

Appendix 4a - Land for Industry Site Summary Table

The following appendix sets out the sites included in Options 1, 2, 3 and 4, together with a list of other sites and vacant sites.

Option 1 relies on the existing supply for maintaining the supply of readily available land. It classifies and safeguards the land into High Quality, Potential High Quality, Retail and local Quality, Consider for Release (subject to the provisions of Core Strategy DEL2), and Release (where the land or premises are vacant or derelict and not suitable for re-use by industry). The SAD industrial site/area references in this option are the same as those in the Employment Land Review undertaken for the Council by Roger Tym & Partners (Now Peter Brett Associates), prefixed by the letters 'IN'. The ELR provides the main evidence base. The SAD excludes sites in Walsall Town Centre and the District Centres. In the case of Walsall Town Centre there are several occupied industrial sites and these are dealt with through the Town Centre Area Action Plan. The only other industrial sites in the District Centres are in Willenhall; the ELR nevertheless advises that these should be considered for release to other uses.

Option 2 examines the potential of other brownfield land (that is, land that has been developed previously) that is not currently allocated or safeguarded for employment purposes to serve as employment land. These sources come from out-of-centre shops; out of centre leisure uses; sites that have permission, or a Committee resolution, for housing but this has not yet been developed and there is potential for industry; and other miscellaneous land and premises. All potential land over 0.4ha is considered, together with sites that are under 0.4ha but adjoin an industrial area. The sites are categorised into short term opportunities, where the land or premises is vacant with no apparent problems; and long term opportunities where there are current obstacles such as the premises being in use at present.

Option 3 deals with the potential of current protected open space and greenfield sites that have come forward through the Call for Sites. The Open Space sites have been filtered to exclude small sites under 0.4 hectares and those with a nature conservation or current sport/recreation use. We consider most of the remaining identified Open Space sites to be necessary to ensure there is no local deficiency.

Options 2 and 3 are shown on one plan. As with Option 2, these sites are categorised into short and long term opportunities.

Option 4 shows Green Belt sites that have come forward through the Call for Sites sites for consideration for industrial development. Further work will need to take place to assess whether these are suitable for industry in market terms, whether they meet the criteria of readily available, and what the transport impact would be if they were to be released for industry. In recognition of the sensitivities of Green Belt release, it should be stressed that this work this work will be objective and impartial, and will not assess whether these sites ought to be released; merely whether they could function for industry.

Other sites sets out a list of sites that are currently on the Proposals Map and how we intend to treat them in the SAD. The UDP approach to industrial land is to protect all industrial land under the saved policies JP1, 4.1, 4.2, 5, 6 and 7. JP1, allocates a set of new (at 2004) industrial sites. JP4.4.1 and 4.2 allocate and relate to specific sites. JP5 safeguards Core Employment Areas (some of which have allocated JP1 sites in them) as a critical mass of industry, and restricts the employment buses within them. JP6 is a diagrammatic designation that relates to specific sites or an area. JP7 protects the rest of industrial land but does not identify or allocate it. It also allows a wider set of uses than JP5 and 6.

In the SAD we propose to allocate and protect all industrial land, except for a small number that is vacant and not suitable for the needs of modern industry, because of the surrounding uses or because it is poorly located. Outside centres we propose to allocate these mostly for housing, and in a few cases for open space. Following the Core Strategy this land is allocated as existing high

quality, potential high quality, retained local quality , and consider for release to other uses (subject to the provisions of Core Strategy DEL2).

This means that UDP policies JP1 and JP4 can be deleted, as they duplicate the SAD. Also, in most cases these sites have now been taken up for industry or other uses. JP1 and JP4 sites are listed individually in this section.

We do however propose to retain policy JP5, 6 and 7 which have important development management properties. We are not showing JP5 and 6 areas and boundaries in the SAD Issues and Options mapping in order to reduce complexity. These sites are listed below.

Enterprise Zone sites are also listed for information.

We also show a list of vacant industrial sites as at February 2013. Sites in bold meet the Core Strategy 'readily available' criteria.

Land for Industry – Option 1

SAD Ref	Site or area	Site/Area Name	Site/Area Address	area (ha)	Current Use(s)	What the evidence base says	Constraints to industry	Council’s preferred use
IN1A	area	Newtown	Lichfield Rd Brownhills	12.37	industry	Potential High Quality Industry (ELR)		Potential High quality industry
IN1B	area	Newtown	Lichfield Rd Brownhills	7.6	industry & vehicle repair	Existing High Quality Industry (ELR)		Existing high quality industry
IN2	area	Coppice Side	Coppice Side, Pelsall Rd, Brownhills	20.94	industry, logistics, waste management, Council depot	local quality industry (ELR). Part of this area, the vacant site at Bullows Rd, is a greenfield site that has also been identified for open space through the Open Space Audit, site ref Os3017. This is referred to as IN2B on the employment map.		Local quality industry. Vacant site at Bullows Rd could be used for industry or open space is a Choice Site: CH16
IN3	area	Lindon Rd North	Lindon Rd Brownhills	0.83	garage, small scale industry	consider for release to other uses	constrained by housing (ELR)	consider for release to other uses
IN5A	area	Maybrook	Maybrook Rd Brownhills	15.42	mixed industry and storage	potential high quality industry (ELR).		potential high quality industry

IN5B	occupied site	Heathyards, Maybrook	Maybrook Rd Brownhills	0.6	industry	new existing high quality industry (ELR)		High quality industry
IN6	area	Hall Lane	Hall Lane Walsall wood	2.82	industry	Retain for local quality industry (ELR)	ELR advises retain for local quality industry; however the large amount of recent vacancies and other uses in this area (as compared with other areas to be retained) suggests that it should be considered for release.	Consider for release to other uses
IN7a	occupied site	Vigo Farm (aka Sunnyside farm)	Walsall Wood	1.17	industry	Retain for local quality industry (ELR)	Green Belt site. ELR suggests retain, but this is a small isolated site . Has come forward in the Call for sites, proposed for housing. On balance we think that this should be considered for release	Consider for release to other uses
IN7b	occupied site	Kings Hayes Farm	Salters Lane Walsall Wood	0.38	industry	Retain for local quality industry (ELR)	ELR suggests retain, but this is a small isolated site. On balance we think that this should be considered for release	Consider for release to other uses

IN8	area	Birch Lane Stonnall	Birch Lane Stonnall	1.56	industry/ trade sales	Retain for local quality industry (ELR)	ELR suggests retain, but this is a small isolated site . On balance we think it should be considered for release.	Consider for release to other uses
IN9	area	Northgate/Em pire	Northgate Aldridge	89.17	industry, waste management, brickworks	local quality industry (ELR)	There are ground stability problems and poor ground conditions on vacant sites in the north of this area	Local quality industry
IN10a	area	Wharf Approach	Wharf Approach Aldridge	18.86	industry	high quality industry (ELR)		High quality industry
IN10b	current vacant site	adj Shaylor's	Wharf Approach Aldridge	0.75	vacant	Potential High Quality Industry (ELR)		Potential high quality industry
IN11	area	Westgate	Westgate Aldridge	4.52	industry	high quality industry (ELR)		High quality industry
IN12a	area	Middlemore Lane & Westgate	Middlemore Lane Aldridge	64.37	industry/waste management	potential high quality industry (ELR). Includes UDP site E27 which could be used for parking related to a new rail station at Aldridge. This site is referred to as IN12C on the Land for Industry Plan.	Flooding and poor ground conditions on E27/IN12A.	Potential high quality industry. Site IN12C is also Choice Site 56 related to potential, park and ride
IN12b	area	Westgate	Westgate Aldridge	0.8	industry	potential high quality industry		Potential high quality industry

(ELR)								
IN13a	area	Aldridge Park	Aldridge Rd Aldridge	2.14	B1a/b/c/B2	high quality industry (ELR). Green Belt.	Existing developed area in the Green Belt.	High quality industry
IN13b	vacant site	Aldridge Park	Airfield Drive Aldridge	1.62	vacant	Potential High Quality Industry (ELR). Green Belt	Green Belt site.	Potential high quality industry
IN15	occupied site	Bridle Lane	Bridle Lane Streetly	0.54	industry	consider for release	constrained by housing	Consider for release to other uses
IN16a	vacant site	FMR IMI/Cerro	Goscote Lane Bloxwich	8.87	vacant	release for housing	very marginal site for industry; poor access through housing areas; more suitable for housing (ELR) . Also poor ground conditions.	Allocate for housing
IN16b	occupied site	Goscote Lane	Goscote Lane Bloxwich	0.88	industry	consider for release	isolated site, poor access (ELR)	Consider for release to other uses
IN16c	vacant site	Canalside Close	Canalside Close Bloxwich	0.45	vacant	release for housing	isolated site, poor access (ELR)	Allocate for housing
IN19	area	Leamore Business Park	Leamore Lane Bloxwich	50.11	industry, waste management	local quality industry (ELR)	Includes vacant sites in the north of this area. One of these, Fryers Rd, has poor ground conditions.	Local quality industry
IN20	occupied site	N of Reeves Street	Reeves St Bloxwich	0.39	occupied premises	consider for release	constrained by housing, very poor access (ELR)	Consider for release to other uses
IN22	area	Robottom Close	Robottom Close Walsall	3.8	industry & offices	consider for release	housing on 3 sides; but recent investment interest	Consider for release to other uses

in industry (ELR)								
IN23	occupied site	Leamore Lane/Green Lane	Leamore Lane Bloxwich	2.39	industry	consider for release	isolated, constrained by housing and railway line (ELR)	Consider for release to other uses
IN25	occupied site	British Car Auctions	Green Lane Walsall	3.57	car showroom/auction	local quality industry (ELR)		Local quality industry
IN26	occupied site	S Staffs Water	Green Lane Walsall	3.55	Utility/offices	existing high quality industry (ELR)		High quality industry
IN27	area	Green Lane/Newfield Close	Green Lane Walsall	12.65	warehousing, vacant sites and premises	potential high quality industry (ELR)		Potential high quality industry
IN28	occupied site	TKMaxx/	Green Lane Walsall	11.5	logistics & offices	high quality industry (ELR)		High quality industry
IN29A	area	Carl St/Bloxwich Rd	Carl St Walsall	5.62	bus depot, industry	local quality industry (ELR)		Local quality industry
IN32A	area	Green Lane/Stockton Close	Green Lane Walsall	14.35	industry, trade suppliers	local quality industry (ELR).		Local quality industry
IN32B	area	Northcote St	Northcote St Walsall	2.7	industry and vacant site	consider for release	potential residential amenity issue; poor access (ELR)	Consider for release to other uses
IN34	vacant site & premises	Raleigh St/Hollyhedge lane	Raleigh St Walsall	2.35	bakery & scrapyard	consider for release	constrained by housing; poor access (ELR)	Consider for release to other uses

IN35	vacant/derelict site	Hollyhedge Lane	Hollyhedge Lane	1.46	vacant/derelict	release to other uses	constrained by housing ; no merit in retaining (ELR)	Allocate for housing or offices
IN37	vacant & occupied premises	Birchills St/Thomas St	Birchills St Walsall	0.51	builders/ industry	consider for release	poor access; no merit in retaining (ELR)	Consider for release to other uses
IN38A	derelict site	FMR Metal Casements	Birch St Walsall	2.73	vacant/derelict	release to housing	poor access ; likely poor ground conditions; no merit in retaining (ELR)	Allocate for housing
IN38B	occupied premises	District Business Park	Birchills St Walsall	1.1	industry	consider for release	poor access but good quality units (ELR) ; should be retained as long as necessary	Consider for release to other uses
IN39A	area	Portland St/Marlow St	Portland St Walsall	7.1	industry	consider for release	Flood zone 2,3. Poor access; little merit in retaining (ELR)	Consider for release to other uses
IN39B	vacant & occupied premises	North St	North St Walsall	0.36	industry	consider for release	mostly vacant small units, poor access	Consider for release to other uses
IN40	area	Longacre St	Longacre St Walsall	1.9	industry	consider for release	poor access; little merit in retaining (ELR)	Consider for release to other uses
IN43	occupied site	Chamberlin & Hill	Chuckery Rd Walsall	1.2	industry	consider for release	very poor access, constrained by housing	Consider for release to other uses
IN44	area	Eldon St	Eldon St Walsall	2.38	industry	consider for release	very poor access, constrained by housing	Consider for release to other uses
IN45	occupied site	New St	New St Walsall	1.43	industry	consider for release	very poor access, constrained by housing/commercial	Consider for release to other uses

								uses
IN46	area	Windmill St	Windmill St Walsall	1.15	industry	consider for release	very poor access, constrained by housing	Consider for release to other uses
IN47	occupied site	Highgate Brewery	Sandymount Rd Walsall	0.51	industry	consider for release	very poor access; constrained by housing	Consider for release to other uses
IN48A	area	Rollingmill St	Rollingmill St Walsall	6.25	industry	local quality industry (ELR)		Local quality industry
IN48B	area	Pleck Rd/Bridgman St	Bridgman St Walsall	2.67	industry	local quality industry (ELR)		Local quality industry
IN48D	area	Pleck Rd South	Pleck Rd Walsall	0.69	industry/ retailing	consider for release	poor access, constrained by housing	Consider for release to other uses
IN49B	area	Long St/Bridgman St.	Long St Walsall	14.8	industry	local quality industry (ELR)	flood zone 2	Local quality industry
IN49C	site	Long St/Corporatio n St West	Long St Walsall	1.61	rail training centre	high quality industry (ELR)		High quality industry
IN51	area	Wednesbury Rd/ Corporation St	Wednesbury Rd Walsall	4.27	industry	local quality industry (ELR) . Part of this is a rail terminal for aggregates, which is intended to be safeguarded , following NPPF paragraph 143.	flood zone 2,3,3b (river channel) transport/minerals ref M13	Local quality industry

IN52A	area	Walsall Enterprise Park	Regal Drive Walsall	7.39	industry	high quality industry (ELR)	flood zone 2	High quality industry
IN52B	area	Walsall Enterprise Park N	Regal Drive Walsall	0.92	industry	high quality industry (ELR)		High quality industry
IN52C	vacant site	Walsall Enterprise Park Vacant land	Regal Drive Walsall	1.11	vacant	potential high quality industry (ELR); pp for industry		High quality industry under construction
IN52D	vacant site	Walsall Enterprise Park W	Regal Drive Walsall	0.91	vacant	potential high quality industry (ELR)	housing constraint	Potential high quality industry
IN53	site	St John's Rd	St John's Rd Walsall	0.28	industry, timber merchant	consider for release	constrained by housing	Consider for release to other uses
IN54A	area	Bescot Cres	Bescot Cres Walsall	7.32	industry	local quality industry (ELR)	flood zone 2,3,3b	Local quality industry
IN54B	vacant site & occupied premises	Bescot Triangle	Bescot Rd Walsall	7.88	part vacant part aggregates recycling	local quality industry (ELR) . The northern part Has been identified as open space in the Open Space audit, ref 5037. Referred to as 54c on mapping. This is a Choice Site: CH10	part of site in flood zone 2,3,3b. Vacant site does not contain zone 3b.	Industry or open space. Choice site CH10
IN56A	area	Brockhurst Cres	Brockhurst Cres Walsall	5.53	industry & offices	high quality industry (ELR)	part of area in flood zone 2,3,3b	High quality industry

IN56B	vacant site	Adj to Middleton's	Bescot Crescent Walsall	0.42	vacant	potential high quality industry	all of site in flood zone 3b	Potential high quality industry
IN57B	area	Brockhurst Cres/Walstead Rd	Brockhurst Cres Walsall	3.73	industry, storage	consider for release	Flood zone 3. High level of vacancies (ELR), constrained by housing	Consider for release to other uses
IN57C	occupied site (storage)	Brockhurst Cres E	Brockhurst Cres Walsall	1.39	storage	consider for release	constrained by housing (ELR)	Consider for release to other uses
IN58	vacant site	Reedswood Way	Reedswood Way Walsall	4.07	vacant	potential high quality industry (ELR)	flood zone 2	Potential high quality industry
IN59	occupied site	Bentley Lane	Bentley Lane Walsall	1.95	industry	consider for release	flood zone 2,3,3b. Isolated site, poor access (ELR)	Consider for release to other uses
IN61	area	Maple Leaf	Bloxwich Lane Walsall	7.83	industry	potential high quality industry (ELR)		Potential high quality industry
IN62	occupied site	E of Maple Leaf	Wolverhampton Rd Walsall	1.35	scrapyard	local quality industry (ELR)	part of site in flood zone 2,3,3b	Local quality
IN63	vacant site	Onyx, Tempus 10, Land off Tempus Drive and Wolverhampton Road, Tempus Drive. (also known as Tempus 10 North)	Tempus Drive Walsall	1.77	Vacant	potential high quality industry (ELR)	part of site on flood zone 2,3,3b	Potential high quality industry

IN64	vacant site	Opal, Tempus 10, Tempus Drive, Walsall, WS2 (also known as Tempus 10 south)	Tempus Drive Walsall	1.35	Vacant	potential high quality industry (ELR)	part of site in flood zone 2,3,3b. Poor ground conditions due to tipping	Potential high quality industry
IN66	area	Ezekiel Lane	Ezekiel Lane Walsall	3.63	Industry	local quality industry	ELR advises retain for local quality industry ; however high number of vacant units & conversion to other uses, and poor access, suggests that this is poorly located for modern industry	Consider for release to other uses
IN67A	area	Spring Lane	Spring Lane Willenhall	2.34	Industry/ derelict land	Consider for release . Has been put forward in the Call for Sites for residential/ community uses. There is a current planning application for housing on this area.	poor access, housing amenity issue (ELR)	Consider for release to other uses
IN67B	area	Spring Lane	Spring Lane Willenhall	1.5	industry	well occupied (ELR); retain industry .		Local quality industry

IN68A	area	Ashmore Lake	Spring Lane Willenhall	9.05	industry, logistics, depots	local quality industry (ELR) Part of this, to the rear of Midland Pressure Diecasters (MPD), has been put forward for residential/ community uses, as part of a site at Spring Lane, ref CFS9 (see above IN67A).		Local quality industry .
IN68B	area	Ashmore Lake Way	Ashmore Lake Way Willenhall	10.84	industry/logistics	high quality industry		High quality industry
IN68C	area	Electrium Point	Ashmore Lake Way Willenhall	4.62	depot/social/ industrial	potential high quality industry (new investment taking place)		Potential high quality industry
IN69A	area	St Anne's Rd	St Anne's Rd Willenhall	8.38	industry/derelict land	consider for release	constrained, poor access (ELR)	Consider for release to other uses
IN69B	area	Stringes Lane	Stringes Lane Willenhall	5.5	industry	local quality industry (ELR) . Part of this has been put forward in the Call for sites for retail. Referred to as 69D and CFS10 in the mapping.	flood zone 2,3	Retain local quality industry;

IN69C	vacant site	Monmer Rd	Monmer Rd Willenhall	2.05	industry	consider for release	poor access, consider for release (ELR)	Consider for release to other uses
IN69D	area	Springvale St	Springvale St Willenhall	2.11	industrial/waste management	consider for release	ELR states that this should be considered for release but the existing bad neighbour uses would be difficult to relocate, therefore it is considered these should remain where they are for the foreseeable future	Retain local quality industry
IN70A	area	Wednesfield Rd	Wednesfield Rd Willenhall	2.5	industry	local quality industry (ELR)		Retain local quality industry
IN70B	occupied site	Calves Croft	Calves Croft Willenhall	0.19	occupied	consider for release	constrained by housing (ELR)	Consider for release to other uses
IN70C	site being developed	FMR Geo Carter Pressings	Park Rd Willenhall	2.21	site being developed	retain industry	pp for redevelopment for Aspray Logistics	Potential high quality industry
IN70E	occupied site	Noose Lane	Noose Lane Willenhall	4.45	logistics	ELR says retain for local quality industry but our view is that Aspray, which occupies most of this site, is a high quality logistics operation		High quality industry

IN70F	occupied site	69-72 Wednesfield Rd	Wednesfield Rd Willenhall	0.09	industry	consider for release	constrained by housing (ELR)	Consider for release to other uses
IN70G	area	Temple Bar	Temple Bar Willenhall	1.36	industry	consider for release	constrained by housing (ELR)	Consider for release to other uses
IN71A	vacant site	N of Watery Lane	Watery Lane Willenhall	0.61	vacant	local quality industry (ELR)	Flood Zone 2	Local quality industry
IN71B	part vacant site	S of Watery Lane	Watery Lane Willenhall	1.03	part vacant	local quality industry (ELR)	flood zone 2	Local quality industry
IN71C	part vacant site	Watery Lane	Watery Lane Willenhall	0.49	part vacant, part scrapyard	local quality industry (ELR)	flood zone 2,3	Local quality industry
IN72	occupied site	Assa Abloy	School St Willenhall	4.61	industry	local quality industry (ELR)	flood zone 2,3	Local quality industry
IN73A	part vacant site	School St	School St Willenhall	2.12	industry/part vacant	consider for release	flood zone 2,3. Constrained by housing (ELR)	Consider for release to other uses
IN73B	occupied site	Pinson Rd	Pinson Rd Willenhall	0.2	occupied	consider for release	flood zone 2,3 constrained by housing (ELR)	Consider for release to other uses
IN75	area	Stafford St	Stafford St Willenhall	2	industry	consider for release	constrained by housing and other uses (ELR)	Consider for release to other uses

IN77A	area	E C Willenhall	Lichfield Street and surrounding streets, Willenhall	10.94	industry, trade suppliers	consider for release	flood zone 2,3 constrained (ELR) , poor access	Consider for release to other uses
IN77C	area	Albion St	Albion St Willenhall	0.51	industry	consider for release	flood zone 2,3. constrained (ELR)	Consider for release to other uses
IN78	area	Longacre	Longacres Willenhall	19.28	industry, logistics, vacant sites	Potential high quality industry (ELR) . Current part of Core Employment Area 5.1. Part of this has been put forward in the Call for Sites for a mix of industry, retail and offices. The north-eastern part of this, next to the railway line, is in Willenhall Town Centre.	flood zone 2,3	Retain potential high quality industry
IN79A	area	Bilston Lane	Bilston Lane Willenhall	1.85	garage, depot	local quality industry (ELR)		Local quality industry
IN79B	area	Armstrong Way/Bilston Lane	Armstrong Way Willenhall	2.67	lorry parking/ servicing/offices	ELR states potential high quality industry; however the site has now been used for local quality type uses		Local quality industry

						(though connected with a major logistics outfit)		
IN79C	occupied site	Vinculum Way	Vinculum Way Willenhall	1.33	haulage company	ELR states this is part of a high quality industrial area but the use is local quality		Local quality industry
IN81B	area	Owen Rd	Owen Rd Willenhall	5.14	industry	local quality industry (ELR)		Local quality industry
IN82A	area	Wellmans Rd Warehouses	Wellmans Rd Willenhall	9,54	warehousing	high quality industry (ELR)	flood zone 2,3	High quality industry
IN82B	occupied site	Midland Rd Darlaston	Midland Rd Darlaston	1.3	logistics servicing	high quality industry (ELR)	flood zone 2,3	High quality industry
IN83	site being developed	Willenhall Rd (opp Poundland)	Willenhall Rd Willenhall	0.86	premises being redeveloped for industry	potential high quality industry (ELR)	flood zone 3,3b	Potential high quality industry
IN84 (EZ site 2k)	vacant site	Central Point, Willenhall Road,	Willenhall Road, Darlaston , WS10	2.28	vacant	potential high quality (ELR)	flood zone 2,3. Poor ground conditions.	High quality industry
IN85	area	Queen St	Queen St Darlaston	1.85	industry	local quality industry (ELR)	flood zone 2,3	Local quality industry
IN86	occupied site	Castle St	Castle St Darlaston	1.94	waste management & vacant premises	consider for release	constrained by housing and other uses	Consider for release
IN87 (EZ site 2j)	part vacant site	Former Garringtons Site	Willenhall Rd Darlaston	1.906	equipment leasing company and vacant yard	local quality industry (ELR)	flood zone 2,3	Local quality industry

IN88	area	Holland Industrial Park	Bentley Rd Sth Darlaston	8.02	waste management, lorry parking	potential high quality industry (ELR)	flood zone 2,3,3b	Potential high quality industry
IN89 (EZ site 2L)	site in use for sports pitches	Bentley Road South Pitches	Bentley Rd Sth Darlaston	2.347	sports pitches	ELR states site should be retained; however it is used as open space and is constrained by adjoining housing. (Open Space Audit site ref OS4060). Also, part of this site is subject to flood Zone 3b	flood zone 2,3 ,3b	Allocate for open space
IN91	area	Bentley Mill Way	Bentley Mill Way Darlaston	5	industry, haulage	potential high quality industry (ELR)		Potential high quality industry
IN92	occupied site	Aspect 2000	Bentley Mill Way Darlaston	2.915	storage (unauthorised)	potential high quality industry (ELR)	flood zone 2,3. Poor ground conditions.	Potential high quality industry
IN93A	area	Axcess 10	Bentley Rd North Darlaston	7	industry	high quality industry (ELR)	northern edge of site in flood zone 3b, rest of site in flood zone 3	High quality industry
IN93B	vacant site	Axcess 10 E	Bentley Rd North Darlaston	1.66	vacant	potential high quality industry (ELR)	northern edge of site in flood zone 3b, rest of site in flood zone 3	Potential high quality industry
IN94	occupied site	EMR	Bentley Rd South Darlaston	10.03	waste processing	local quality industry (ELR)	flood zone 2,3	Local quality industry
IN95	area	Central Darlaston	Heath Rd Darlaston	20.62	industry; car auction, derelict land	potential high quality industry (ELR)	flood zone 2	Potential high quality

IN97	site	Heath Rd/Kendricks Rd	Kendricks Rd Darlaston	3.61	industry	high quality industry (ELR)	flood zone 2,3. Likely poor ground conditions.	High quality industry
IN98A	occupied site	Cemetery Rd	Cemetery Rd Darlaston	1.5	aggregates management/ storage	ELR states the site should be retained as local quality industry; however we consider there is potential for high quality industry, aided by access improvements via the DSDA Access project.	flood zone 2,3	Potential high quality industry
IN98B	occupied site	FMR Railway Tavern	Cemetery Rd Darlaston	0.25	occupied (unauthorised) for storage	ELR states should be retained as local quality industry but there is potential for high quality industry, aided by access improvements via the DSDA Access project.	flood zone 2,3	Potential high quality industry
IN99	area	Station St/Heath Rd	Station St Darlaston	0.99	industry, storage	potential high quality industry (ELR)	flood zone 2	Potential high quality industry
IN100	area	Central Darlaston Trading Estate	Station St Darlaston	10.52	industry	local quality industry (ELR)		Local quality industry
IN101	occupied site	Westbourne Rd Darlaston	Westbourne Rd Darlaston	0.38	industry	consider for release	constrained by housing, poor access (ELR)	Consider for release to other uses

IN102	area	Franchise St	Franchise St Darlaston	6.77	industry	consider for release	constrained by housing, poor access (ELR)	Consider for release to other uses
IN104	area includes large vacant site	FMR IMI/Reservoir Rd	Reservoir Rd Pleck Walsall	20.29	industry/vacant site	potential high quality industry (ELR)	severe ground contamination on vacant part of area.	Potential high quality industry
IN105	vacant site	Parallel 9-10 (R of Globe)	Bentley Mill Way Darlaston	3.383	vacant	potential high quality industry (ELR) . EZ site. Has been identified as open space through the Open Space Audit, ref OS5043. However, in this particular case the condition of the site militates against public use	Western edge in flood zones 3,3b. Severe ground contamination	Potential high quality industry
IN107A	site	Park Lane North	Park Lane Darlaston	2.54	logistics	high quality industry (ELR)	Flood Zone 2,3	High quality industry
IN107B	site	Park Lane Central	Park Lane Darlaston	4.29	trade supplier	potential high quality industry (ELR)	Flood Zone 2,3	Potential high quality industry
IN107C	occupied site	Adj Ikea	Park Lane Darlaston	1.16	vacant	potential high quality industry (ELR)	flood zone 2,3	Potential high quality industry

IN109	vacant site with planning permission	Box Pool	Darlaston Rd James Bridge Darlaston	1.67	vacant, pp for trade supplier	potential high quality industry. Has been identified as potential open space in Open Space Audit, ref OS5054. However, there is a planning permission for Darlaston Builders Merchants	River channel along eastern edge of site. Flood zone 3b.	Potential high quality industry
IN110	occupied site	Gasholder Site	Darlaston Rd James Bridge Darlaston	6.49	in use?	local quality industry (ELR)	River channel on western edge of site. flood zone 2,3,3b	Local quality industry
IN111	vacant site	South of Gasholder Site	Darlaston Rd James Bridge Darlaston	1.94	vacant	local quality industry (ELR). Has been identified as potential open space - in Open Space Audit, ref OS5026.	Likely poor ground conditions. River channel on western edge. Flood zone 3b.	Local quality industry. Choice site CH78.
IN112	occupied site	Rear of Pinfold Street	Pinfold St Darlaston	2.12	garage/industry	consider for release	future less certain (ELR)	Consider for release to other uses
IN113	area	Darlaston Rd	Darlaston Rd Darlaston	7.17	industry	consider for release	future less certain (ELR)	Consider for release to other uses
IN117	vacant site	Eldon Wall	Woden Rd West Darlaston	1.39	vacant site	release to housing or open space	constrained by housing (ELR). In open Space Audit site ref OS4056 Ch79	Choice site CH79, between housing and open space

IN118	area	Woden Rd W	Woden Rd West Darlaston	6.57	industry	local quality industry (ELR)		Local quality industry
IN119	occupied site	Abbachem	Woden Rd West Darlaston	0.22	industry	local quality industry (ELR)		Local quality industry
IN120A	area	Western Way Moxley	Western Way Moxley	17.56	industry & vacant land	potential high quality industry (ELR) .	Flood Zone 2	Potential high quality industry
IN120B	occupied site	Rickards Haulage	High St Moxley	1.4	haulage depot	potential high quality industry (ELR)		Potential high quality industry
IN120C	vacant site	Moxley Junction	Moxley Rd Moxley	0.44	vacant	potential high quality industry (ELR)		Potential high quality industry
IN120D	vacant premises with planning permission for redevelopment	Church St Moxley	Church St Moxley	0.64	vacant premises, pp for redevelopment	local quality industry		Local quality industry
IN120E	occupied site	Southern Way	Southern Way Moxley	4.59	logistics	high quality industry	Flood Zone 2	High quality industry
IN121	area	Bull Lane	Bull Lane Moxley	1.95	industry	local quality industry		Local quality industry

IN122	vacant site with planning permission for a variety of uses	FMR Moxley Tip	Moxley Rd Moxley	7.95	vacant	potential high quality industry (ELR). Allocated for new urban open space in the UDP. Open Space Audit ref OS4042A. However this has come into the industrial land supply via planning permission ref 09/0079/OL. Might also be an opportunity for aggregates treatment (see Minerals chapter, MIP2) .	flood zone 2,3. Poor ground conditions.	Potential high quality industry. Choice site CH27
IN124A	area	Stafford Rd	Stafford Rd Darlaston	2.28	vacant site & industry	consider for release	constrained by housing, poor access (ELR)	Consider for release o other uses
IN125	occupied site	Addenbrooke St	Addenbrooke St Darlaston	1.2	industry	consider for release	constrained by housing , poor access (ELR)	Consider for release o other uses
IN200	vacant site	Revival St	Revival St Bloxwich	0.19	vacant	release for housing	constrained by housing - poor access (ELR_	Allocate for housing
IN201	occupied site	Old Hall Estate	Field Rd Bloxwich	0.3	industry	local quality industry	ELR states site should be retained but we consider it is constrained by housing and other uses	Local quality industry

IN202	occupied site	Pinfold Ind Est	Field Rd Bloxwich	0.32	industry	local quality industry	ELR states site should be retained; however we consider it is constrained by other uses with poor access	Local quality industry
IN203	vacant site	FMR British Lion Works	Forest Lane Walsall	0.31	vacant	release for housing	very poor access (ELR)	Allocate for housing
IN205	vacant site	Bentley Mill Way E	Bentley Mill Way Darlaston	2.23	vacant	potential high quality industry (ELR)	River channel on north & west edge of site, flood zone 3b. Likely poor ground conditions due to previous use as tip. But good access when DSDA Access Project completed.	Potential high quality industry
IN206	area	Field Street	Field St Willenhall	0.55	industry	consider for release	constrained by housing	Consider for release to other uses
IN207	occupied site	Croft Foundry	Croft St Willenhall	0.07	industry	consider for release	constrained by housing	Consider for release to other uses
IN209	? Site	King St Palfrey	King St Palfrey Walsall	0.24	vacant?	consider for release	constrained by housing	Consider for release to other uses
IN210	occupied site	Stephenson Ave	Stephenson Ave Walsall	0.41	industry	local quality industry		Local quality industry
IN213	vacant site	Round Croft	Round Croft Willenhall	0.53	vacant/ derelict site & premises	consider for release	constrained by housing	Consider for release to other uses
IN214	vacant premises	West St	West St Bloxwich	0.15	trade counter	consider for release	constrained by housing/other uses	Consider for release to other uses

IN221	occupied site	Daner Ltd	Walsall Rd Willenhall	0.29	industry	consider for release	flood zone 2,3. Constrained by housing/other uses	Consider for release to other uses
IN222	occupied site	Lockwell Ltd	Walsall Rd Willenhall	0.13	industry	consider for release	flood zone 2,3. Constrained by housing/other uses.	Consider for release to other uses
IN223	occupied site	Fletchers Lane	Fletchers Lane Walsall	0.11	vacant	release to other uses	constrained by housing/other uses	Consider fro release to other uses
IN226	occupied site	Butts Rd	Butts Rd Walsall	0.11	industry/warehouse	consider for release	constrained by housing	Consider for release to other uses
IN227	vacant site	Eastbourne St	Eastbourne St Walsall	0.05	vacant	release to housing	constrained by housing	Allocate or housing
IN228	occupied site	Mill Lane	Mill Lane Walsall	0.06	industry	consider for release	constrained by housing	Consider for release to other uses
IN229	occupied site	William St	William St Walsall	0.2	industry	consider for release	constrained by housing	Consider for release to other uses
IN230	occupied site	Lincoln Rd	Lincoln Rd Walsall	0.34	industry	consider for release	constrained by housing	Consider for release to other uses
IN231	occupied site/vacant site?	Hart St	Hart St Walsall	0.16	vacant site/industry	consider for release	constrained by housing	Consider for release to other uses
IN232	occupied site/vacant premises	Bath St	Bath St Walsall	0.08	industry	consider for release	constrained by housing/other uses	Consider for release to other uses
IN233	occupied site	Reedswood Lane	Reedswood Lane Walsall	0.22	vacant premises	release to housing	constrained by housing	Allocate for housing

IN234	vacant site	Woodwards Rd	Woodwards Rd	0.37	vacant garage & vacant land	release to housing	constrained by housing	Allocate for housing
IN235	occupied site	FMR Pickfords	Bentley Mill Way Bentley	0.7	industry	potential high quality industry - good access		Potential high quality industry
IN236	occupied site	Balls St	Balls St Walsall	0.15	industry	consider for release	constrained by housing	Consider for release to other uses
IN238	occupied site	Parker St Bloxwich	Parker St Bloxwich	0.11	industry	consider for release	constrained by housing	Consider for release to other uses
IN239	occupied site	Park Lane/Wood St Darlaston	Park Lane Darlaston	0.64	scrapyard	consider for release	constrained by housing	Consider for release to other uses
IN240	occupied site	SP Jones Scrapyard Noose Lane	Noose Lane Willenhall	0.78	scrapyard	consider for release	flood zone 2,3. Constrained by housing	Consider for release to other uses
IN242	occupied premises	Victoria St	Victoria St Willenhall	0.18	industry	consider for release	constrained by housing	Consider for release to other uses
IN244	occupied site	Cemetery Rd/Villiers St	Villiers St Willenhall	0.18	industry	consider for release	constrained by housing	Consider for release to other uses
IN245	occupied site	Cox Plant Hire	Cemetery Rd Willenhall	0.18	depot	consider for release	constrained by housing	Consider for release to other uses
IN247	occupied site	Bentley Green	Bentley Rd North Darlaston	0.28	industry	high quality industry	flood zone 2,3	High quality industry

IN249	occupied site	Cemetery Rd Willenhall	Cemetery Rd Willenhall	0.14	industry	consider for release	constrained by housing	Consider for release to other uses
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Land for Industry – Option 2

SAD Ref	Site_Name	Site_Address	site area	current use	suitable for industry?	constraints	short term potential for readily available land for industry	long term potential for readily available land for industry
IN300	114-116 Lindon Road, Brownhills	Crash Bang Wallop, 114-116 Lindon Rd, Brownhills, WS8 7BW	0.53	leisure (children's play centre)	yes- adjoins PHQ area		no- occupied	yes, if present use leaves
IN301	Tempus Drive	Tempus Drive, WS2 8TJ	3.05	leisure (hotels and restaurant)	yes- excellent access	flood zone 2,3,3b on south-eastern edge	no-occupied	yes, if present uses leaves
IN302	Adjacent to Walsall FC, Bescot Crescent, Walsall	Park Inn, Bescot Cres, WS1 4SE	0.47	Park Inn	yes - good access to M6 Jn 9, next to industrial area	flood zone 2,3,3b	no-occupied	yes, if present use leaves
IN303	Former GPU Power Engineering, Cable Drive, Walsall	Homeserve, Cable Drive, WS2 7BN	3.8	Homeserve	yes- adjoins EHQ area		no-occupied	yes, if present use leaves
IN304	Premier Inn/Bentley Green	Premier Inn, Bentley Green, Bentley Rd North, WS2 0WB	1.12	Hotel & pub	yes- excellent access	flood zone 2,3. Also, 3b on southern part of site	no-occupied	yes, if present use leaves

IN305	Gt Bridge Rd, Darlaston	Leekes Ltd, Great Bridge Rd, Bilston WV14 8LB		Leekes	no- part of a residential area		no-occupied	no - constrained by housing; however, potential for housing if occupier leaves
IN306	Ikea, Axletree Way, Junction 9 M6, Wednesbury	IKEA, Park Lane, Wednesbury WS10 9SF	6.24	Retail	yes - excellent access to M6 Jn 9		no- occupied	yes, if present use leaves
IN307	FMR Four Crosses P.H, Somerfield Rd/Leamore Lane	FMR Four Crosses P.H, Somerfield Rd/Leamore Lane		KFC and vets	no- in residential area		no-occupied	no - however, potential for housing if occupier leaves
IN308	Land at Walsall Rd, (off West Bromwich Rd)	Forest House, 1 Walsall Rd, Delves, WS5 4AN	0.25	Retail	yes- infill in industrial area		no - pp for retail	yes, if present use leaves
IN309	Bescot Retail Park, Bescot Crescent, Walsall	Bescot Retail Park, Bescot Crescent, Walsall	4.9	Retail Park	yes - adjoins industrial area. Good access to M6 Jn 9	flood zone 2,3	no. partially occupied	yes, if present uses leave
IN310	FMR Glynweb Building	Owen Rd, Willenhall	0.9	Retail Park	yes- excellent access to BCR		yes - vacant	
IN311	Keyway Retail Park, Armstrong Way,	Keyway Retail Park, Armstrong way, Willenhall	3.6	Retail Park	yes - ex industrial area with excellent access to BCR M		no-occupied	yes, if present uses leave
IN312	Fellows park, Wallows Lane	Wm Morrison Supermarkets PLC Wallows Lane WS2 9BX	3.4	retail	yes - good access to M6 Jn 9	flood zone 2 at northern edge of site	no-occupied	yes, if present use leaves
IN313	52A Harrison St Bloxwich			vacant unit	no - in residential area		no	no
IN314	Hootys Supplies Ltd	Hootys Supplies Ltd Longacres Willenhall WV13 2JX	1.5	retail	yes - used to be part of Keyway industrial area.		no- occupied	yes, if occupier leaves

IN315	Casino & Cinema, Bentley Mill Way	Bentley Mill Way WS2 0LE	3.5	leisure (cinema and casino)	yes - excellent access to M6 Jn 10	flood zone 2 on southern edge	no - occupied	yes, if occupier leaves
IN316	Boundary Mill Stores, Bentley Mill Way	Bentley Mill Way WS2 0LE	2.6	retail	yes - excellent access to M6 Jn 10		no - occupied	yes, if occupier leaves
IN317	Bentley Mill Way, Millers Close	Millers Close Bentley Mill Way WS2 0BP	0.8	Restaurants	yes - excellent access to M6 Jn 10	flood zone 2, abuts zone 3	no - occupied	yes, if occupier leaves
IN318	Pelsall Educational Development Centre, Pelsall Lane, Rushall	Pelsall Educational Development Centre, Pelsall Lane, Rushall WS4 1NG		education	no- adjoins residential area		no-occupied	no - constrained by housing; potential for housing if present occupier leaves
IN319	Gala Bingo, Park Lane	Gala Bingo Park Lane Darlaston WS10 9SB	1.2	leisure	yes - excellent access to m6 Jn 9		no-occupied	yes, if occupier leaves
IN320	G T Leisure Bowl, Revival St, Bloxwich	G T Leisure Bowl, Revival St, Bloxwich WS3 3HJ		leisure	no- in residential area		no-occupied	no - constrained by housing
IN321	Walsall Road, Walsall Wood	Baron's Court Hotel Walsall Rd Walsall Wood WS9 9AH		hotel	no- in residential/commercial area		no-occupied	no - constrained by housing; potential for housing if present occupier leaves
IN322	Friendly Hotels Plc, Wolverhampton Rd West	Holiday Inn, 20 Wolverhampton Rd West, Bentley, WALSALL WS2 0BS		hotel	no- in residential area		no- occupied	no - constrained by housing

IN323	Hawbush Road, Leamore	Forest Arts Centre Hawbush Road, WS3 1AG		leisure	no- part of residential area	no - occupied	no - constrained by housing, but potential housing site if present occupier leaves
IN324	FMR Focus DIY Coppice Lane, Aldridge	FMR Focus DIY, Coppice Lane, Aldridge WS9 9AA	1.4	vacant retail	yes - adjoins industrial land , good access	yes - vacant	yes
IN325	Reedswood Retail Park, Six Towers Road	Reedswood Retail Park, WS2 8XD	8	retail park	yes - access via Bloxwich Lane to M6 Jn 10	no- occupied	yes, if present occupiers leave
IN326	Crescent Rd, Willenhall	McDonald's , Crescent Rd, Willenhall WV13 2RB, FMR Car showroom adjoining	0.23	Restaurant, former car showroom	perhaps - part of mixed commercial/ residential area, though good access to M6 Jn 10	no- occupied by McDonald's	perhaps, if occupier leaves
IN327	Brookside Metals	Bilston Lane Willenhall	3	industry with planning permission for housing, (set to lapse in April 2013)	yes - in use for industry	yes - in use for industry	Yes. Choices site CH11
IN328	FMR Deeleys Castings	Leamore Lane Walsall	2.65	resolution for housing since 2007 on industrial land, subject to S106	yes - part of industrial area, reasonably good access	no - poor ground conditions	yes - if ground conditions are tackled. Choices site CH52

IN329	Bentley Rd North	Bentley Rd Nth Darlaston	0.76	lapsed permission for housing	yes- excellent access		no- planning permission for housing	yes, if the housing does not go ahead. Choices Site CH40
IN330	Caparo	Miner St Birchills Walsall	6.64	resolution for housing	potential access via golf course and Reedswood Way	poor ground conditions, poor access	no - possible re-negotiation of S106	yes - if ground conditions are tackled, perhaps as part of a combined redevelopment of this site with the former Reedswood Golf Course. Choices site CH42.
IN331	FMR Lane Arms & adjacent site	Wolverhampton Rd	0.2	vacant , lapsed pp for housing	possible expansion land for industrial site adjoining; good access		perhaps; the site is vacant but ground conditions are unknown at present	yes, if any ground conditions are tackled
IN332	FMR Moxley Jnr infants School	Moxley Rd	0.4	vacant	yes - adjoins industrial area		yes - vacant	Also potential housing site. Choices site CH61
IN333	Willenhall Sewage Works	Anson Rd	9.7	unclear if vacant	potentially, if an access can be secured off the BCR		site lacks access for industry; likely to be poor ground conditions	if access and ground conditions tackled Choices Site CH81 and CH92, for housing, industry and part open space.
IN334	FMR Beechdale School	Stephenson Rd	2.9	vacant	yes- good access		yes - but also in the Open Space Audit and in the SHLAA	Yes. Choices site CH25, CH26

Land for Industry – Option 3

SAD Ref	Site_Name	Site_Address	site area	current use	constraints	opportunity
IN335	Clayhanger Common	Bridge St Clayhanger	36	open space (see OS3004)	no - relatively poor access	no - good quality natural green space functioning to prevent coalescence. Green Space service high priority site
IN336	Anchor Meadow	Middlemore Lane Aldridge	11.2	open space (see OS1002)	yes - adjoins industrial area	no - key open space site in area of deficiency . Green Space Service high priority site
IN337	FMR Reedswood Golf Course	Reedswood Lane	5.26	Vacant land. Former Golf Course. Current UDP allocation for open space.	poor ground conditions, poor access	long term if access is provided via Reedswood Way
IN338	Pouk Hill	Bentley Lane Walsall	8.47	open space (see OS8010)	site undulates	no - this is good quality open space
IN339	Primley Ave Park	Primley Avenue	3	open space (see OS5007)	needed as buffer between housing and industry	no: slight deficiency of open space in this area and this site is needed to provide a buffer between housing and industry. Key strategic Green Space in GSS
IN340	Waddens Brook Grazing Land	Fibbersley Willenhall	5.17	open space (see OS9074)	adjoins housing to north and east	no - open space deficiency in local area. Essential part of north-south green space network in Willenhall

IN341	Hughes Rd	Hughes Rd Moxley	4.37	open space (see OS4025)	poor ground conditions . Flood zone 2,3	Open space deficiency in local area; poor ground conditions. But could be related to potential high quality industrial area adjoining Wolverhampton with access from that side. Potential long term opportunity if ground conditions are tackled. CH35
IN342	Leighs Wood	Northgate Aldridge	4.15	open space (see OS1001)	constrained by adjoining housing	no - constrained by housing
IN343	Green Lane Open Space	Green Lane Walsall	4.13	open space (see OS8007)		Yes - although relatively good quality open space, and might create deficiency in Amenity Greenspace in local area if developed. Choices site: CH31
IN344	Land to the East of Winterley Lane	Winterley Lane Rushall	1.1	Greenfield (see CFS17)		need for further analysis. Choices site CH50
IN345	Land off Winterley Lane and Bickley Rd	Winterley Lane Rushall	0.89	Greenfield (see CFS19)		need for further analysis Choices site CH48

Land for Industry – Option 4

SAD Ref	Site/Area Name	Site/Area Address	size of site / area	Current Use(s)	Comments
IN400	Land off Winterley Lane	Winterley Lane Rushall	14	Green Belt as put forward in the call for sites for industry (see CFS14)	need for further analysis. Choices site CH49
IN401	Land off Pelsall Lane	Pelsall Lane Rushall	1.47	Green Belt as put forward in the call for sites for industry (see CFS15)	need for further analysis . Flood zones 2 & 3. Choices Site CH47.

IN402	Land to the West of Winterley Lane	Winterley Lane Rushall	1.64	Green Belt as put forward in the call for sites for industry (see CFS16)	need for further analysis. Choices site CH51
IN403	Land off Middlemore Lane at Bosty Lane	Middlemore Lane/Bosty Lane Aldridge	0.91	Green Belt as put forward in the call for sites for industry (see CFS18)	need for further analysis Choices site CH46
IN404	Land at Bentley Lane	Bentley Lane Willenhall	11.75	Green Belt as put forward in the call for sites for industry. UDP allocation LC2 for new open space. Also identified in the Open Space Audit ref OS9067 and CFS23 .	need for further analysis Choices site CH8
IN405	Land at Sandhills	Lichfield Rd Brownhills	62	Green Belt as put forward in the call for sites for industry (see CFS25)	need for further analysis Choices site CH34
IN406	Land at Yorks Bridge	Pelsall Rd Pelsall	17.87	Green Belt as put forward in the call for sites for industry. (see CFS27)	Part of site is within two alternative areas put forward as Area of Search for fireclay extraction. There is an issue over where the Area of Search boundary should be and any land included in the Area of Search should not be allocated for non-mineral development unless it can be demonstrated that prior extraction of minerals is feasible. Choices site CH93

Land for Industry – Other Sites or Areas**UDP sites**

UDP Site Ref	Name	Area	comment
E1	Watery Lane (north)	0.61	E1 is same as site IN71A (see Option 1) and allocated by policy JP1. It is proposed to delete policy JP1 and the allocation, as it duplicates other policies.
E2	Watery lane (south)	1.01	E2 is same as site IN71B (see Option 1). It is proposed to delete policy JP1 and the allocation as it duplicates other policies.
E4	Bilston Lane (Criterion Works)	0.86	E4 is part of site IN79A (see above) and has now been developed. It is proposed to delete policy JP1 and the allocation as it duplicates other policies.
E5	Armstrong Way	0.45	E5 is part of site IN79B (see Option 1) and has now been developed. It is proposed to delete policy JP1 and the allocation as it duplicates other policies.
E6	Woods Bank	0.98	E6 is the same as site IN117 (see Option 1 for further details). It is proposed to delete policy JP1 and re-allocate this as a housing site.
E8	Willenhall Rd (FMR Garringtons)	1.91	E8 is the same as site IN87 (see Option 1 for further details) and has been partly taken up. It is proposed to delete policy JP1 and the allocation as it duplicates other policies.
E10	Bentley Rd South	2.03	E10 is the same as site IN89 and EZ 2L (see Option 1 for further details). It is proposed to delete policy JP1 and the allocation for industry and re-allocate the site for open space/recreation.
E14	Bentley Mill Way (west) (Aspect 2000)	2.92	E14 is the same as site IN92 (see Option 1 for further details). It is proposed to delete policy JP1 and the allocation.
E16	James Bridge (Box Pool site)	1.67	E16 is the same as site IN98B (see Option 1) and is a Best Quality site listed under JP6. It is proposed to delete policy JP1 to avoid duplication.
E17	Park Lane (Steelman's Rd)	0.76	E17 is the same as site IN107c (see Option 1). It is proposed to delete policy JP1 to avoid duplication
E18	Bescot Crescent	1.83	E18 has now been take up by a hotel, and is no longer part of the employment land supply. However it could be a long term industrial opportunity if the current occupier leaves. See Option 2 site IN302.
E20	Hollyhedge Lane	0.45	E20 is part of area IN35 (see Option 1) . It is proposed to delete policy JP1 and reallocate this as a housing site
E21	Reedwood	4.34	E21 is the same as site IN58, and is a Best Quality site listed under JP6 (see option 1) . It is proposed to delete policy JP1 to avoid duplication

E22	Green Lane/Cable Drive	1.98	Most of this site has been taken up by office development, with a small vacant section in the middle of the car park. It is no longer part of the industrial land supply. However this could be a long term industrial opportunity if the present occupier vacates. See Option 2 site 1n303.
E24	Fryers Rd	3.27	E24 is part of area IN19 (see Option 1). It is proposed to delete policy JP1 and this allocation to avoid duplication
E25	Canalside Close	0.45	E25 is part of area IN16a (option 1). It is proposed to delete policy JP1 and allocate this site for housing.
E27	Middlemore Lane	2.28	E27 is part of area IN12A (see Option 1). It is proposed to delete policy JP1 and the allocation for this site to avoid duplication. This site also has potential for park & ride related to the reinstatement of passenger services on the Aldridge - Walsall rail line.
E28	Northgate/Longleat Rd	0.63	E28 is part of area IN9 (see Option 1). It is proposed to delete Policy JP1 and the allocation of this site to avoid duplication.
E29	Walsall Enterprise Park	3.03	E29 is part of area IN52 (see Option 1) . It has been mostly taken up, with three sites remaining. It is proposed to delete policies JP1 and the allocation of this site to avoid duplication.
E30, JP4.2	James Bridge (IMI)	9.5	E30 is part of area IN104 (see Option 1) , and is allocated under polices JP1 and JP4. It is proposed to delete these policies to avoid duplication.
E32	Green Lane (Sterling Tubes)	6.43	E32 is area IN28 (see Option 1) and has been developed. It is proposed to delete policy Jp1 to avoid duplication
Jp4.1	East of Jn 10	3.54	JP4.1 includes all of site IN64 with part of the remainder taken up by the Village Hotel (see Option 1). It is proposed to delete policy JP4.1 to avoid duplication. Note: the vacant part of this site is now known as Tempus 10 South or Opal. This is also EZ 2a.
JP4.2	James Bridge	9.5	This is the same as site E30 (see above) and is part of area IN104 (see option 1).
Jp5.1	Holyhead Rd Moxley	24.8	Covered by areas IN120A, 120E, 121 - see option 1 for further details. Shown on the UDP proposals map and subject to the provisions of saved UDP policy JP5. To reduce complexity it is not proposed to show this on the Issues & Options mapping.
JP5.2	Stockton Close	28.2	Covered by areas IN31, 32A, 32B. IN31 has resolution for housing and is no longer part of the supply. Also includes the now completed Hospital St housing development. Shown on the UDP Proposals map. Remaining industrial parts are subject to the provisions of saved UDP policy JP5. To reduce complexity it is not proposed to show this on the Issues & Options mapping.

JP5.3	Walsall Enterprise Park/Manor Quays	12.1	Includes area IN52 and part of IN48A. Also includes land now used as a car park adjacent to IN 48A - this is no longer part of the supply. Shown on the UDP Proposals Map. Remaining industrial parts are subject to the provisions of saved UDP policy JP5. To reduce complexity it It is not proposed to show this on the Issues & Options mapping
JP5.4	Newfield Close	25.6	Includes areas IN27, 28, 29, and 29a that has resolution for housing - this is no longer part of the supply. Shown on the UDP Proposals Map. Remaining industrial parts are subject to the provisions of saved UDP policy JP5. To reduce complexity it is not proposed to show this on the Issues & Options mapping
JP5.5	Chase Rd/Lichfield Rd	19.9	Includes most of area IN1A & 1B - see above for further details. Shown on the UDP proposals map and subject to the provisions of saved UDP policy JP5. To reduce complexity it It is not proposed to show this on the Issues & Options mapping.
JP5.6	Coppice Side	22.8	Contiguous with area IN2 - see above for further details. Shown on the UDP proposals map and subject to the provisions of saved UDP policy JP5. To reduce complexity it It is not proposed to show this on the Issues & Options mapping.
JP5.7	Longacre	21.1	Includes all of area IN78 plus Hootys, no longer part of supply. Remaining industrial parts are subject to the provisions of saved UDP policy JP5. To reduce complexity it It is not proposed to show this on the Issues & Options mapping
Jp5.8	Premier Business Park/Town Wharf	19.9	Includes most of area IN49A and most of 49B. Remaining industrial parts are subject to the provisions of saved UDP policy JP5. To reduce complexity it is not proposed to show this on the Issues & Options mapping. This area is partly in Walsall Town Centre - see the Town Centre AAP.
Jp5.9	Leamore	51.8	Includes most of area IN19 except for Croxstalls Rd. Also includes newly completed housing on Leamore Lane east of canal, which is no longer part of the industrial land supply. Remaining industrial parts are subject to the provisions of saved UDP policy JP5. To reduce complexity it is not proposed to show this on the Issues & Options mapping
JP5.10	Maybrook	11.2	Includes some of area IN5A and all of area 5B. Shown on the UDP proposals map and subject to the provisions of saved UDP policy JP5. To reduce complexity it is not proposed to show this on the Issues & Options mapping.
Jp5.11	Ashmore Lake	43.3	Includes all of areas IN67, 68 and 69 plus a small piece of land used for a bowling green. Shown on the UDP proposals map and subject to the provisions of saved UDP policy JP5. To reduce complexity it is not proposed to show this on the Issues & Options mapping.
Jp5.12	Westgate	121.4	Includes most of areas IN9, 10, 11 & 12. Also covers a completed housing development on Leighswood Rd. Shown on the UDP Proposals map. Remaining industrial parts are subject to the provisions of saved UDP policy JP5. To reduce complexity it is not proposed to show this on the Issues & Options mapping.

JP5.13	Darlaston Northeast	104.77	Includes sites and areas IN 82, 83, 84, 88, 93, 94, 95, 97, 98, 100, 105, 109. Includes Darlaston Cemetery and ELR area 96 that has permission for housing (now under construction). The Cemetery and 96 are no longer part of the industrial land supply. Remaining industrial parts are subject to the provisions of saved UDP policy JP5. A proposed greenway runs through this area, splitting area 95 from 100. This is also identified in the Open Space Audit - site ref OS4059. To reduce complexity it is not proposed to show this on the Issues & Options mapping.
JP6	Walsall Enterprise Park		Part of JP5.4 and Existing High Quality Area IN52A.
JP6	Manor Quays		This site is now used as a car park and is proposed to be deleted from the industrial supply.
JP6	Anglesey Bridge		This is part of area IN1B. It is now in use for industry.
JP6	Reedwood Way		This is E21 and area IN58 (see above and option1)
JP6	James Bridge		This is E16 , and known as the Box Pool Site (listed in Option 1 as site IN98B)
JP6	Green Lane (Sterling Tubes)		This is E32, and listed in option 1 as site In28. It is now the TK Maxx distribution HQ.
JP6	Axcess 10		This is listed as site In93B in Option 1
JP6	Anchor Brook		This is area IN10A and 10b in option 1
JP6	Aldridge Park		This is area IN13A & B in Option 1.
Enterprise Zone sites (EZ)			
EZ 2a	Opal (Tempus 10 South)	1.36	same as site IN64 - see Option 1; also East of Jn 10 above
EZ 2b	Onyx	1.77	same as site IN63 - see Option 1
EZ 2c	Phoenix 10	14.58	falls within area IN104 - see Option 1
EZ 2d	Box Pool	1.67	same as site IN98B - see Option 1
EZ 2e	Parallel 9-10 (aka R of Globe PH)	3.38	same as site IN105 - see Option 1
EZ 2f	Aspect 2000	2.91	same as site IN92 - see Option 1
EZ 2g	note: Ez lists this as 'FMR IMI' but this could lead to confusion with IMI Reservoir PI site. ELR calls this Bentley Mill Way East	2.39	same as site IN205 - see Option 1
EZ 2h	Gasholders & Adj	5.61	this site is composed of sites IN110 & 111 - see Option 1

EZ 2i	FMR Charles Richards	2.14	part of area IN95 - see Option 1
EZ 2j	FMR Garringtons	1.91	same as site IN87 - see Option 1
EZ 2K	Central Point	1.74	same as site IN84 - see Option 1
EZ 2L	Bentley Rd South Pitches (aka BC Jn 1 site B)	2.35	same as site IN89 - see Option 1
EZ 2M	Holland Park Industrial Estate (aka Holland Park Industrial Estate adj canal)	0.79	part of area IN95 - see Option 1
EZ 2N	Holland park industrial estate (aka Holland park Industrial Estate adj railway)	0.27	part of area IN95 - see Option 1
Sites put forward through the Call for Sites involving industrial land			
Ref	Site	area	
CFS1	Land SW of Union St /Upper Lichfield St Jn	0.06	Industrial land – put forward for residential, offices, retail, leisure. In Willenhall town centre and therefore not covered by the SAD.
CFS2	Land between Froyssell St & Doctor's Piece	0.04	Industrial land – put forward for residential, offices, retail, leisure. Part of area IN77a (see option 1)
CFS3	Land E of Leve Lane & Walsall St	0.04	Industrial land – put forward for residential, offices, retail, leisure. Part of area IN77a (see option 1)
CFS4	Longacres	10.9	Industrial land – put forward for offices, retail, industry. Part of area IN78 (see option 1)
CFS5	Land off Hollyhedge Close	1.99	Industrial land – put forward for residential. Part of IN34 (see option 1)
CFS8	Waterglade Lane	0.32	Industrial land – put forward for residential, offices, retail , leisure. In Willenhall town centre and therefore not covered by the SAD.
CFS9	Spring Lane	2.95	Industrial land – put forward for residential, community. Includes all of area 67A and part of area 68A. See Option 1
CFS10	Goodwin's Foundry	0.58	Industrial land – put forward for residential. Part of area 39A – see Option 1.
CFS14	Land off Winterley Lane, Rushall	14	Green Belt. Site IN400 - see Option 4.
CFS15	Land off Pelsall Lane, Rushall	1.47	Green Belt. Site IN401 - see Option 4
CFS16	Land to the West of Winterley Lane, Rushall	1.64	Green Belt. Site IN402 - see option 4
CFS18	Land off Middlemore Lane at Bosty Lane, Aldridge	0.91	Green Belt. Site IN403 - see option 4
CFS19	Land off Winterley Lane and Bickley Rd, Rushall	0.89	Greenfield. Site IN345 - see Option 3
CFS21	Whitworth Close	2.45	Residential under construction. No longer part of the industrial land supply.

CFS23	Land at Bentley Lane	11.75	Green Belt. UDP allocation LC2 for new open space. Also identified in the Open Space Audit ref OS9067.
CFS24	Carl Street	0.45	residential
CFS25	Land at Sandhills	62	Green Belt
CFS27	Land at Yorks Bridge	17.87	Green Belt site. Part of site is within two alternative areas put forward as Area of Search for fireclay extraction. There is an issue over where the Area of Search boundary should be and any land included in the Area of Search should not be allocated for non-mineral development unless it can be demonstrated that prior extraction of minerals is feasible.
CFS28	Clarke's Lane	3.37	retail
CFS39	Sunnyside Farm	1.54	residential

Land for Industry – List of Vacant Sites at February 2013

Rank	size, ha	site	physical/infrastructure issue	marketing situation	Readily Available total
1	14	FMR IMI, Reservoir Rd, Pleck (phoenix 10)	Severe ground contamination	not marketed; development medium/long term	
2	8.9	FMR IMI/Cerro, Goscote Lane	Poor ground conditions ; access via housing areas; distant from motorway	not marketed; no indication of plans to develop	
3	7.95	FMR Moxley Tip	Poor ground conditions	not marketed; no indication of plans to develop	
4	6.11	FMR Wesson Ductile, Bull Lane, Moxley	no major problems, good access	owner ready to develop for industry	6.1
5	4.07	Reedswood Way	no problems	not marketed for industry; owner promoting housing	
6	3.61	Adj Trident Alloys, Willenhall Lane, Bloxwich.	no major constraints	Savills	3.61

7	3.38	Jobern's Tip Yards 1 & 2	poor ground conditions	being marketed for storage	
8	3.31	R/O Globe PH	severe ground contamination	not marketed; no indication of plans to develop	
9	3.27	Fryers Rd Bloxwich	poor ground conditions	not marketed; development likely to be medium/long term	
10	2.75	Bescot Triangle	very constrained access	not marketed, no indication of plans to develop	
11	2.62	FMR Metal Casements	very constrained access to site, poor ground conditions	not marketed; likely to be developed for housing	
12	2.41	FMR GKN Driveline Middlemore Lane Aldridge	vacant premises	Property Link	2.67
13	2.31	N of Newfield Close	no major problems	not marketed	
14	2.28	FMR Rail Sidings, Middlemore Lane	poor ground conditions	pa for storage	
15	2.2	Bentley Mill Way East	poor ground conditions; poor access	not marketed	
16	2.13	Adj Assa Abloy	no access, constrained by housing	not marketed	
17	2.07	Monmer Lane/St Anne's Rd	poor ground conditions; poor access	Harris Lamb, open storage only	
18	2.03	BCR Jn 1 Site B	some housing immediately abutting the site	not marketed; owner does not want to develop for industry	
19	1.94	Adj Gasholder Site	poor ground conditions, poor access	recently marketed by Bulleys	
20	1.8	FMR Jack Allen site, Middlemore Lane, Aldridge	no apparent problems but landowner wants higher value uses	KGA, DTZ, marketing for storage only	
21	1.79	Adj Jobern's Tip, Coppice Lane, Aldridge	poor ground conditions	not marketed; no indication of plans to develop	
22	1.74	Tempus 10 North	no apparent problems but landowner wants higher value use	Bulleys	
23	1.72	Tempus 10 South	ground problems due to tipping	pp for warehousing; Bulleys & KGD marketing	
24	1.72	Central Point, Willenhall Rd	ground conditions - may be part remediated	Bulleys/Atisreal	
25	1.67	Box Pool Site, Darlaston Rd	no major problems (now remediated)	pp /Darlaston builders merchants	1.67
26	1.62	Aldridge Park	no physical problems but landowner asking for an unrealistic price for the land	Bruton Knowles	
27	1.5	N of Maybrook Industrial Est	no major problems; recent pp for B1/B2/B8 on part of site	Harris Lamb	1.5
28	1.47	Bullows Rd, Brownhills	no major problems	not being marketed; no indication of plans to develop	
29	1.39	Eldon Wall, Woods Bank	constrained by housing, poor access	not marketed; no indication of plans to develop	

30	1.3	FMR Wesson Car Park, Bull Lane, Moxley	potential poor ground conditions	not marketed, no indication of plans to develop	
31	1.19	FMR PSL International, Longacres, Willenhall	no apparent problems	not being marketed; no indication of plans to develop	
32	1.19	S of Gasholder Site, Darlaston Rd	very constrained access to site	Bulleys	
33	1.04	Access 10, Bentley Rd Sth, Darlaston	constrained by sewer & pylons	not marketed, no indication of plans to develop	
34	1.03	S of Watery Lane, Willenhall	no apparent problems	not marketed, no indication of plans to develop	
35	1	St Anne's Rd, Willenhall	poor access	not marketed; no indication of plans to develop	
36	0.98	FMR Calor Gas Site, Green Lane, Walsall	no apparent problems	not marketed; no indication of plans to develop	
37	0.96	Units 1-5 Bentley Lane (Maple Leaf)	good access	LCP	0.96
38	0.92	Stafford Rd, Darlaston	constrained by housing, poor access, more suitable for housing	not marketed, no indication of plans to develop	
39	0.92	FMR Cardboard Box Factory, Spring Lane, Willenhall	constrained by poor access and housing; better suited to housing	Burley Browne; interest in housing	
40	0.75	Walsall Enterprise Park NW	housing adj	not marketed	
41	0.75	Adj Shaylor's, Wharf Approach	no apparent problems	not marketed; no indication of plans to develop	
43	0.74	Bilston Lane Willenhall (premises & site)	constrained access	Property link	
45	0.71	Units 6-16 Maybrook Rd Brownhills	vacant premises	Bulleys	0.71
46	0.7	FMR Scrapyard, Alma St/Green Lane	poor ground conditions	not marketed; planning permission has lapsed	
47	0.7	Linley Lodge, Westgate, Aldridge	no problems	pa for B8	0.7
48	0.69	Rose Hill	no problems	owner ready to develop for industry	0.69
49	0.63	Longleat Rd E, Aldridge	no apparent problems	not marketed; no indication of plans to develop	
50	0.63	N of Westacre, Willenhall	unstable ground.	Harris Lamb, marketed for storage only	
51	0.61	Adj Ikea, Steelmans Lane	good access to Jn 9, no apparent problems	not marketed, no indication of plans to develop	
52	0.61	N of Watery Lane, Willenhall	no access; poor ground conditions	not marketed; no indication of plans to	

				develop	
53	0.59	Somerford Place	constrained by housing	Fraser Wood	
54	0.56	Ashmore Lake Way , Ashmore Lake, Willenhall	constrained access,	previous marketing	
55	0.53	Walsall Enterprise Park Northeast	no problems	pa B2	0.53
56	0.53	Unity Buildings Robottom Close	rather old buidings; close by housing	Bulleys	
57	0.53	Round Croft	constrained by housing	not matrketed, more suitable for housing	
58	0.51	North St, Walsall	constrained by housing, poor access,	not marketed, no intention to develop	
59	0.51	FMR Alucast, Darlaston	constrained by housing	not marketed for industry	
60	0.5	Adj CSL Longacres, Willenhall	small and constrained by housing	not marketed; no indication of plans to develop	
61	0.49	Land Adj JD Snooker Club	poor access, constrained by other uses	not marketed, no indication of plans to develop	
62	0.48	Land Opp Mary Elliot School, Leamore Lane, Bloxwich	small but no apparent problems	in use as car park	
63	0.46	Lichfield Rd Brownhills	vacant premises	Michael Johnson	0.46
64	0.46	Adj FMR BOC, Beecham Close, Northgate, Aldridge	small but no apparent problems	not marketed, no indication of plans to develop	
65	0.46	R/O Wellington PI Willenhall	constrained; poor access	not marketed; no indication of plans to develop	
66	0.45	Canalside Close, Bloxwich	infrastructure & ground problems	sporadic marketing for storage in the past	
67	0.44	FMR Wye Foundry, Stringes Lane, Willenhall	no apparent problems	not marketed; no indication of plans to develop	
68	0.43	Westgate	vacant premises	White Rose	0.34
69	0.42	Adj Middleton Paper, Bescot Cres, Walsall	no apparent problems	not marketed; no indication of plans to develop	
70	0.41	Heath Rd/Kendricks Rd, Darlaston	constrained, metro issue	not currently marketed, no intention to develop	
71	0.4	Longleat Rd W, Aldridge	unclear; adjacent to sites with ground problems	not marketed; no indication of plans to develop	
72	0.39	Walsall Enterprise Park N, Pleck, Walsall	no apparent problems	not marketed	
73	0.37	Adj Cashmore's, Upper Brook St, Walsall	unclear; possible poor ground conditions	not marketed, no indication of plans to develop	
74	0.36	St Anne's Industrial Estate, St Annes Rd, Willenhall	very poor access	not marketed; no indication of plans to develop	

75	0.34 FMR Paddock Fabrications	vacant premises	Johnson fellows	0.34
76	0.33 Adj Carrington's, Willenhall Lane	no apparent problems	not marketed; no indication of plans to develop	
77	0.33 FMR Jabez Cliff	constrained by housing/tc uses	not marketed , more suitable for housing/tc uses	
78	0.32 Adj Afro-Caribbean Centre, Hollyhedge Lane, Walsall	very constrained and adj to other non-industrial uses	Mason Young	
79	0.31 Green Lane Opp Cable Drive, Walsall	small & constrained	not marketed, no indication of plans to develop	
80	0.3 FMR Morland Depot, Willenhall Lane, Bloxwich	constrained access, close to housing	Council owned, no intention to develop	
81	0.27 Corner of Church Street/Moxley Rd	small	not marketed; no indication of plans to develop	
82	0.26 Maybrook Rd/Clayhanger Rd, Brownhills	no apparent problems	not marketed, owner promoting housing	
83	0.24 Raybould's Bridge/Green Lane, Walsall	small & constrained, no access	not marketed, no indication of plans to develop	
84	0.24 Ward St, Ashmore Lake, Willenhall	small, constrained, though in established ind area	not marketed, no indication of plans to develop	
85	0.23 Watery Lane	small, fmr scrap yard but good access via Neachells	proposed taxi/coach depot	0.23
86	0.21 Adj Gala Bingo, Park Lane, Darlaston	small & constrained	not marketed	
87	0.21 Harrison St Bloxwich	constrained by TC uses	Burley Browne	
88	0.2 FMR Crescent Works, Willenhall Rd, Darlaston	small but good access	recent pp, owner to develop	0.2
89	0.2 Charles Richards, Heath Rd, Walsall	derelict part of factory	not marketed; no indication of plans to develop	
90	0.2 Woods Bank Units 8/9, Woden Rd W, Darlaston	small, in established ind area	unclear but pa indicates that owner intends to develop	0.2
91	0.2 R/O Beecham Close, Aldridge	small, expansion land	not marketed, no indication of plans to develop	
92	0.2 Compound 1A Brownhills Business Park	vacant premises	Ashtenne	
93	0.19 Toll Point Lichfield Road Brownhills	vacant premises	Bulleys	0.19

94	0.19 Lockside Wharf Approach	vacant premises	Harris lamb	0.19
95	0.19 Shenstone Drive	vacant premises	Fraser Wood	0.19
96	0.19 Revival Street Bloxwich	surrounded by housing - more suitable for industry	not marketed	
97	0.19 Northgate Aldridge	vacant premises	Bond Wolfe	0.19
98	0.18 Woodward's Rd Pleck	small, constrained by housing, more suitable for housing	Burley browne	
99	0.16 Dimmingsdale	small, constrained, suited to TC uses	Fraser Wood	
100	0.16 Fryers Rd	small but part of industrial critical mass	Johnson Fellows	0.16
101	0.16 Adj Hargreaves, Willenhall Lane, Bloxwich	small, constrained	not marketed, no indication of plans to develop	
102	0.14 Adj George Dyke Froyseil St	small, constrained	not marketed	
103	0.13 Unit 2 Northgate	vacant premises	Lambert Smith Hampton	0.13
104	0.13 Adj Stedek, Queen St Walsall	small but no apparent problems	Fraser Wood ; under offer	0.13
105	0.13 Phoenix Business park	constrained; poor access	Ashmore's	
106	0.13 1st Floor Mezzanine Unit 5 Maple Leaf Industrial estate Bloxwich Lane		Bulleys	0.13
107	0.13 Marlow St	vacant premises	Fraser Wood	
108	0.13 Portland St	vacant premises	Harris Lamb	
109	0.12 Hart St	constrained by housing & other uses, poor access	not marketed	
110	0.12 Croxstalls Rd, Bloxwich	small, constrained, no access	not marketed, no indication of plans to develop	
111	0.12 Apex Rd Brownhills	vacant premises	Jones Lang Lasalle	0.12
112	0.12 Northgate Way/Northgate	vacant premises	Fraser Wood	0.12
113	0.11 Hatherton St Walsall	semi-derelict	Burley Browne	
114	0.1 New Rd	vacant premises	Bulleys	
115	3.18 other very small sites & premises			
	133.08			22.46