

Employment site suggestion - initial Highways Authority comments

Key

Colour	Indicative highways score
	Ok in principle subject to access location.
	Ok in principle subject to significant highways improvements.
	Initial concerns with impacts on surrounding highway network or that access is not achievable.
	Strong initial concerns with impacts on surrounding highway network or that access is not achievable.

Site Ref.	Site Name	Site area (hectares)	Proposed use	Highways comments on proposed sites
E04a	Land around Dunston Business Village	10.7	B1(a) office use	Initial concerns with access to the site
E04b				Ok in principle - extension to existing site is feasible, A449 may need widening slightly but nothing insurmountable
E05	Acton Plaza, Acton Trussell	0.8	B1(a)	Ok in principle - site has previous planning permission
E14	Vernon Park	2.7	Employment (B2/B8)	Ok in principle - should demonstrate pedestrian connectivity and future vehicular access

E15a	Hobnock Road, Essington	17.5	Employment (B2/B8)	Ok in principle subject to being limited to B8 use
E18	ROF Featherstone	39.1	Employment (B2/B8)	Ok in principle subject to significant highways works and Highways England consultation
E20a	Land at Hilton Cross 1	2.5	Employment (B2/B8)	Ok in principle
E20b	Land at Hilton Cross 2	2.5	Employment (B2/B8)	Ok in principle
E30	Land south of Junction 13 (M6)	70.4	Employment (B2/B8)	Ok in principle subject to significant highways works and Highways England consultation
E31	Land to the east of Paradise Lane, Slade Heath	2.5	Employment (B2/B8)	Initial concerns due to impacts on A460
E32	Land east of Four Ashes	9.9	Employment (B2/B8)	Initial concerns with access to the site

E33	Proposed SRFI at Four Ashes	289.8	Employment (B8)	Ok in principle - site has previous consent through DCO process with associated modelling and mitigation
E37a	Land between ROF and A449	35.6	Residential-led mixed use	Ok in principle - subject to Highways England consultation and avoidance of discharging employment traffic onto Cat & Kittens lane
E37b	Land between ROF and A449	29.4	Residential-led mixed use	
E38	Land south of Moseley Road	22.0	Mixed use (including small scale light industrial units or offices)	Initial concerns due to impacts on A460 to north of site
E41	Land north of Bognop Road	33.6	Employment (B2/B8)	Initial concerns due to impacts on A460 junctions
E42	Former Severn Trent Works, Wedges Mills	6.7		Significant highways concerns due to access restraints
E43	Land at Junction 11 of Hilton Park	89.2	Employment (B2/B8)	Presuming this site would come forward post the M54 link road opening, SCC would not support HGV access via Hilton Lane or any other side roads and HGV's would only be able to access the site via the A460 north of its junction with Church Road. Potential for access via the northern part of the A460 but would need to ensure National Highways are okay with the extra traffic on their network, primarily around Junction 11, as this is where the impact will be.

E44	West of i54	16.6	Employment (B2/B8)	Ok in principle
E45	Land to the north of i54, M54	14.2	Employment (B2/B8)	Ok in principle - no concerns from Highways Authority, but consultation with Highways England required.
E46	Aspley Farm - Land south of Four Ashes	55.7		Significant highways concerns due to lack of access
E47	Land at Middlehill Farm Site A	17.1	Employment (B2/B8)	Initial concerns due to impact on A460/A4601 roundabout and other surrounding junctions
E48	Land at Middlehill Farm Site B	3.8	Employment (B2/B8)	Initial concerns due to impact on A460/A4601 roundabout and other surrounding junctions
E49	Land at Middlehill Farm Site C	3.4	Employment (B2/B8)	Initial concerns due to impact on A460/A4601 roundabout and other surrounding junctions
E50	Land at M6 Toll, Cheslyn Hay	2.8	Employment (B2/B8)	Significant highways concerns due to lack of suitable access
E51a	Extension to bericote four ashes B	7.6	Employment (B2/B8)	Ok in principle - no concerns from Highways Authority, but may affect WMI ecological mitigation.
E51b	Extension to Bericote Four Ashes B	2.0	Employment (B2/B8)	Ok in principle

E52	Land at Laney Green	17.1	Employment (B2/B8)	Initial concerns due to impact on A460/A4601 roundabout and other surrounding junctions
E53	Upper Pendeford Farm	35.1	Employment (B2/B8)	Initial concerns due to impact on surrounding road network
E54	East of Wolverhampton Road	36.6	Mixed use / Employment (B2/B8)	Initial concerns due to impact on A460/A4601 roundabout and other surrounding junctions
E55	Severn Trent Water	2.8		Initial concerns with achieving two way access and junction with B4176
E56	Land at Wall Heath	80.7	B1 (a) office and B2/B8	Initial concerns due to impact on surrounding road network
E57	Land at Mount Pleasant	2.6	B1(a) office and light industrial	Initial concerns with achieving suitable access off A449

E58a	Gailey Lea Farm A	76.4	Employment (B2/B8)	Concerns regarding sustainable travel access. Cumulative impacts on surrounding network, requires consultation with National Highways.
E58b	Gailey Lea Farm B	10.9	Employment (B2/B8)	Concerns regarding sustainable travel access and cumulative impacts on surrounding network, requires consultation with National Highways.
E59	Cocksparrow Lane	6.6	Employment (B2/B8)	Initial concerns that suitable access may not be achieved through industrial estate.
E60a	Land north of A5 Parcel A	27.8	Employment (B2/B8)	Initial concerns that suitable access may not be achievable and impact on surrounding network. Requires consultation with National Highways.
E60b	Land north of A5 Parcel B	6.8	Employment (B2/B8)	Initial concerns due to access conflict with WMI highways works. Requires consultation with National Highways.
E61a	Land at Pendeford Mill Lane A	14.0	Employment (B2/B8)	Initial concerns due to lack of bus, pedestrian and cycle connectivity and impact on surrounding junctions.
E61b	Land at Pendeford Mill Lane B	15.4	Employment (B2/B8)	Initial concerns due to lack of bus, pedestrian and cycle connectivity and impact on surrounding junctions.