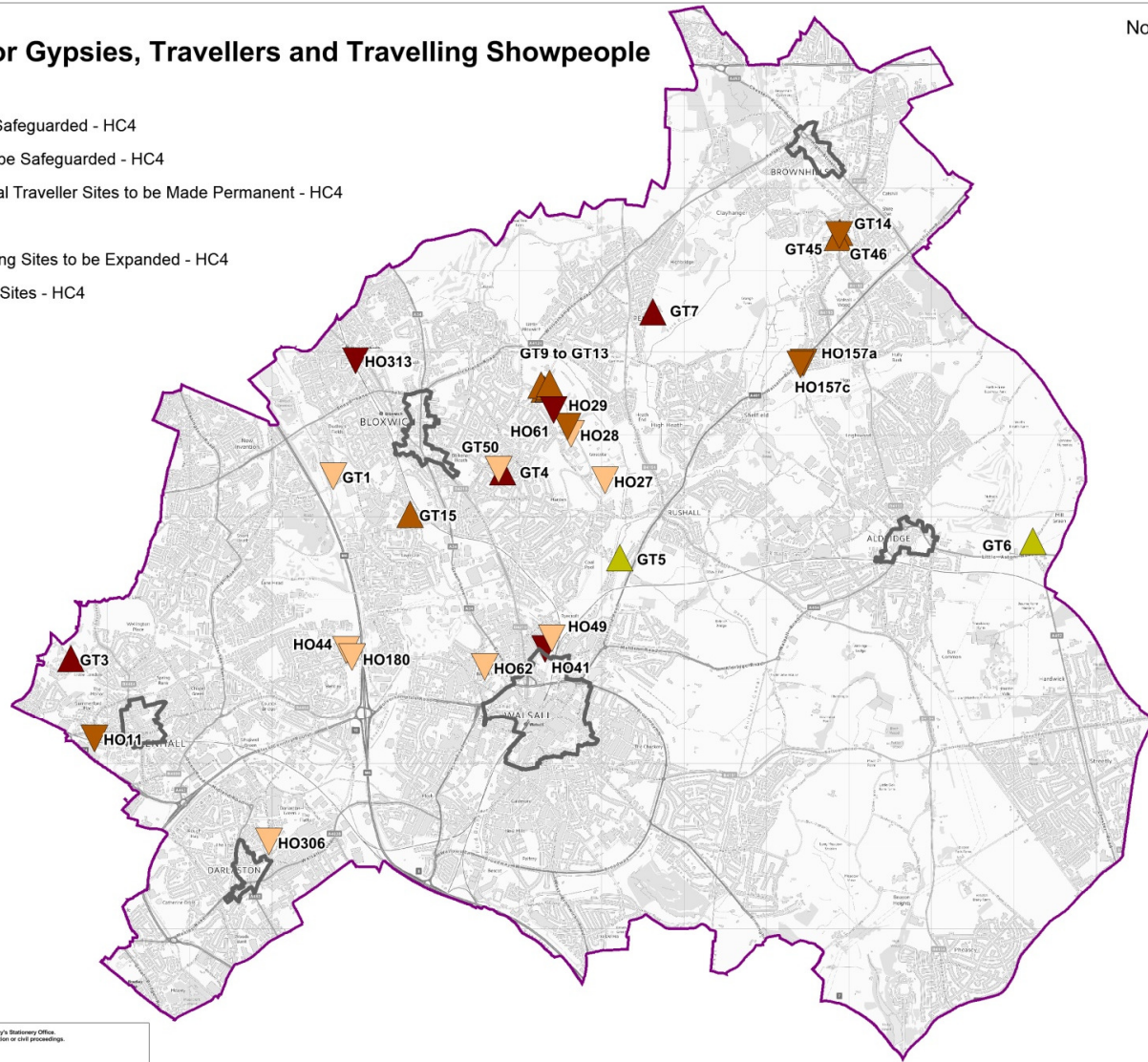
Accommodation for Gypsies, Travellers and Travelling Showpeople

Not to Scale



Key

-  Existing Traveller Sites to be Safeguarded - HC4
-  Existing Showpeople Sites to be Safeguarded - HC4
-  Existing Temporary or Personal Traveller Sites to be Made Permanent - HC4
-  New Showpeople Sites - HC4
-  New Traveller Sites and Existing Sites to be Expanded - HC4
-  New Traveller or Showpeople Sites - HC4



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