

# APPENDIX A – EMPLOYMENT AREA & SITE ASSESSMENT PROFORMAS

## Existing Employment Areas Proforma

Site Ref No

Address

Criteria	Score	Notes
Category	<input style="width: 50px; height: 25px;" type="text"/>	1 – Existing High Quality employment area 2 – Potential High Quality employment area 3 – Retained Local employment area
Building Age	<input style="width: 50px; height: 25px;" type="text"/>	1 – Pre 1945 2 – 1945 – 1960, post war but likely to have similar characteristics 3 – 1960-1980 more modern buildings portal frame with modern car parking emerging 4 – 1980-2006 modern buildings good specification and car parking
Building Quality	<input style="width: 50px; height: 25px;" type="text"/>	5 – Good condition – lower than normal level of maintenance requirement within medium term. 4 – Satisfactory condition – normal level of maintenance and repair requirement within the medium term. 3 – Fair condition – capable of attracting satisfactory condition rating but with a notable backlog of maintenance and /or technical upgrading works required within the medium term. 2 – Poor condition – major repair and /or technical work required in the short term but capable of attaining with expenditure that does not exceed 50% of replacement cost. 1 – Very poor condition – as per as poor condition but level of expenditure required to obtain satisfactory condition exceeds 50% of replacement cost.
General External Environment	<input style="width: 50px; height: 25px;" type="text"/>	5 – Excellent quality environment – extensive external public realm areas well maintained, road maintenance no issues, buildings of high quality external appearance for use, no derelict sites, vacant plots maintained. 4 – High quality – less extensive landscaping but public realm maintained, road maintenance adequate but minor defects, buildings of appropriate quality, no derelict sites but vacant plots need some maintenance. 3 – Average quality – few landscaped areas, and where present maintenance required. Buildings of average quality for use. Road maintenance some significant repairs needed, some derelict sites but not highly visible, vacant plots untidy and requiring major improvement. 2 – Below average quality – maintenance of public realm poor, extensive repairs needed to roads, some open storage uses – vacant plots appear abandoned, buildings of below average quality. 1 – Very poor /poor quality – evidence of fly tipping in public areas, roads system in need of complete overhaul, major /derelict sites, buildings of very poor /poor quality even taking use. Numerous open storage uses presenting poor image.
Level of Visible Voids	<input style="width: 50px; height: 25px;" type="text"/>	5 – 90 – 100% of buildings occupied 4 – 80% - 90% of buildings occupied 3 – 60 – 80% of buildings occupied 2 – 40% - 60% of buildings occupied 1 – less than 40% of buildings occupied
Nature of Existing Tenants	<input style="width: 50px; height: 25px;" type="text"/>	5 – National /international names: significant presence. 4 – Some national /international names present, but majority of occupiers from drawn from regional companies. 3 – No national /international names companies exclusively Warwickshire based. 2 – Companies drawn from local area but could be seen as having choice of locations in local area. 1 – Very local companies who by nature of their business would be expected to have very limited choices in terms of alternative location.
Market Attractiveness	<input style="width: 50px; height: 25px;" type="text"/>	3. Site attractive to National companies 2. Site attractive to Sub-regional companies 1. Site attractive to Local companies
Accessibility Strategic	<input style="width: 50px; height: 25px;" type="text"/>	5 – 0 - 5 minutes drive time 4 – 5-10 minutes drive time 3 – 10-20 minutes drive time 2 – 20-30 minutes drive time 1 – 30 minutes plus
Access Local	<input style="width: 50px; height: 25px;" type="text"/>	5 – easy site access no issues available public transport 4 – No access for issues for vehicles but no public transport 3 – Easy immediate site access but wider issues on link to strategic highway network 2 – Restricted access for HGV's and restricted access to major road network 1 – restricted access by all commercial vehicles not public transport

## Employment Sites Proforma

Site Ref No

Address

Criteria	Score	Notes
Availability	<input style="width: 50px; height: 25px;" type="text"/>	Yes – Site is advertised as being available, or there are no obvious obstructions to immediately develop the site. No – Site is not immediately available (please state reason why in space below)
Site Ownership	<input style="width: 50px; height: 25px;" type="text"/>	Please note Site Ownership Details if available
Market Activity (any in last 5 years)	<input style="width: 50px; height: 25px;" type="text"/>	Yes – Evidence of recent development in the immediate surrounding area (e.g. on the same part of an estate or road) No – No evidence of recent development. If the site is a new (Greenfield) site please state below whether it would be attractive to the market at present
Access	<input style="width: 50px; height: 25px;" type="text"/>	5. Either adjoining main road or motorway junction with easy site access for all vehicles or access to rail, air and sea networks 4. Close to major road network; easy site access for all vehicles 3. Easy site access for all vehicles; indirect or restricted access to major road network 2. Restricted access for HGVs; restricted access to major road network 1. Restricted access for all commercial vehicles, severely restricted access to major road network
Public Transport	<input style="width: 50px; height: 25px;" type="text"/>	5. Close to a station, peak time bus route and cycle route; on a pedestrian route 4. Close to a station or peak time bus route, close to cycle route, on a pedestrian route 3. Close to either a station or peak time bus route or cycle route; on a pedestrian route 2. Not near a station, peak time bus route or cycle route; on a pedestrian route 1. Not on a pedestrian route; not near a station, peak time bus route or cycle route NB1: "Close" = within about 10 minutes walk NB2: Peak time bus route defined as being a frequency of 2 buses per hour or more (Mon – Fri).
Prominence	<input style="width: 50px; height: 25px;" type="text"/>	5. Gateway site to a prominent estate, visible from major road network 4. Visible site, on a main road or prominent estate 3. On a main road or prominent estate, tucked away from view 2. Visible, on a minor road or estate 1. On a minor road or estate, tucked away from view
Local Amenities	<input style="width: 50px; height: 25px;" type="text"/>	5. Close to a town centre with a wide range of services (5 different services or more) 4. Close to local centre with a reasonable range of services (4 different services) 3. Close to a limited range of basic services (3 different services) 2. Close to one or two services 1. No services in close proximity NB1: Employment related services such as banks, travel agents, shops, leisure/recreation, pubs/restaurants. NB2: "Close" = within about 10 minutes walk
Site Layout	<input style="width: 50px; height: 25px;" type="text"/>	5. Clear plot, no obstructions 4. Regular shaped plot, obstructed 3. Regular shaped plot, fragmented 2. Irregular shaped plot, obstructed 1. Irregular shaped plot, fragmented NB1: "Obstructed" = physical obstruction running through the site (e.g. watercourse, ditch, overhead power lines) NB2: "Fragmented" = site is fragmented by other uses or via a road.
Character of Area	<input style="width: 50px; height: 25px;" type="text"/>	5. Well established commercial area 4. Established commercial area, with residential area or rural area nearby 3. Mixed commercial and residential area 2. Mainly residential or rural area with few commercial uses 1. Mainly residential or rural area with no existing commercial uses
Planning Status	<input style="width: 50px; height: 25px;" type="text"/>	5. Detailed planning permission 4. Outline planning permission 3. Published development brief 2. Allocated / Protected in Local Plan 1. Allocation in Deposit Draft Local Plan, or reserve site
Economic Constraints	<input style="width: 50px; height: 25px;" type="text"/>	5. No obstacles to development 4. Minor obstacles to development; relatively easy, quick and cheap to resolve 3. Minor obstacles to development; more difficult, expensive and time-consuming to resolve 2. Major obstacles to development; very difficult, expensive and time-consuming to resolve 1. Major obstacles to development; extremely difficult, expensive and time-consuming to resolve NB: Obstacles to development would include access difficulties, infrastructure requirements, contamination remediation costs, topography etc.
Strategic Location	<input style="width: 50px; height: 25px;" type="text"/>	5. Motorway Corridor (within 5 minutes of a junction) 4. Other Strategic Roads (within 5 minute drive time) 3. Sub-regional Centres 2. Other Towns 1. All other sites
Greenfield / Brownfield	<input style="width: 50px; height: 25px;" type="text"/>	1. Site is on Greenfield Land 2. Site is on Brownfield Land
Market Attractiveness	<input style="width: 50px; height: 25px;" type="text"/>	3. Site attractive to National companies 2. Site attractive to Sub-regional companies 1. Site attractive to Local companies

# APPENDIX B – EXISTING RETAINED EMPLOYMENT LAND ASSESSMENTS

**Scoring of Existing Retained Employment Areas**

Ref	Original Ref	Corridor ID	Local Authority	Total Site Area (from GIS) (ha)	Gross Area for Employment (ha)	Net Area for B2/B8 use (ha) (main model)	Net Area for B2 (ha) (main model)	Net Area for B8 (ha) (main model)	Net Area for B2/B8 use (ha) (SA)	Net Area for B2 (ha) (SA)	Net Area for B8 (ha) (SA)	Typology from GIS	Typology	Building Age	Building Quality	General External Environment	Level of Visible Views	Nature of Existing Tenants	Market Attractiveness	Accessibility Strategic	Access Local	Total Score	WMBSS Assessment	Area Likely to be Redeveloped (Gross) (MM)	Area Likely to be Redeveloped (Net) (MM)	Area Likely to be Redeveloped (Net) (SA)	No of Poor Scores	
WV36	EMPVVC01	1	Wolverhampton	0.71	0.71	0.61	0.15	0.46	0.56	0.14	0.42	EHO	Existing High Quality	1	4	5	5	5	3	5	5	37	First Tier	0.00	0.00	0.00	0	
WV35	EMPVVC21	1	Wolverhampton	14.78	14.78	12.78	3.20	9.59	11.58	2.89	8.68	EHO	Existing High Quality	1	4	5	5	3	4	3	5	5	34	Sub-regional	0.00	0.00	0.00	0
WV33	EMPVVC19A	1	Wolverhampton	3.97	3.97	3.43	0.86	2.57	3.11	0.78	2.33	EHO	Existing High Quality	1	4	5	4	5	3	5	5	36	Good Quality	0.00	0.00	0.00	0	
WV30	EMPVVC102	2	Wolverhampton	15.37	15.37	13.29	3.32	9.96	12.03	3.01	9.02	EHO	Existing High Quality	1	4	5	5	5	4	3	5	5	36	Sub-regional	0.00	0.00	0.00	0
WV9	EMPVVC05	4	Wolverhampton	21.16	21.16	18.29	4.57	13.72	16.57	4.14	12.43	EHO	Existing High Quality	1	4	5	4	3	4	3	3	28	Sub-regional	4.11	3.55	3.22	0	
WV7	EMPVVC08	4	Wolverhampton	23.61	23.61	20.45	5.10	13.91	18.46	4.62	13.86	EHO	Existing High Quality	1	4	5	5	5	3	3	5	35	Good Quality	0.00	0.00	0.00	0	
WV6	EMPVVC06A	4	Wolverhampton	6.88	6.88	5.94	1.49	4.46	5.38	1.35	4.04	EHO	Existing High Quality	1	4	5	5	5	3	3	5	35	Good Quality	0.00	0.00	0.00	0	
WV2	EMPVVC13	5	Wolverhampton	6.94	6.94	6.00	1.50	4.50	5.43	1.36	4.07	EHO	Existing High Quality	1	4	5	5	5	4	3	4	35	Good Quality	0.00	0.00	0.00	0	
WV23	EMPVVC11D	6	Wolverhampton	18.98	18.98	16.41	4.10	12.30	14.86	3.71	11.14	EHO	Existing High Quality	1	4	5	5	5	4	3	3	32	Sub-regional	0.00	0.00	0.00	0	
WV21	EMPVVC11J	6	Wolverhampton	2.13	2.13	1.84	0.46	1.38	1.67	0.42	1.25	EHO	Existing High Quality	1	4	5	5	5	3	3	3	33	Good Quality	0.00	0.00	0.00	0	
WA9	EMPVW27	6	Walsall	14.54	14.54	12.57	3.14	9.43	11.38	2.85	8.54	EHO	Existing High Quality	1	4	5	5	5	4	3	5	36	Sub-regional	0.00	0.00	0.00	0	
WA16	EMPWAZ5	6	Walsall	6.80	6.80	5.87	1.45	4.41	5.32	1.33	3.99	EHO	Existing High Quality	1	4	5	5	5	4	3	5	36	Good Quality	0.00	0.00	0.00	0	
WA68	0	7	Walsall	3.38	3.38	2.92	0.73	2.19	2.64	0.66	1.98	EHO	Existing High Quality	1	4	5	5	5	3	5	5	37	Good Quality	0.00	0.00	0.00	0	
WA37	EMPWA15C	7	Walsall	7.93	7.93	6.85	1.71	5.14	6.21	1.55	4.65	EHO	Existing High Quality	1	4	5	5	5	4	3	3	32	Good Quality	0.00	0.00	0.00	0	
WA31	EMPWA09E	7	Walsall	6.65	6.65	5.75	1.44	4.31	5.20	1.30	3.90	EHO	Existing High Quality	1	4	5	5	5	2	3	3	32	Good Quality	0.00	0.00	0.00	0	
SA9	EMPSA52	8	Sandwell	14.39	14.39	12.44	3.11	9.33	11.27	2.82	8.45	EHO	Existing High Quality	1	4	5	5	5	3	4	5	36	Sub-regional	0.00	0.00	0.00	0	
SA6	EMPSA51	8	Sandwell	19.40	19.40	16.77	4.19	12.58	15.19	3.80	11.39	EHO	Existing High Quality	1	4	5	5	5	4	2	5	35	Sub-regional	3.35	2.90	2.62	0	
SA5	EMPSA3A	8	Sandwell	28.37	28.37	24.53	6.13	18.40	22.22	5.55	16.66	EHO	Existing High Quality	1	4	5	5	5	4	2	5	35	Sub-regional	0.00	0.00	0.00	0	
SA4	EMPSA51	8	Sandwell	50.47	50.47	43.63	10.91	32.72	39.52	9.88	29.64	EHO	Existing High Quality	1	4	5	5	5	4	2	5	35	Sub-regional	1.81	1.57	1.42	0	
DU8	EMPODU2F	10	Dudley	83.28	83.28	72.00	18.00	54.00	65.21	16.30	48.91	EHO	Existing High Quality	1	4	5	5	5	3	3	3	33	Sub-regional	0.00	0.00	0.00	0	
SA71	0	12	Sandwell	9.76	9.76	8.44	2.11	6.33	7.65	1.91	5.73	EHO	Existing High Quality	1	4	4	4	5	4	3	5	34	Sub-regional	0.00	0.00	0.00	0	
SA34	SALOL01	12	Sandwell	1.43	1.43	1.23	0.31	0.92	1.12	0.28	0.84	EHO	Existing High Quality	1	4	5	5	5	2	5	5	36	Good Quality	0.00	0.00	0.00	0	
SA33	EMPSA23	12	Sandwell	15.34	15.34	13.26	3.31	9.94	12.01	3.00	9.01	EHO	Existing High Quality	1	4	5	5	5	2	5	5	36	Sub-regional	0.00	0.00	0.00	0	
SA29	EMPSA24	12	Sandwell	26.44	26.44	22.86	5.72	17.15	20.71	5.18	15.53	EHO	Existing High Quality	1	4	5	5	5	4	2	5	35	Sub-regional	0.00	0.00	0.00	2	
SA19	EMPSA22	12	Sandwell	22.73	22.73	19.65	4.91	14.74	17.80	4.45	13.35	EHO	Existing High Quality	1	4	4	4	5	3	5	5	34	Sub-regional	0.92	0.79	0.72	0	
DU2	EMPODU19	14	Dudley	73.49	73.49	63.53	15.88	47.65	57.54	14.39	43.16	EHO	Existing High Quality	1	4	4	4	5	3	2	4	30	Sub-regional	2.59	2.24	2.02	0	
WA47	EMPWA01A	21	Walsall	4.21	4.21	3.64	0.91	2.73	3.29	0.82	2.47	EHO	Existing High Quality	1	4	5	5	5	3	4	5	36	Good Quality	0.00	0.00	0.00	0	
WA44	EMPWA02A	21	Walsall	10.22	10.22	8.83	2.21	6.62	8.00	2.00	6.00	EHO	Existing High Quality	1	4	5	5	5	4	3	4	35	Good Quality	0.00	0.00	0.00	0	
SA73	0	22	Sandwell	2.71	2.71	2.34	0.59	1.76	2.12	0.53	1.59	EHO	Existing High Quality	1	4	5	5	5	3	5	5	37	Good Quality	0.00	0.00	0.00	0	
WV25	EMPVVC17	24	South Staffordshire	6.73	6.73	5.82	1.46	4.37	5.27	1.42	3.95	EHO	Existing High Quality	1	4	5	5	5	4	2	5	37	First Tier	0.00	0.00	0.00	0	
WV34	EMPVVC19C1	1	Wolverhampton	41.12	41.12	35.55	8.99	26.66	32.20	8.05	24.15	PHO	Potential High Quality	2	4	3	3	4	5	4	3	30	Sub-regional	34.05	29.43	26.66	0	
WV32	EMPVVC102	2	Wolverhampton	12.04	12.04	10.41	2.60	7.81	9.43	2.36	7.07	EHO	Potential High Quality	2	4	3	3	5	4	2	5	31	Sub-regional	0.00	0.00	0.00	0	
WV31	EMPVVC10C	2	Wolverhampton	13.24	13.24	11.45	2.86	8.58	10.37	2.59	7.77	PHO	Potential High Quality	2	4	3	3	5	4	2	5	31	Sub-regional	5.37	4.65	4.21	0	
WV29	EMPVVC09	2	Wolverhampton	23.79	23.79	20.57	5.14	15.42	18.63	4.66	13.97	PHO	Potential High Quality	2	4	3	3	4	4	2	5	27	Sub-regional	3.02	2.61	2.37	1	
WV8	EMPVVC05D	4	Wolverhampton	16.18	16.18	13.99	3.50	10.49	12.67	3.17	9.50	PHO	Potential High Quality	2	3	4	3	5	3	2	3	26	Good Quality	0.00	0.00	0.00	0	
WV1	EMPVVC12	5	Wolverhampton	43.28	43.28	37.41	9.35	28.06	33.88	8.47	25.41	PHO	Potential High Quality	2	3	3	4	3	2	4	3	26	Sub-regional	8.80	7.61	6.99	1	
WA1	EMPWA03	5	Walsall	22.98	22.98	19.86	4.97	14.90	17.99	4.50	13.49	PHO	Potential High Quality	2	3	3	3	4	3	2	4	27	Sub-regional	6.90	5.96	5.40	0	
WV22	EMPVVC11D	6	Wolverhampton	1.08	1.08	0.93	0.23	0.70	0.84	0.21	0.63	PHO	Potential High Quality	2	3	3	3	5	3	2	3	25	Good Quality	0.00	0.00	0.00	0	
WV20	0	6	Wolverhampton	94.88	94.88	82.02	20.51	61.52	74.29	18.57	55.72	PHO	Potential High Quality	2	4	4	4	5	4	3	3	30	Good Quality	30.61	26.46	23.97	0	
WA5	EMPWA31	6	Walsall	20.44	20.44	17.67	4.42	13.25	16.00	4.00	12.00	PHO	Potential High Quality	2	4	4	4	5	3	4	5	34	Sub-regional	4.51	3.90	3.53	0	
WA4	EMPWA28C	6	Walsall	1.45	1.45	1.25	0.31	0.94	1.14	0.28	0.85	PHO	Potential High Quality	2	2	3	3	4	3	2	4	26	Good Quality	0.00	0.00	0.00	1	
WA29	EMPWA11	6	Walsall	7.86	7.86	6.80	1.70	5.10	6.15	1.54	4.62	PHO	Potential High Quality	2	4	4	4	4	3	2	4	29	Good Quality	0.00	0.00	0.00	0	
WA26	EMPWA25	6	Walsall	3.99	3.99	3.45	0.86	2.59	3.20	0.85	2.34	PHO	Potential High Quality	2	2	2	2	3	3	4	5	24	Sub-regional	0.00	0.00	0.00	0	
WA19	EMPWA34	6	Walsall	4.96	4.96	4.29	1.07	3.22	3.88	0.97	2.91	PHO	Potential High Quality	2	2	2	2	2	3	3	5	25	Good Quality	0.00	0.00	0.00	4	
WA14	EMPWA24A	6	Walsall	33.22	33.22	28.72	7.18	21.54	26.01	6.50	19.51	PHO	Potential High Quality	2	2	2	2	4	2	3	5	25	Sub-regional	7.32	6.32	5.73	4	
WA10	EMPWA26	6	Walsall	10.96	10.96	9.47	2.37	7.10	8.58	2.14	6.43	PHO	Potential High Quality	2	2	3	3	4	3	5	5	28	Sub-regional	3.85	3.33	3.01	1	
WA30	EMPWA09D	7	Walsall	10.53	10.53	9.11	2.28	6.83	8.25	2.06	6.19	PHO	Potential High Quality	2	4	4	4	5	3	2	3	28	Good Quality	3.48	3.01	2.73	0	
SA8	EMPSA46	8	Sandwell	88.55	88.55																							

Scoring of Existing Retained Employment Areas

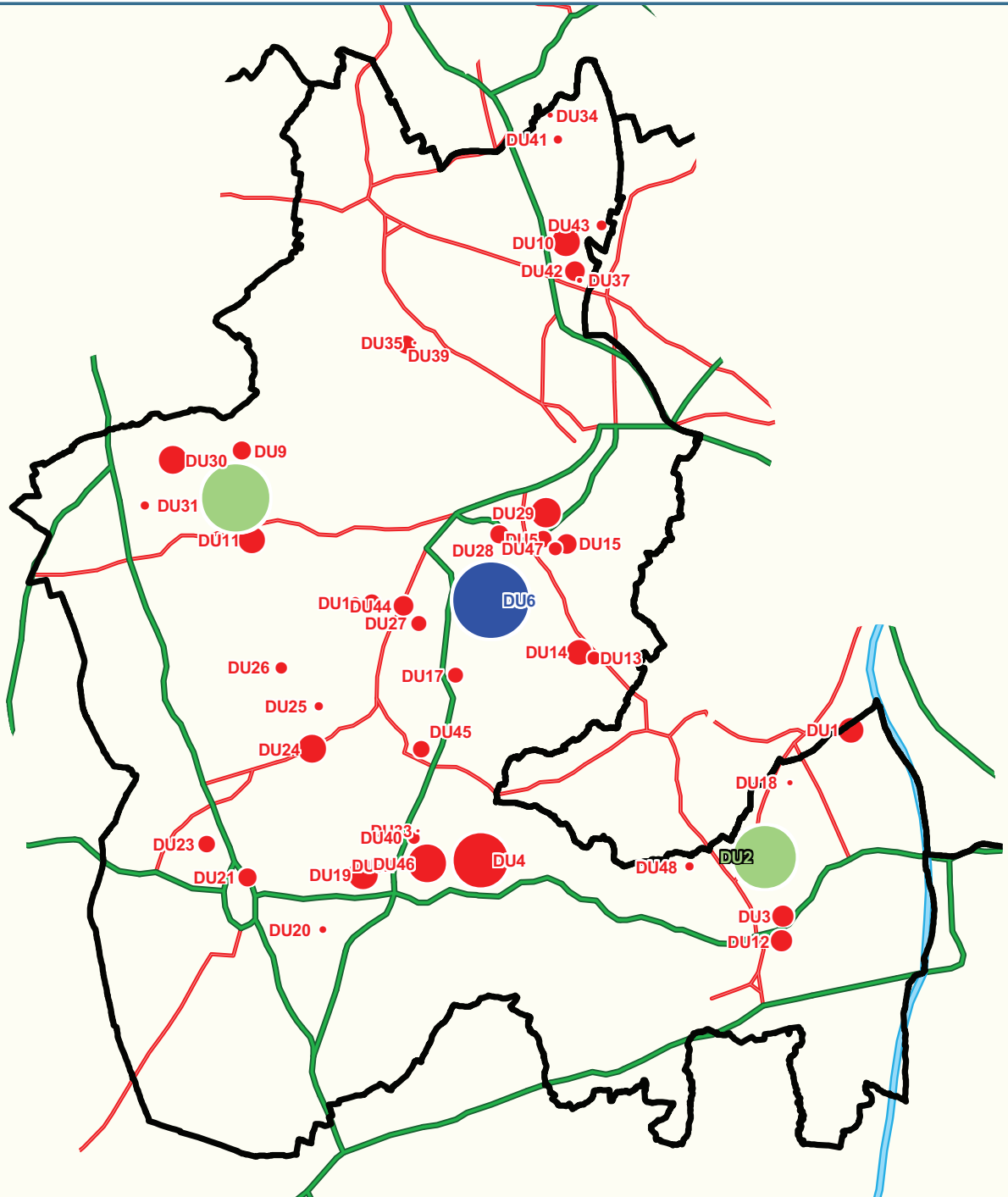
Ref	Original Ref	Corridor ID	Local Authority	Total Site Area (from GIS)	Gross Area for Employment (ha)	Net Area for B2/B8 (ha) (main model)	Net Area for B2 (ha) (main model)	Net Area for B8 (ha) (main model)	Net Area for B2/B8 (ha) (SA)	Net Area for B2 (ha) (SA)	Net Area for B8 (ha) (SA)	Typology from GIS	Typology	Typology	Building Age	Building Quantity	General External Environment	Level of Visible Views	Nature of Existing Tenants	Market Attractiveness	Accessibility Strategic	Access Local	Total Score	WMBSS Assessment	Area Likely to be Redeveloped (Gross)	Area Likely to be Redeveloped (Net)	Area Likely to be Redeveloped (Net) (MM)	No of Poor Scores
WA7	EMPWAC3	6	Walsall	6.84	6.84	5.06	3.03	2.02	4.76	2.86	1.90	LO Local Quality	3	1	1	1	2	1	1	3	2	12	Other	4.28	3.17	2.98	7	
WA6	EMPWAC2	6	Walsall	2.49	2.49	1.84	1.10	0.74	1.73	1.04	0.69	LO Local Quality	3	2	3	3	5	4	2	3	3	25	Good Quality	0.00	0.00	0.00	1	
WA59	EMPWAC2	6	Walsall	0.89	0.89	0.66	0.39	0.26	0.62	0.37	0.25	LO Local Quality	3	2	2	2	2	4	2	1	3	4	20	Good Quality	0.00	0.00	0.00	5
WA50	0	6	Walsall	25.02	25.02	18.50	11.10	7.40	17.41	10.45	6.97	LO Local Quality	3	3	3	3	4	3	2	3	3	24	Good Quality	0.00	0.00	0.00	0	
WA23	EMPWA23	6	Walsall	8.96	8.96	5.62	3.97	2.05	6.24	3.74	2.49	LO Local Quality	3	4	4	4	5	3	2	4	4	30	Good Quality	1.53	1.13	1.06	0	
WA21	WAC2	6	Walsall	5.85	5.85	4.18	2.54	1.57	3.93	2.36	1.57	LO Local Quality	3	2	2	2	4	3	2	4	3	23	Good Quality	5.63	4.17	3.92	3	
WA15	0	6	Walsall	2.24	2.24	1.65	0.96	0.66	1.56	0.93	0.62	LO Local Quality	3	2	2	2	4	2	3	5	5	25	Good Quality	0.00	0.00	0.00	4	
WA13	WAC1	6	Walsall	10.01	10.01	7.41	4.44	2.96	6.97	4.18	2.79	LO Local Quality	3	2	2	2	4	2	3	5	5	25	Good Quality	10.01	7.41	6.97	4	
WA12	0	6	Walsall	10.59	10.59	7.83	4.70	3.13	7.37	4.42	2.95	LO Local Quality	3	2	2	2	4	2	3	5	5	25	Sub-regional	0.00	0.00	0.00	4	
WA38	EMPWA16	7	Walsall	8.05	8.05	5.96	3.57	2.38	5.61	3.36	2.24	LO Local Quality	3	3	3	2	3	2	2	3	3	20	Good Quality	7.10	5.25	4.94	3	
WA36	EMPWA15A	7	Walsall	13.57	13.57	10.03	6.02	4.01	9.44	5.67	3.78	LO Local Quality	3	2	3	2	3	2	2	3	3	20	Good Quality	12.17	9.00	8.47	3	
WA35	WA13	7	Walsall	16.34	16.34	12.09	7.25	4.83	11.38	6.83	4.55	LO Local Quality	3	2	3	2	3	2	2	3	3	20	Good Quality	2.52	1.86	1.75	3	
WA34	WA14	7	Walsall	5.49	5.49	4.06	2.43	1.62	3.82	2.29	1.53	LO Local Quality	3	2	3	2	3	2	2	3	3	20	Good Quality	2.19	1.62	1.52	3	
WA32	EMPWA09	7	Walsall	18.57	18.57	13.73	8.24	5.49	12.92	7.75	5.17	LO Local Quality	3	4	4	4	5	3	2	3	3	28	Good Quality	6.47	4.78	4.50	0	
WA28	EMPWA09D	7	Walsall	5.57	5.57	4.12	2.47	1.65	3.88	2.33	1.55	LO Local Quality	3	4	4	4	5	3	2	3	3	28	Other	0.00	0.00	0.00	0	
WA27	EMPWA08A	7	Walsall	46.35	46.35	34.27	20.56	13.71	32.26	19.35	12.90	LO Local Quality	3	3	3	3	4	2	2	3	3	23	Good Quality	16.02	11.84	11.15	1	
SA7	EMPSA82	8	Sandwell	7.74	7.74	5.73	3.44	2.29	5.39	3.23	2.16	LO Local Quality	3	2	2	3	2	3	3	5	5	75	Good Quality	1.14	0.84	0.79	3	
SA43	EMPSA80	8	Sandwell	17.29	17.29	9.65	6.39	3.84	16.02	9.61	6.11	LO Local Quality	3	3	3	3	4	3	2	3	3	24	Good Quality	0.00	0.00	0.00	0	
SA42	EMPSA91	8	Sandwell	17.56	17.56	8.78	6.49	3.90	6.11	3.67	2.44	LO Local Quality	3	3	3	3	2	4	3	1	3	22	Good Quality	0.00	0.00	0.00	2	
SA41	EMPSA90	8	Sandwell	17.09	17.09	8.55	6.32	3.79	5.95	3.57	2.38	LO Local Quality	3	3	3	2	4	3	1	3	3	22	Good Quality	0.00	0.00	0.00	2	
SA3	EMPSA88	8	Sandwell	7.95	7.95	5.88	3.53	2.35	6.53	3.32	2.21	LO Local Quality	3	2	3	3	3	2	1	4	5	23	Good Quality	0.00	0.00	0.00	3	
SA2	EMPSA89	8	Sandwell	8.71	8.71	6.44	3.86	2.58	6.06	3.64	2.42	LO Local Quality	3	4	4	4	4	2	1	4	5	28	Good Quality	0.00	0.00	0.00	2	
SA47	EMPSA132	9	Sandwell	6.10	6.10	3.05	2.26	1.35	0.90	2.12	1.27	0.85	LO Local Quality	3	3	4	3	5	4	2	5	3	29	Good Quality	0.00	0.00	0.00	0
SA46	EMPSA141	9	Sandwell	8.51	8.51	6.29	3.78	2.52	5.92	3.55	2.37	LO Local Quality	3	4	4	4	5	4	2	3	3	29	Good Quality	3.38	2.50	2.35	2	
SA30	EMPSA132	9	Sandwell	4.22	4.22	1.56	0.94	0.62	1.47	0.88	0.59	LO Local Quality	3	3	4	3	4	2	2	5	3	29	Good Quality	0.51	0.38	0.36	0	
SA16	EMPSA139	9	Sandwell	20.04	20.04	14.82	8.89	5.93	13.95	8.37	5.58	LO Local Quality	3	2	2	2	2	2	2	3	3	20	Other	5.47	4.05	3.81	4	
SA15	EMPSA140	9	Sandwell	26.19	26.19	19.37	11.62	7.75	18.23	10.94	7.29	LO Local Quality	3	2	2	2	4	3	2	2	3	20	Other	12.65	9.35	8.80	3	
SA14	EMPSA137	9	Sandwell	16.42	16.42	6.21	6.07	3.64	2.43	5.72	3.43	2.29	LO Local Quality	3	3	3	3	4	3	1	3	3	23	Good Quality	1.14	0.84	0.80	1
SA13	EMPSA150	9	Sandwell	2.01	2.01	1.48	0.89	0.59	1.40	0.84	0.56	LO Local Quality	3	3	3	3	4	2	1	3	3	22	Other	0.00	0.00	0.00	2	
SA12	EMPSA126	9	Sandwell	16.20	16.20	11.98	7.19	4.79	11.27	6.76	4.51	LO Local Quality	3	4	5	4	3	2	1	3	3	25	Good Quality	3.38	2.50	2.35	2	
DU9	EMPDO2E	10	Dudley	8.94	8.94	6.61	3.97	2.64	6.81	3.97	2.49	LO Local Quality	3	4	4	4	4	3	2	3	3	26	Good Quality	8.94	6.61	6.22	0	
DU31	EMPDO03	10	Dudley	11.18	11.18	2.24	1.65	0.99	0.66	1.56	0.93	0.62	LO Local Quality	3	2	2	2	3	2	1	3	3	18	Good Quality	0.00	0.00	0.00	5
DU30	EMPDO04	10	Dudley	17.40	17.40	12.86	7.72	5.15	12.11	7.26	4.84	LO Local Quality	3	3	3	3	4	3	2	3	3	24	Sub-regional	0.00	0.00	0.00	0	
DU11	EMPDO02A	10	Dudley	15.23	15.23	11.26	6.76	4.50	10.60	6.36	4.24	LO Local Quality	3	3	3	3	4	3	2	3	3	24	Good Quality	6.16	4.56	4.29	0	
DU5	EMPDO10C	11	Dudley	6.98	6.98	5.16	3.10	2.06	4.86	2.91	1.94	LO Local Quality	3	3	3	2	4	2	1	2	3	20	Good Quality	2.97	2.20	2.07	4	
DU47	EMPDO10C	11	Dudley	4.67	4.67	3.45	2.07	1.38	3.25	1.95	1.30	LO Local Quality	3	3	3	2	2	2	1	2	3	20	Sub-regional	0.00	0.00	0.00	4	
DU45	DU1E	11	Dudley	6.48	6.48	5.02	3.01	2.01	4.72	2.83	1.89	LO Local Quality	3	4	4	4	4	3	2	3	3	25	Good Quality	0.00	0.00	0.00	0	
DU44	DU11	11	Dudley	13.82	13.82	9.68	7.16	4.29	2.86	6.74	4.04	2.69	LO Local Quality	3	3	4	3	4	2	2	3	3	24	Good Quality	0.00	0.00	0.00	1
DU29	EMPDO13	11	Dudley	29.56	29.56	15.30	9.18	6.12	14.40	8.64	5.76	LO Local Quality	3	3	3	3	4	2	2	3	3	22	Sub-regional	0.00	0.00	0.00	2	
DU28	EMPDO10B	11	Dudley	8.63	8.63	6.38	3.83	2.55	6.01	3.60	2.40	LO Local Quality	3	3	3	2	4	2	2	3	3	22	Good Quality	0.00	0.00	0.00	2	
DU27	EMPDO11A	11	Dudley	7.84	7.84	4.06	2.43	1.62	3.82	2.29	1.53	LO Local Quality	3	3	3	3	4	2	2	3	3	24	Good Quality	0.00	0.00	0.00	2	
DU26	EMPDO05	11	Dudley	16.72	16.72	3.74	2.77	1.66	1.11	2.61	1.56	1.04	LO Local Quality	3	2	2	2	2	4	2	1	3	19	Good Quality	0.00	0.00	0.00	5
DU25	EMPDO06	11	Dudley	12.04	12.04	3.74	2.77	1.66	1.11	2.61	1.56	LO Local Quality	3	2	2	2	2	4	2	1	3	19	Good Quality	0.00	0.00	0.00	5	
DU24	EMPDO07	11	Dudley	22.07	22.07	17.66	13.06	7.83	5.22	12.29	7.37	4.92	LO Local Quality	3	3	3	3	5	3	5	3	25	Good Quality	0.00	0.00	0.00	0	
DU23	EMPDO01	11	Dudley	32.85	32.85	6.57	4.86	2.92	1.94	4.57	2.74	1.83	LO Local Quality	3	2	2	2	2	2	1	3	3	17	Good Quality	0.00	0.00	0.00	6
DU21	EMPDO01A	11	Dudley	9.76	9.76	7.81	5.77	3.46	2.31	5.43	3.26	2.17	LO Local Quality	3	3	3	3	3	3	2	3	3	23	Good Quality	0.00	0.00	0.00	0
DU17	EMPDO10E	11	Dudley	5.62	5.62	4.15	2.49	1.66	3.91	2.35	1.56	LO Local Quality	3	4	4	3	4	2	2	2	3	24	Good Quality	0.00	0.00	0.00	2	
DU16	EMPDO12	11	Dudley	7.06	7.06	5.22	3.13	2.09	4.91	2.95	1.96	LO Local Quality	3	4	4	3	4	2	2	2	3</							

**Scoring of Existing Retained Employment Areas**

Ref	Original Ref	Corridor ID	Local Authority	Total Site Area (from GIS)	Gross Area for Employment (ha)	Net Area for B2/B8 uses (ha) (main model)	Net Area for B2 (ha) (main model)	Net Area for B8 (ha) (main model)	Net Area for B2/B8 uses (ha) (SA)	Net Area for B2 (ha) (SA)	Net Area for B8 (ha) (SA)	Typology from GIS	Typology	Typology	Building Age	Building Quality	General External Environment	Level of Visible Vacoids	Nature of Existing Tenants	Market Attractiveness	Accessibility Strategic	Access Local	Total Score	WMRSS Assessment	Area Likely to be Redeveloped (Gross)	Area Likely to be Redeveloped (Net) (MM)	Area Likely to be Redeveloped (Net) (SA)	No of Poor Scores
SA61	SALOL14	16	Sandwell	1.70	0.85	0.63	0.38	0.25	0.59	0.35	0.24	LO	Local Quality	3	3	2	2	4	3	2	3	3	22	Good Quality	0.00	0.00	0.00	2
SA60	SALOL13	16	Sandwell	2.49	1.24	0.92	0.55	0.37	0.87	0.52	0.35	LO	Local Quality	3	3	2	2	4	3	2	3	3	22	Good Quality	0.00	0.00	0.00	2
SA59	SALOL12	16	Sandwell	1.43	0.72	0.53	0.32	0.21	0.50	0.30	0.20	LO	Local Quality	3	3	2	2	4	3	2	3	3	22	Good Quality	0.00	0.00	0.00	2
SA58	SALOL11	16	Sandwell	2.19	1.09	0.81	0.49	0.32	0.76	0.46	0.30	LO	Local Quality	3	3	2	2	4	3	2	3	3	22	Good Quality	0.00	0.00	0.00	2
DU43	EMPDOU18	16	Dudley	14.22	2.84	2.10	1.26	0.84	1.98	1.19	0.79	LO	Local Quality	3	3	2	2	4	3	2	3	3	22	Sub-regional	0.00	0.00	0.00	2
DU42	EMPDOU18	16	Dudley	11.62	9.30	6.88	4.13	2.75	6.47	3.88	2.59	LO	Local Quality	3	3	2	2	5	5	2	3	3	23	Good Quality	0.00	0.00	0.00	2
DU41	EMPDOU19	16	Dudley	11.65	2.33	1.72	1.03	0.69	1.62	0.97	0.65	LO	Local Quality	3	3	3	3	4	2	2	3	3	23	Good Quality	0.00	0.00	0.00	1
DU37	EMPDOU18A	16	Dudley	1.12	0.90	0.66	0.40	0.27	0.62	0.37	0.25	LO	Local Quality	3	3	2	2	5	3	2	3	3	23	Good Quality	0.00	0.00	0.00	2
DU34	EMPDOU19C	16	Dudley	3.27	0.65	0.48	0.29	0.19	0.46	0.27	0.18	LO	Local Quality	3	2	2	2	2	2	1	3	3	17	Good Quality	0.00	0.00	0.00	6
DU10	EMPDOU18	16	Dudley	17.99	17.99	13.31	7.98	5.32	12.52	7.51	5.01	LO	Local Quality	3	3	2	2	5	3	2	3	3	23	Good Quality	0.00	0.00	0.00	2
WV55	0	20	Wolverhampton	10.65	3.62	2.68	1.61	1.07	2.52	1.51	1.01	LO	Local Quality	3	3	3	4	3	2	3	3	3	24	Other	0.00	0.00	0.00	0
WV54	0	20	Wolverhampton	5.17	1.76	1.30	0.78	0.52	1.22	0.73	0.49	LO	Local Quality	3	3	3	3	4	3	2	3	3	24	Other	0.00	0.00	0.00	0
WV53	0	20	Wolverhampton	4.71	1.60	1.18	0.71	0.47	1.11	0.67	0.45	LO	Local Quality	3	3	3	3	4	3	2	4	3	25	Other	0.00	0.00	0.00	0
WV52	0	20	Wolverhampton	4.66	1.58	1.17	0.70	0.47	1.10	0.66	0.44	LO	Local Quality	3	2	2	2	4	3	2	4	3	22	Other	0.00	0.00	0.00	3
WV51	0	20	Wolverhampton	5.06	1.72	1.27	0.76	0.51	1.20	0.72	0.48	LO	Local Quality	3	4	4	3	4	3	2	3	3	26	Other	0.00	0.00	0.00	0
WV50	0	20	Wolverhampton	3.88	1.32	0.97	0.58	0.39	0.92	0.55	0.37	LO	Local Quality	3	2	3	2	5	3	2	3	4	24	Other	0.00	0.00	0.00	2
WV3	EMPWVC4	20	Wolverhampton	5.28	1.80	1.33	0.80	0.53	1.25	0.75	0.50	LO	Local Quality	3	4	4	3	5	3	1	3	5	28	Other	0.37	0.27	0.26	1
WA46	EMPWA02C	21	Walsall	3.76	3.76	2.78	1.67	1.11	2.62	1.57	1.05	LO	Local Quality	3	3	3	3	4	3	2	4	5	27	Good Quality	0.00	0.00	0.00	0
WA43	EMPWA02J	21	Walsall	71.61	71.61	52.96	31.77	21.18	48.84	29.91	19.94	LO	Local Quality	3	3	4	4	4	4	3	4	5	31	Sub-regional	22.06	16.31	15.35	0
DU39	EMPDOU14	23	Dudley	10.05	8.04	5.95	3.57	2.38	5.60	3.36	2.24	LO	Local Quality	3	3	3	3	4	2	2	3	3	23	Good Quality	0.00	0.00	0.00	1
DU35	EMPDOU14A	23	Dudley	3.04	0.61	0.45	0.27	0.18	0.42	0.25	0.17	LO	Local Quality	3	2	2	2	2	2	1	3	3	17	Good Quality	0.00	0.00	0.00	6
DU14	EMPDOU22A	23	Dudley	14.21	14.21	10.51	6.30	4.20	8.89	5.93	3.96	LO	Local Quality	3	4	4	4	3	2	2	3	5	27	Good Quality	0.00	0.00	0.00	1
DU13	EMPDOU22A	23	Dudley	5.29	5.29	3.91	2.35	1.57	3.68	2.21	1.47	LO	Local Quality	3	4	4	4	3	2	2	3	5	27	Good Quality	0.00	0.00	0.00	1
WV24	EMPWV16	24	South Staffordshire	14.02	14.02	10.37	6.22	4.15	9.76	5.86	3.90	LO	Local Quality	3	3	2	2	3	3	2	5	2	22	Good Quality	0.00	0.00	0.00	3
SA74	0	12	Sandwell	2.55	2.55	1.89	1.13	0.75	1.77	1.06	0.71	LO	Local Quality	3	3	3	3	5	5	3	5	5	32	Good Quality	2.55	1.89	1.77	0

# APPENDIX C – LOCATION PLANS OF EXISTING RETAINED EMPLOYMENT LAND

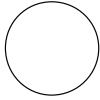





**Key**


 Black Country Local Authority Boundaries

Retained Employment Land (ha)

 110

 55

 11


 Existing High Quality

 Potential High Quality


 Local Quality


**APPENDIX C - LOCATION OF  
RETAINED EMPLOYMENT LAND  
WITHIN DUDLEY**

**Key**

 Black Country Local Authority Boundaries

Retained Employment Land (ha)

 110

 55

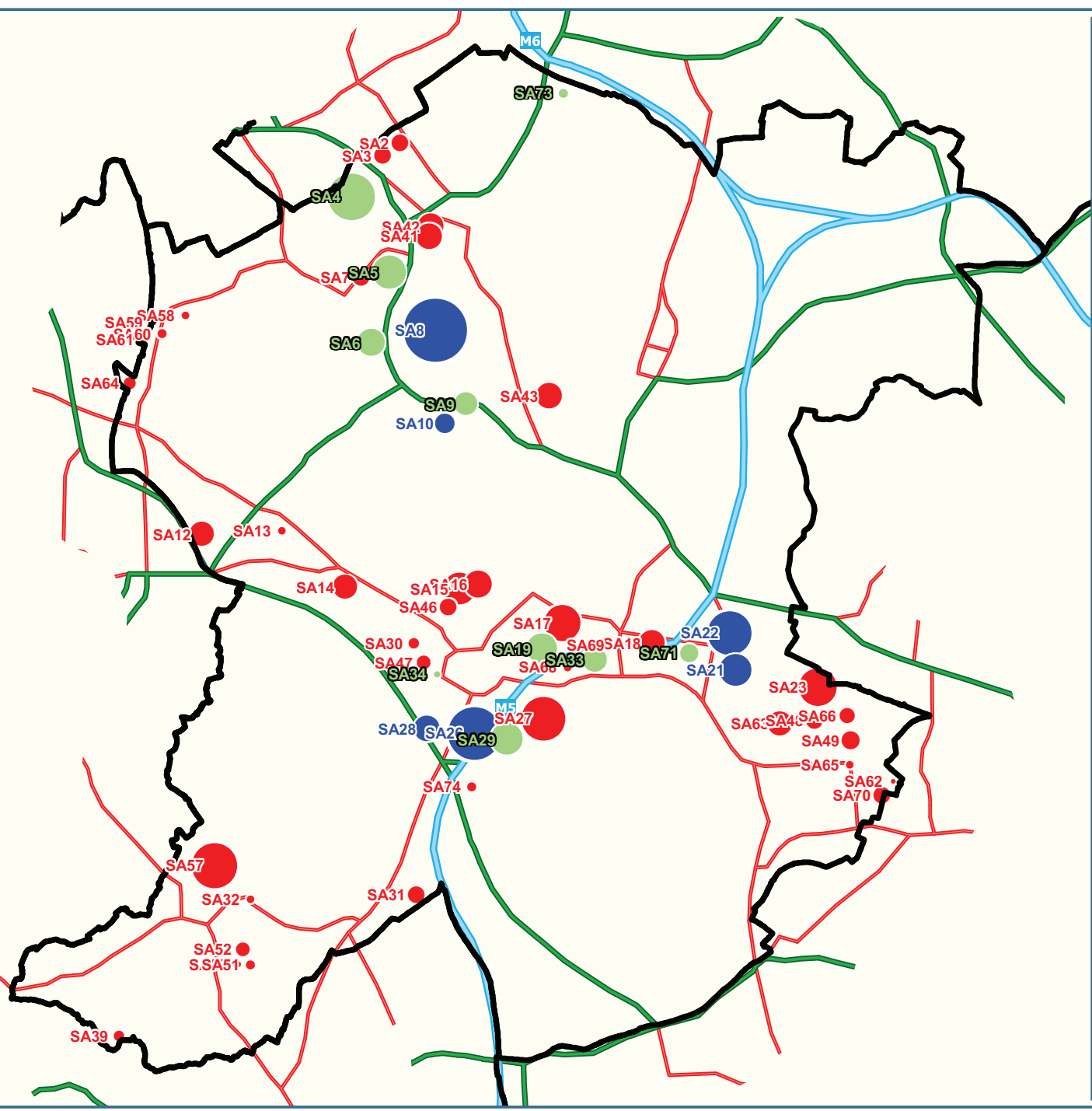
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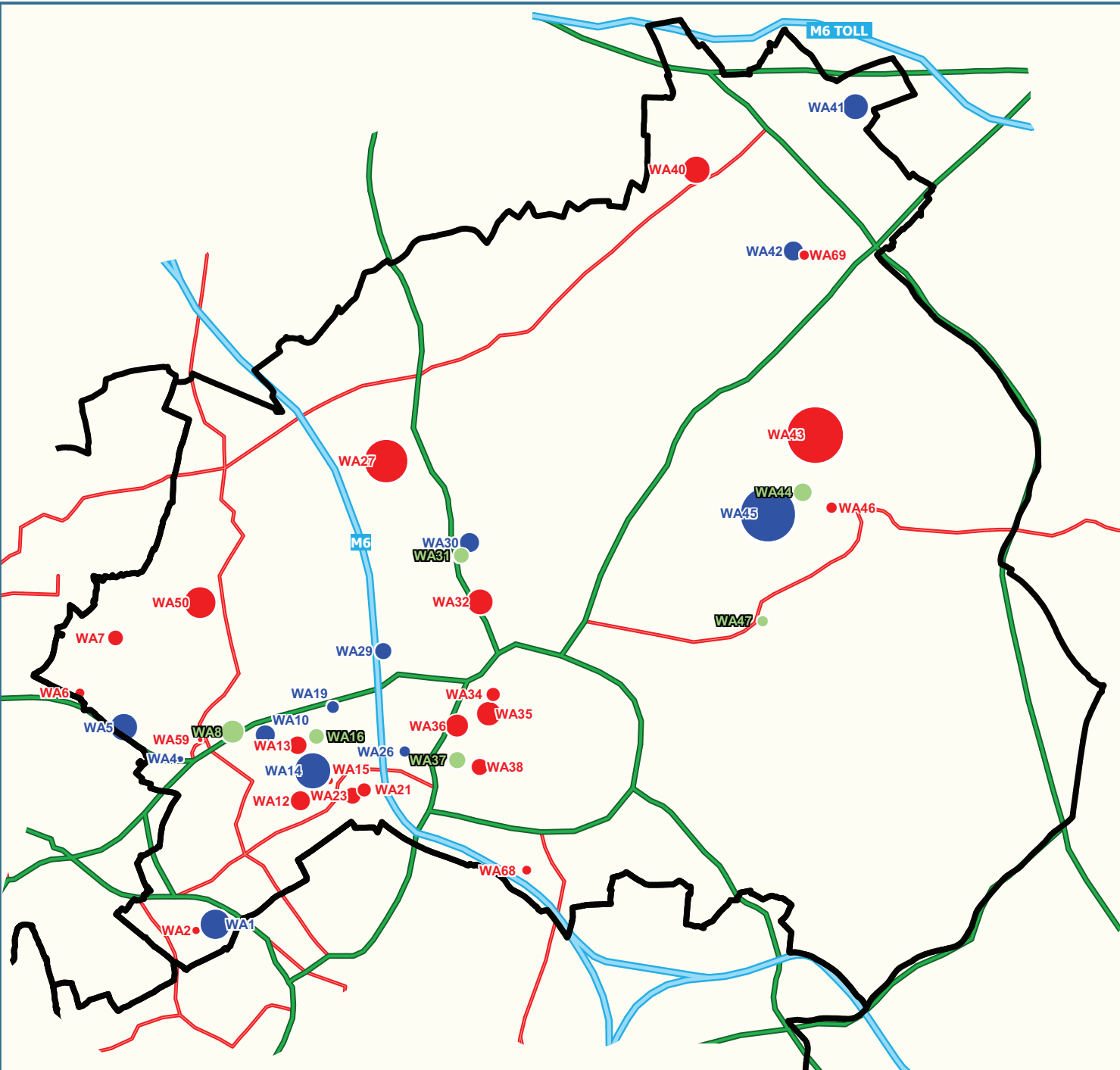
 Existing High Quality

 Potential High Quality

 Local Quality

**APPENDIX C - LOCATION OF  
RETAINED EMPLOYMENT LAND  
WITHIN SANDWELL**





**Key**

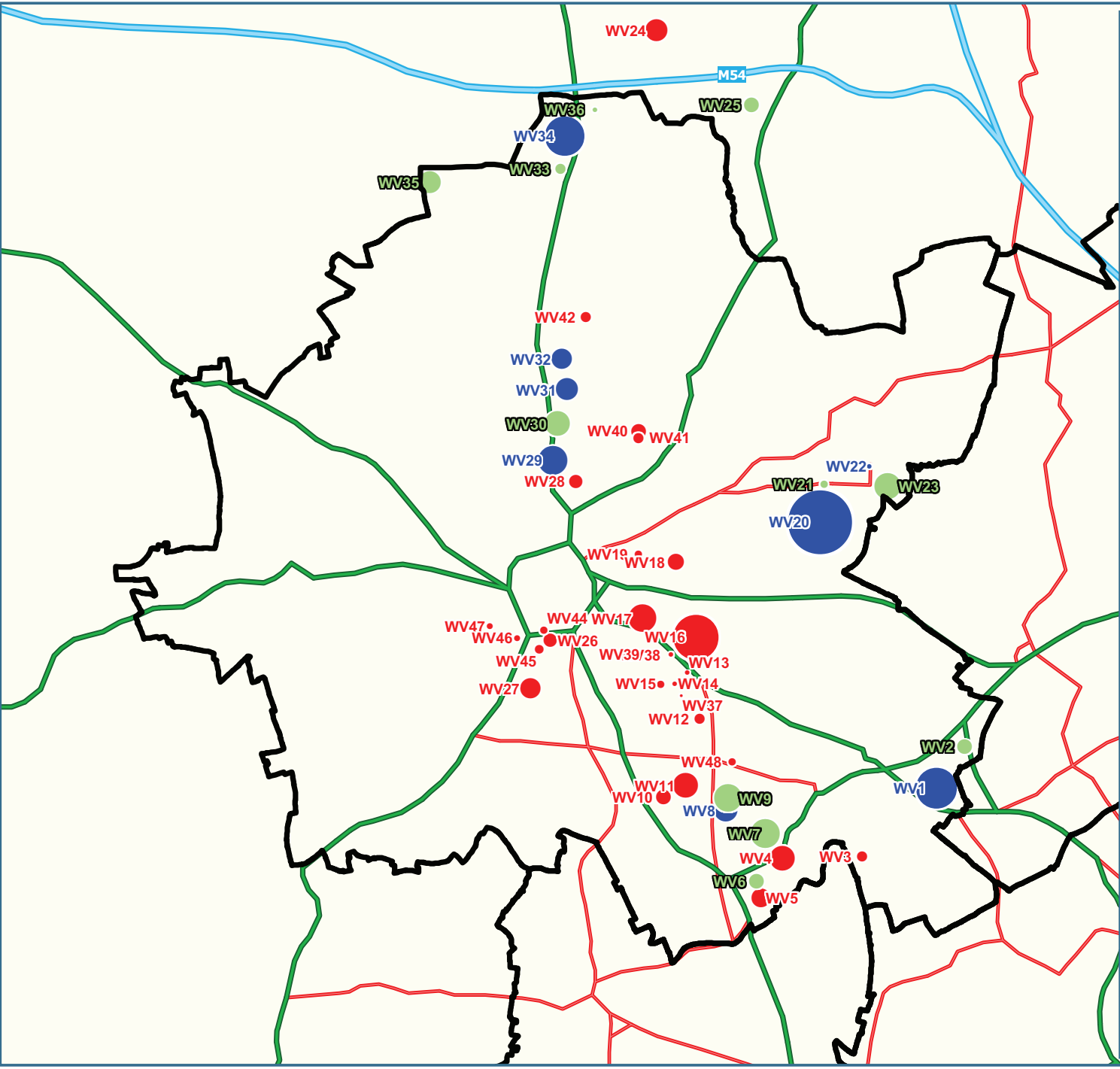
-  Black Country Local Authority Boundaries

Retained Employment Land (ha)


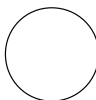




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-  Existing High Quality
-  Potential High Quality
-  Local Quality

**APPENDIX C - LOCATION OF  
RETAINED EMPLOYMENT LAND  
WITHIN WALSALL**



**Key**

-  Black Country Local Authority Boundaries
- Retained Employment Land (ha)
  -  110
  -  55
  -  11
-  Existing High Quality
-  Potential High Quality
-  Local Quality

**APPENDIX C - LOCATION OF  
RETAINED EMPLOYMENT LAND  
WITHIN WOLVERHAMPTON**

# APPENDIX D – PROPOSED EMPLOYMENT SITE ASSESSMENTS

Scoring of Proposed Employment Sites

Ref	Site Name (from RELS database)	Corridor ID	Local Authority	BC JCS Assessment	Total Site Area	Nat Area for EBZ/BS uses (ha) (main model)	Nat Area for B2 (ha) (main model)	Nat Area for B8 (ha) (main model)	Nat Area for EBZ/BS uses (ha) (SA)	Nat Area for B2 (ha) (SA)	Nat Area for B8 (ha) (SA)	Readily Available	Readily Available if minor constraints removed	Access	Public Transport	Prominence	Local Amenities	Site Layout	Character of Area	Economic Constraints	Strategic Location	Greenfield / Brownfield	Market Attractiveness	Score	WURS Assessment	
13046	Dreadnought Road / Tansley Green Road	10	Dudley	PHO	2.82	2.44	0.61	1.83	2.21	0.55	1.66	No	No	3	4	3	3	3	5	2	3	2	3	32	Good Quality	
13096	Dreadnought Road	10	Dudley	PHO	2.3	1.99	0.50	1.49	1.80	0.45	1.35	No	No	3	4	3	3	3	5	2	3	2	3	32	Good Quality	
13054	North Of Two Locks Canal Line	11	Dudley	PHO	4	3.46	0.86	2.59	3.13	0.78	2.35	No	No	2	3	3	3	5	5	3	3	2	2	32	Good Quality	
13070	Grazelbrook Tip	11	Dudley	PHO	1.84	1.59	0.40	1.19	1.44	0.36	1.08	No	No	2	3	3	3	5	5	3	3	2	2	31	Good Quality	
13071	Robinsons Steel	19	Dudley	PHO	1.21	1.05	0.26	0.78	0.95	0.24	0.71	No	No	2	3	3	3	5	5	2	3	2	2	31	Good Quality	
14146	Bagnall Street Great Bridge	8	Sandwell	PHO	1.53	1.32	0.33	0.99	1.20	0.30	0.90	No	Yes	3	4	3	4	4	5	4	4	2	2	36	Good Quality	
14159	Land West Of Holloway Bank, Wednesbury	8	Sandwell	PHO	0.54	0.47	0.12	0.35	0.42	0.11	0.32	No	No	2	3	2	3	3	4	3	2	2	1	26	Other	
14225	Bagnall Street Great Bridge	8	Sandwell	PHO	1.76	1.52	0.38	1.14	1.38	0.34	1.03	No	No	3	4	3	4	4	5	2	4	2	2	34	Good Quality	
14234	Former Newby Foundry Site	8	Sandwell	PHO	3.3	2.85	0.71	2.14	2.58	0.65	1.94	No	No	2	3	2	3	3	4	3	2	2	1	26	Good Quality	
14244	Gold's Green House	8	Sandwell	PHO	0.96	0.83	0.21	0.62	0.75	0.19	0.56	No	No	3	4	3	4	4	5	2	4	2	2	34	Good Quality	
14246	Cygnus Point	8	Sandwell	PHO	2.88	2.49	0.62	1.87	2.26	0.56	1.69	No	No	4	4	4	4	4	5	2	4	2	3	38	Good Quality	
14015	Birmingham New Road Tipton	9	Sandwell	LQ	1.4	1.04	0.62	0.41	0.97	0.58	0.39	No	Yes	4	4	4	4	4	4	3	4	2	1	35	Good Quality	
14163	Former Gull Oil Depot	9	Sandwell	LQ	7.36	5.44	3.27	2.18	5.12	3.07	2.05	No	No	3	4	4	4	4	5	3	5	2	1	27	Good Quality	
14041	Glassworks Spon Lane South	12	Sandwell	PHO	2.31	2.00	0.50	1.50	1.81	0.45	1.36	No	No	4	4	4	4	4	5	4	5	2	2	39	Good Quality	
14090	Kenrick Way West Bromwich	12	Sandwell	PHO	3.75	3.24	0.81	2.43	2.94	0.73	2.20	No	No	5	4	4	3	4	5	3	5	2	2	38	Good Quality	
14107	Bromford Lane West Bromwich	12	Sandwell	LQ	2.68	1.98	1.19	0.79	1.87	1.12	0.75	No	Yes	3	3	3	3	2	5	3	4	2	1	32	Good Quality	
14129	Popes Lane/Parsonage Street Oldbury	12	Sandwell	LQ	1.43	1.06	0.63	0.42	1.00	0.60	0.40	No	No	5	5	1	2	2	4	3	5	2	1	31	Good Quality	
14157	Dartmouth Road Smethwick	12	Sandwell	PHO	0.82	0.71	0.18	0.53	0.64	0.16	0.48	No	No	5	4	4	3	4	5	2	5	2	2	37	Good Quality	
14166	Anne Road / Foundry Lane	12	Sandwell	LQ	5.69	4.21	2.52	1.68	3.96	2.38	1.58	No	No	3	4	2	3	3	5	4	3	2	1	31	Good Quality	
14167	Land Adj To Birmingham Canal	12	Sandwell	LQ	1.91	1.41	0.85	0.56	1.33	0.80	0.53	No	No	1	3	1	1	5	5	3	2	2	1	25	Good Quality	
14168	Wolverhampton Road Oldbury	12	Sandwell	LQ	1.25	0.92	0.55	0.37	0.87	0.52	0.35	No	No	5	5	5	4	5	5	2	5	2	3	42	Good Quality	
14171	Soho Foundry	12	Sandwell	LQ	12.6	9.32	5.59	3.73	8.77	5.26	3.51	No	No	3	4	2	3	3	5	3	3	2	1	30	Good Quality	
14231	975 Wolverhampton Road	12	Sandwell	LQ	0.91	0.67	0.40	0.27	0.63	0.38	0.25	No	No	5	5	5	4	2	4	2	5	2	2	37	Good Quality	
14239	Scheff Foods Halford Park	12	Sandwell	PHO	0.51	0.44	0.11	0.33	0.40	0.10	0.30	No	No	5	4	4	3	4	5	2	5	2	2	37	Good Quality	
14040	St Pauls Road Wednesbury	22	Sandwell	PHO	11.5	9.94	2.49	7.46	9.00	2.25	6.75	No	No	2	1	2	1	4	4	3	5	2	3	28	Good Quality	
14243	Unit 3 Rabone Park	12	Sandwell	LQ	0.44	0.33	0.20	0.13	0.31	0.18	0.12	No	No	3	4	2	3	3	5	3	3	2	1	30	Good Quality	
17101	I54 (East)	24	South Staffordshire	PHO	36.22	31.31	7.83	23.48	28.36	5.09	21.27	No	Yes	5	4	4	3	5	5	4	5	1	3	39	First Tier	
17100	I54 (West)	24	South Staffordshire	PHO	46.64	40.32	10.08	30.24	36.52	9.13	27.39	No	Yes	5	4	4	3	5	5	4	5	1	3	39	First Tier	
16013	North Of Westacre	6	Walsall	PHO	0.68	0.59	0.15	0.44	0.53	0.13	0.40	No	No	4	4	3	2	2	5	1	3	1	2	28	Other	
16017	James Bridge (R/O Globe)	6	Walsall	PHO	3.27	2.83	0.71	2.12	2.56	0.64	1.92	No	No	5	4	4	3	4	5	5	5	2	3	41	Good Quality	
16039	James Bridge	6	Walsall	LQ	1.67	1.23	0.74	0.49	1.16	0.70	0.46	No	No	5	4	4	3	4	5	4	5	2	3	40	Good Quality	
16068	Bcr Junction 1 Site B	6	Walsall	PHO	2.03	1.75	0.44	1.32	1.59	0.40	1.19	No	No	5	4	4	3	4	5	2	5	2	3	38	Good Quality	
16089	North Of Watery Lane	6	Walsall	PHO	0.61	0.53	0.13	0.40	0.48	0.12	0.36	No	No	4	3	4	2	2	5	5	4	3	1	2	34	Good Quality
16090	South Of Watery Lane	6	Walsall	PHO	1.01	0.87	0.22	0.65	0.79	0.20	0.59	No	No	4	3	4	2	2	5	5	2	3	1	2	32	Good Quality
16093	Fnr Garringtons Site	6	Walsall	LQ	1.91	1.41	0.85	0.56	1.33	0.80	0.53	No	No	5	4	4	3	4	5	4	5	2	3	40	Good Quality	
16099	Willenhall Road	6	Walsall	PHO	2.31	2.00	0.50	1.50	1.81	0.45	1.36	No	No	5	4	4	3	4	4	5	4	4	2	3	39	Good Quality
16109	Heath Road / Kendricks Road	6	Walsall	PHO	0.41	0.35	0.09	0.27	0.32	0.08	0.24	No	No	5	4	4	3	4	5	4	5	2	3	40	Good Quality	
16110	Criterion Works	6	Walsall	PHO	0.85	0.73	0.18	0.55	0.67	0.17	0.50	No	No	4	4	4	3	3	5	5	4	4	2	3	39	Good Quality
16111	Armstrong Way	6	Walsall	PHO	0.45	0.39	0.10	0.29	0.35	0.09	0.26	No	No	4	4	4	3	5	5	4	4	4	2	3	39	Good Quality
16113	Imi Works	6	Walsall	PHO	9.5	8.21	2.05	6.16	7.44	1.88	5.58	No	Yes	5	4	4	3	4	5	4	5	2	3	40	Sub-regional	
16138	Land Off Darlaston Road	6	Walsall	LQ	2.81	2.08	1.25	0.83	1.96	1.17	0.78	No	No	5	4	4	3	4	5	2	5	2	3	38	Good Quality	
16122	Wye Foundry	6	Walsall	LQ	0.44	0.33	0.20	0.13	0.31	0.18	0.12	No	Yes	3	3	3	4	3	3	3	3	2	2	29	Good Quality	
16042	Wellington Place	6	Walsall	LQ	1.7	1.26	0.75	0.50	1.18	0.71	0.47	No	No	2	3	1	2	4	5	4	2	2	1	27	Other	
16047	North Of Newfield Close	7	Walsall	LQ	2.31	1.71	1.02	0.68	1.61	0.96	0.64	No	Yes	3	3	2	3	4	4	3	3	2	2	30	Good Quality	
16114	Manor Quays	7	Walsall	LQ	0.96	0.71	0.43	0.28	0.67	0.40	0.27	No	No	3	4	3	4	4	5	4	3	2	1	34	Good Quality	
16128	Fnyers Road	7	Walsall	LQ	3.6	2.66	1.60	1.06	2.51	1.50	1.00	No	Yes	3	3	2	3	3	5	4	3	2	2	31	Good Quality	
16135	Willenhall Lane	7	Walsall	LQ	0.58	0.43	0.26	0.17	0.40	0.24	0.16	No	No	3	3	2	3	4	3	4	2	2	1	28	Other	
16006	Maybrook Industrial Estate	15	Walsall	PHO	2.33	2.01	0.50	1.51	1.82	0.46	1.37	No	No	5	4	4	4	4	5	2	5	2	3	40	Good Quality	
16032	Anglesey Bridge	15	Walsall	PHO	2.55	2.20	0.55	1.65	2.00	0.50	1.50	No	Yes	4	3	3	3	4	4	3	4	2	2	32	Good Quality	
16035	Jobens Tip	21	Walsall	LQ	3.38	2.50	1.50	1.00	2.35	1.41	0.94	No	No	5	4	3	4	4	5	4	4	2	3	39	Good Quality	
16036	Middlemore Lane	21	Walsall	PHO	4.02	3.48	0.87	2.61	3.15	0.79	2.36	No	Yes	5	4	3	5	4	5	4	4	2	3	40	Good Quality	
16038	Northgate	21	Walsall	LQ	0.63	0.47	0.28	0.19	0.44	0.26	0.18	No	No	5	4	3	4	4	5	3	4	2	3	38	Good Quality	
16091	Adj. Jobens Tip	21	Walsall	LQ	1.92	1.42	0.85	0.57	1.34	0.80	0.53	No	No	5	4	3	4	4	5	3	4	2	3	38	Good Quality	
16104	Westgate One	21	Walsall	PHO	1.8	1.56	0.39	1.17	1.41	0.35	1.06	No	No	4	4	3	4	4	5	2	4	2	3	36	Good Quality	
17057	Rear Imi Marston	1	Wolverhampton	PHO	3	2.59	0.65	1.95	2.35	0.59	1.76	No	No	4	4	2	3	5	4	1	5	1	2	32	Good Quality	
17061	Former Goodyear Depot	1	Wolverhampton	PHO	0.62	0.54	0.13	0.40	0.49	0.12	0.36	No	No	5	4	4	3	4	5	1	5	2	3	37	Good Quality	
17011	Wolverhampton Science Park	2	Wolverhampton	PHO	2.8	2.42	0.61	1.82	2.19	0.55	1.64	No	No	4	4	4	4	4	5	2	4	2	3	37	Good Quality	
17042	Crown Works	2	Wolverhampton	LQ	2	1.48	0.89	0.59	1.39	0.84	0.56	No	No	4	4	4	4	4	5	1	4	2	3	37	Good Quality	
17102	Wolverhampton Science Park	2	Wolverhampton	PHO	3.00	2.59	0.65	1.95	2.35	0.59	1.76	No	Yes	4	4	4	4	4	5	1	4	2	3	37	Good Quality	
17103	Wolverhampton Science Park	2	Wolverhampton	PHO	2.70	2.33	0.58	1.75	2.11	0.53	1.59	No	Yes	4	4	4	4	4	5	1	4	2	3	37	Good Quality	
17004	Ladymoor Road	4	Wolverhampton	PHO	2.7	2.33	0.58	1.75	2.11	0.53	1.59	No	No	2	3	2	3	4	3	3	4	2	1	28	Good Quality	
17024	Qualcast Bridge	4	Wolverhampton	LQ	1.47	1.09	0.65	0.43	1.02	0.61	0.41	No	No	4	5	3	5	4	5	1	3	2	3	36	Good Quality	
17025	Qualcast Road (Front)																									

**Scoring of Proposed Employment Sites**

Ref	Site Name (from RELS database)	Corridor ID	Local Authority	BC JCS Assessment	Total Site Area	Net Area for BZ/B3 uses (ha) (main model)	Net Area for B2 (ha) (main model)	Net Area for B8 (ha) (main model)	Net Area for BZ/B3 uses (ha) (SA)	Net Area for B2 (ha) (SA)	Net Area for B8 (ha) (SA)	Readily Available	Readily Available if minor constraints removed	Access	Public Transport	Prominence	Local Amenities	Site Layout	Character of Area	Economic Constraints	Strategic Location	Greenfield / Brownfield	Market Attractiveness	Score	WMRS Assessment
13090	Former Coombeswood Steelworks	14	Dudley	PHQ	0.73	0.63	0.16	0.47	0.57	0.14	0.43	Yes	Yes	4	4	4	4	4	5	2	4	2	2	36	Good Quality
14068	Apex Industrial Park Ph 1&2	8	Sandwell	PHQ	3.12	2.70	0.67	2.02	2.44	0.61	1.83	Yes	Yes	3	4	3	4	4	5	1	4	2	2	33	Good Quality
14132	Automotive Component Park	8	Sandwell	PHQ	1.9	1.64	0.41	1.23	1.49	0.37	1.12	Yes	Yes	3	4	3	4	4	5	1	4	2	2	33	Good Quality
14245	Buildings A,B&L Chances Glassworks	12	Sandwell	PHQ	2.5	2.16	0.54	1.62	1.96	0.49	1.47	Yes	Yes	4	4	4	4	4	5	2	5	2	2	37	Good Quality
16067	Access 10	6	Walsall	PHQ	0.84	0.73	0.18	0.54	0.66	0.16	0.49	Yes	Yes	5	4	4	3	4	5	2	5	2	3	38	Good Quality
16100	Bentley Mill Way	6	Walsall	PHQ	2.93	2.53	0.63	1.90	2.29	0.57	1.72	Yes	Yes	5	4	4	3	4	5	2	5	2	3	38	Good Quality
16079	Tempus 10	6	Walsall	PHQ	2.56	2.21	0.55	1.66	2.00	0.50	1.50	Yes	Yes	5	4	5	4	4	4	4	5	2	3	39	Sub-regional
16084	Reedswood	7	Walsall	PHQ	4.34	3.75	0.94	2.81	3.40	0.85	2.55	Yes	Yes	4	3	3	4	4	4	1	4	1	3	32	Good Quality
16028	Walsall Enterprise Park	7	Walsall	PHQ	1.88	1.63	0.41	1.22	1.47	0.37	1.10	Yes	Yes	4	4	4	4	4	4	3	4	2	2	35	Good Quality
16033	Aldridge Park	21	Walsall	PHQ	1.51	1.31	0.33	0.98	1.18	0.30	0.89	Yes	Yes	3	3	2	2	4	2	1	3	1	2	24	Other
17044	Wolverhampton Business Park	1	Wolverhampton	PHQ	6.28	5.43	1.36	4.07	4.92	1.23	3.69	Yes	Yes	4	4	3	4	5	4	1	4	2	3	35	First Tier
17058	Citygate Park (Fmr Goodyear Depot)	1	Wolverhampton	PHQ	0.58	0.50	0.13	0.38	0.45	0.11	0.34	Yes	Yes	5	4	4	3	4	5	2	5	2	3	38	Good Quality
17051	Former Rolls Royce Sports Ground	4	Wolverhampton	LQ	2.5	1.85	1.11	0.74	1.74	1.04	0.70	Yes	Yes	4	4	3	3	3	5	2	3	2	1	31	Good Quality
17022	Brookpoint	6	Wolverhampton	PHQ	2.19	1.89	0.47	1.42	1.71	0.43	1.29	Yes	Yes	3	3	4	3	4	5	2	3	2	3	33	Good Quality
17053	Bentley Bridge Business Park	6	Wolverhampton	PHQ	1.03	0.89	0.22	0.67	0.81	0.20	0.60	Yes	Yes	3	3	4	3	4	5	2	3	2	3	33	Good Quality
17055	Former Imi Site	6	Wolverhampton	PHQ	2.95	2.55	0.64	1.91	2.31	0.58	1.73	Yes	Yes	3	3	4	3	4	5	2	3	2	3	33	Good Quality